

2023

LOCAL JURISDICTION ANNUAL REPORT FOR MONTGOMERY COUNTY TO THE MARYLAND STATE DEPARTMENT OF PLANNING

Report was compiled and prepared by the Montgomery County Planning Department and submitted to the Maryland Department of Planning as required by State of Maryland legislation. Results presented within the report are part of the State of Maryland's ongoing effort to monitor growth statewide and to determine the effectiveness of smart growth policies.

**Montgomery County Planning Department
Information Technology & Innovation (ITI)**

June 2024

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Section I: New Residential Permits Issued (Inside and Outside the PFA) (\$1-208(c)(1)(i) and (c)(3)(ii))

- (A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2023). Enter 0 if no new residential building permits were issued in 2023.

Table 1: New Residential Permits Issued: Inside and Outside the Priority Funding Area (PFA)

Residential – Calendar Year 2023	PFA	Non - PFA	Total
# New Residential Permits Issued	766	139	905

Source: Montgomery County Department of Permitting Services, 2023

Note: If new residential permit data is not available or tracked, jurisdictions are encouraged to begin a process to track the number of new residential permits approved. MDP will accept new residential occupancy permits as a substitute for new residential permits, provided that the jurisdiction represents the data as new occupancy permits, rather than new residential permits, in this template or other reporting form submitted to MDP. Similarly, if permitting data that specifies within and without of the PFA is not available, and the jurisdiction submits data related to a locally defined growth area, instead of PFAs, then the jurisdiction should consider a future process to track permits within the PFA. MDP will accept permit or occupancy data specific to a locally defined growth area, provided that the jurisdiction represents the data as such in this template or other reporting form submitted to MDP, rather than as PFA.

Section II: Amendments and Growth-Related Changes in Development Patterns (§1-207(c)(1) and (c)(2))

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted Y ☒ N ☐

Completed Master Plans 2023:

Area Plans

Fairland and Briggs Chaney Master Plan (1)

Functional Master Plans

Pedestrian Master Plan

Rustic Roads Functional Master Plan Update

In-Progress Master Plans 2023:

Area Master Plans

Great Seneca Plan (1)

Takoma Park Minor Master Plan Amendment (2)

University Boulevard Corridor Plan (3)

Clarksburg Gateway Sector Plan (4)

Eastern Silver Spring Communities Plan (5)

Functional Master Plans

Master Plan of Highways and Transitways Technical Update

Studies and Projects

Incentive Zoning Update

Growth and Infrastructure Policy 2024 Update

Attainable Housing Strategies

Local Housing Targets

Friendship Heights Urban Design Study (6)

Damascus Placemaking (7)

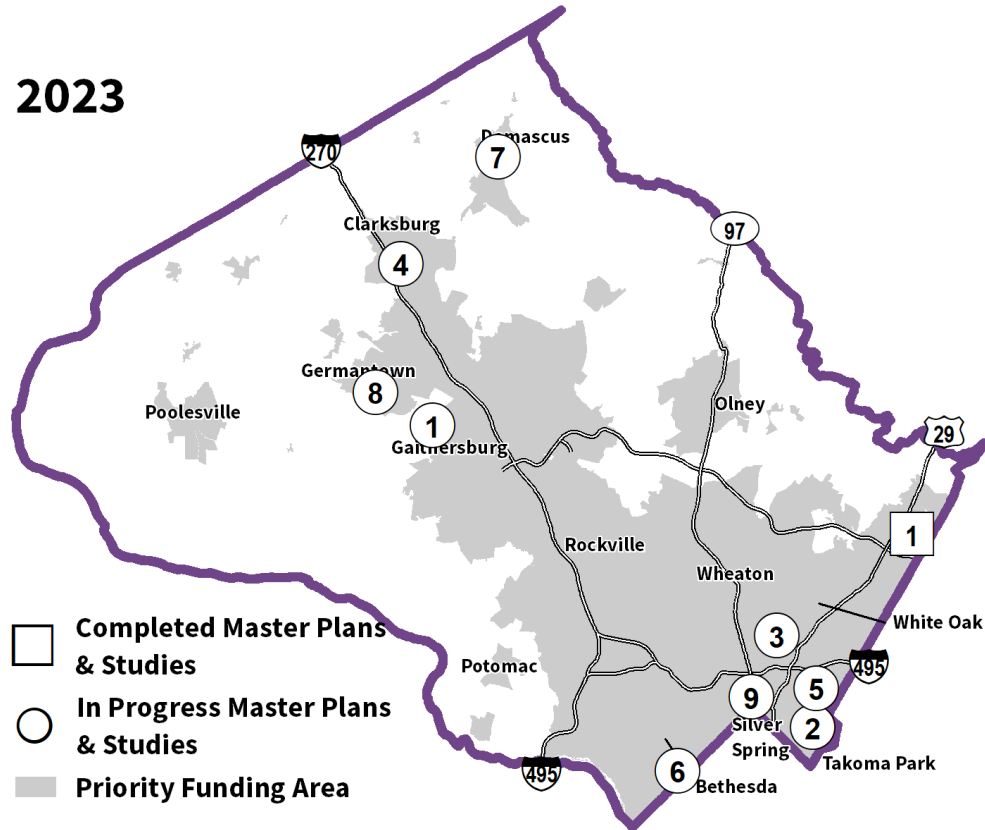
Germantown Employment Corridor Check-In (8)

Silver Spring Streetscape Standards Update (9)

Note: Numbers in parenthesis above correspond to numbers on map below

Source: Montgomery County Planning Department, 2023

2023



(B) Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available Y ☒ N ☐

There were a total of twelve active zoning text amendments (ZTAs) and two active subdivision regulation amendments (SRA) during 2023. One ZTA (22-11) adopted in 2023 was a carry-over that was introduced in 2022 and included many technical corrections to the code. Two ZTAs were introduced in 2023 that were not acted on: ZTA 23-01 Housing – Sharing Economy Rental, and ZTA 23-04 Transient Lodging Facilities – Short-Term Residential Rental. The former was never acted on after an initial committee session, and the latter was formally voted down in committee. Two additional ZTAs and one SRA were introduced in 2023 but were not adopted prior to the year's end.

The volume of ZTAs and SRAs in 2023 was on par with 2022 and continues an elevated level of amendments compared to the previous years. Many of the ZTAs continue the county's focus on economic competitiveness by streamlining the regulatory review process, and in incentivizing desired land uses through reduced regulatory burdens.

Some of the changes in 2023 focused on economic competitiveness include: the combined ZTA 23-02 and SRA-23-01 Mixed-Income Housing Community, which substantially streamlines developments with high levels of affordable housing; ZTA 23-05 Parking Design Standards – Commercial Vehicles, which makes it easier for service workers with take-home vehicles to park at home; ZTA 23-10 Parking – Residential Uses, which exempts minimum parking standards near transit; and ZTA 23-11 Regulatory Approvals – Conditional Uses, which streamlines the code around many conditional uses and conditional use review processes.

Two Introductions in 2023, which proved more controversial, dealt with regulation of short-term uses of residential property. ZTA 23-01 Housing – Sharing Economy Rental was an attempt to regulate the new and growing space around private party rentals occurring on residential properties. Popularized during the height of the COVID-19 Pandemic, this is where private homeowners rent to other people on an hourly basis portions of their property including yard space, pools, home gyms, workshops, or other spaces on their property. The proposed legislation was polarizing and creating meaningful, enforceable rules around the activity proved elusive.

ZTA 23-04 Transient Lodging Facilities – Short-Term Residential Rental was another controversial introduction, which, coupled with ZTA 22-03, would have further regulated the short-term rental industry (Air B&B/VRBO) with increased enforcement, penalties, and stricter rules on the operation. Ultimately a scaled back version of the bill passed; it focused on better enforcement of the existing rules around that industry.

The other controversial ZTA in 2023 was ZTA 23-09 Farming – Incidental Outdoor Stays. This ZTA would add overnight stays as an allowed agritourism use on a farm property and would establish development standards around the use. There has been substantial public comment around this ZTA, and its review and action has been delayed until 2024 to provide more time for stakeholders to meet and find compromises.

A summary of each ZTA and SRA including those discussed above, is provided below.

ZTAs and SRAs Introduced in 2022 and Adopted in 2023

ZTA 22-11: Technical Corrections

Introduced 12/13/2022

Adopted 2/7/2023

A technical set of updates to the code, including alphabetizing the use table, correcting incorrect references to building permit provisions, deleting superfluous code references that do not exist, and updating internal document references for sections of code that have moved

and were never properly re-referenced.

ZTAs and SRAs Introduced in 2023 but Withdrawn/Voted Down

ZTA 23-01: Housing – Sharing Economy Rental

Introduced 1/31/2023

This ZTA would have created a new accessory residential use called Sharing Economy Rental to regulate the growing at-home sharing economy, including activities such as hourly rentals of backyards, pools, studios, workshops, or other home-based amenities.

The ZTA had one committee session in the summer of 2023 but has not been discussed since.

ZTA 23-04: Transient Lodging Facilities – Short-Term Residential Rental

Introduced 4/18/2023

This ZTA (and companion Bill 22-23) would have made major changes to the regulatory structure of short-term residential rental properties in the county including shifting regulatory responsibility to the Department of Housing and Community Affairs (DHCA), increasing penalties, amending the revocation and appeals process, and limiting who can apply to host short-term rentals. The ZTA portion was voted down in committee, and the scope greatly reduced to focus on shifting regulatory authority and stepping up enforcement of the existing regulations.

ZTAs and SRAs Introduced and Adopted in 2023

SRA 23-01: Mixed-Income Housing Community

Introduced 3/28/2023

Adopted 7/18/2023

Companion legislation to ZTA 23-02, created a new Administrative Subdivision process for properties developing as a Mixed-Income Housing Community.

ZTA 23-02: Mixed-Income Housing Community

Introduced 3/28/2023

Adopted 7/18/2023

Created a new residential use and a new regulatory plan type to facilitate the expedited review of certain larger residential projects that provide either deeply affordable housing, or a high quantity of MPDU equivalent affordable housing.

ZTA 23-03: Bethesda Overlay Zone - Extensions

Introduced 4/11/2023

Adopted 6/27/2023

Provided the opportunity for an applicant to request a one-time two-year extension to the regulatory timelines for projects within the Bethesda Overlay Zone to commence construction after receiving plan approval, in response to the tightening lending market.

ZTA 23-05: Parking Design Standards – Commercial Vehicle Parking for Properties with a Residential Use

Introduced 6/20/2023

Adopted 10/10/2023

Amended the commercial vehicle parking restrictions on residential properties to allow for up to two light commercial vehicles to be parked on-lot in the residential detached zones.

ZTA 23-06: Fenton Village Overlay Zone – Site Plan

Introduced 10/17/2023

Adopted 12/12/2023

Modified the site plan approval requirements of the overlay zone to exempt from site plan review any small additions, reconstructions, or exterior alterations that are under 15 feet in height and increase floor area by less than 1,000 square feet.

ZTAs and SRAs Introduced in 2023 That Were/Pending Adoption in 2024

ZTA 23-07: Bethesda Overlay Zone – Park Impact Payments and Downtown Silver Spring – Civic Improvement Funds

Introduced 10/24/2023

Adopted 1/16/2024

Modified the biannual recalculation method for adjusting the PIP and CIF payments. The old methodology calculated an average rate of adjustment over two years, and the new methodology calculates a cumulative rate of adjustment over two years.

ZTA 23-08: Transferable Development Rights - Cemetery

Introduced 11/7/2023

Adopted 2/6/2024

Modified the list of uses prohibited on land encumbered with a TDR easement to allow for a one-time, up to 10-acre expansion of existing cemeteries.

ZTA 23-09: Farming – Incidental Outdoor Stays

Introduced 11/7/2023

Amends the county's definition of agritourism to include allowing for 'incidental outdoor stays' and establishes use standards regulating the operations of these overnight stays on farm properties.

ZTA 23-10: Parking, Queueing, and Loading – Calculation of Required Parking

Introduced 11/28/2023

Adopted 2/27/2024

Amends the required parking for residential uses, to exempt residential uses within certain

distances of existing transit facilities from the minimum parking requirements.

ZTA 23-11: Regulatory Approvals – Conditional Use

Introduced 12/12/2023

Adopted 2/13/2024

Multiple code modifications with the general intent of streamlining the conditional use review process, including providing options for many existing conditional uses to be approved as a limited uses if they meet certain standards, combining similar existing uses into new uses, clarifying review flexibility provided to the Hearing Examiner, and amending procedures to allow for plan withdrawal and filing fee refunds under certain circumstances.

SRA 23-02: Preliminary Plan – Approval Procedures

Introduced 12/12/2023

Adopted 2/13/2024

Companion legislation to ZTA 23-11, allowing the Planning Director to allow minor modifications to preliminary plans prior to plan certification, if the modifications are to a plan that was reviewed concurrently and contingently on the approval of a conditional use, and the changes are to be consistent with the final approved conditional use plan approved by the Hearing Examiner.

The following are Map Amendments adopted in 2023

Local Map Amendment H-147

Elizabeth Rogers, Esquire, Attorney for the Applicant, White Oak Storage, LLC

Resolution: 20-197

Adopted: 3/31/2023

White Oak Self Storage (Applicant or White Oak) filed two applications on September 15, 2022. The first, LMA Application No. H-147, seeks to rezone approximately 2.62 acres of property from the CR-2.5, C-1.5, R-1.5, H-200 (Commercial Residential) to CRTF 2.5, C-2.25, R1.5, H-200' (Commercial Residential Town Floating). The second seeks Conditional Use Approval for a self-storage use. On February 23, 2023, the Hearing Examiner granted the Conditional Use for self-storage subject to certain conditions. The subject property is located at 11105 New Hampshire Avenue, Silver Spring, MD 20904, and is further identified as part of Lot E in the “White Oak” subdivision recorded as Plat No. 8280

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=11776_1_24865_Resolution_20-86_Adopted_20230321.pdf

Local Map Amendment H-148

Steven A. Robins, Esquire, Elizabeth C. Rogers, Esquire, Attorneys for the Applicant, CORSO DC LLC

Resolution: 20-197

Adopted: 6/13/2023

CORSO DC LLC (CORSO or Applicant) filed Local Map Amendment (LMA) Application No. H-148 on November 2, 2022. The application seeks to rezone approximately 12.29 acres of property from the R-60 (Residential Detached) Zone to the CRNF-1.5, C-0.25, R-1.25, H-70 Commercial Residential Neighborhood Floating) Zone. Exhibit 1. The subject property is located at 7100 Connecticut Avenue, Chevy Chase, MD, further identified as Parcel 1, Block 5, "Section 4 Chevy Chase" subdivision (Tax Account No. 07-00464946).

For Further Information:

https://apps.montgomerycountymd.gov/ccllims/DownloadFilePage?FileName=11885_1_25061_Resolution_20-197_Adopted_20230613.pdf

- (A) Were there any growth-related changes, including land use changes, annexations, new schools, changes in water or sewer service areas, etc., pursuant to the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans.**

Y ☒ N ☐

Transportation Capital Improvement Projects

Transportation CIP Projects by PFA

Project ID	Project	Category	PFA
P361109	MCPS & M-NCPPC Maintenance Facilities Relocation (P361109) *	Mass Transit	IN
P500119	Bethesda Bikeway and Pedestrian Facilities (P500119)	Bike Ped	IN
P500500	Burtonsville Access Road (P500500)	Roads	IN
P500717	Montrose Parkway East (P500717) *	Roads	IN
P500718	MacArthur Blvd Bikeway Improvements (P500718)	Bike Ped	IN
P500724	Watkins Mill Road Extended (P500724) *	Roads	IN
P500905	Falls Road Bikeway and Pedestrian Facility (P500905)	Bike Ped	IN
P500929	Bethesda Metro Station South Entrance (P500929)	Mass Transit	IN
P500933	Equipment Maintenance and Operations Center (EMOC) (P500933) *	Mass Transit	IN
P501107	Goshen Road South (P501107)	Roads	IN
P501109	Snouffer School Road (P501109) *	Roads	IN
P501110	Metropolitan Branch Trail (P501110)	Bike Ped	IN
P501111	Silver Spring Lot 3 Parking Garage (P501111) *	Parking	IN
P501116	White Flint District West: Transportation (P501116)	Roads	IN
P501118	Frederick Road Bike Path (P501118) *	Bike Ped	IN
P501119	Snouffer School Road North (Webb Tract) (P501119) *	Roads	IN
P501200	Platt Ridge Drive Extended (P501200) *	Roads	IN
P501202	White Flint Traffic Analysis and Mitigation (P501202)	Traffic Improvements	IN

P501204	White Flint District East: Transportation (P501204)	Roads	IN
P501303	Seven Locks Bikeway and Safety Improvements (P501303)	Bike Ped	IN
P501307	Seminary Road Intersection Improvement (P501307) *	Roads	IN
P501309	East Gude Drive Roadway Improvements (P501309) *	Roads	IN
P501312	Facility Planning Parking: Wheaton Parking Lot District (P501312)	Parking	IN
P501313	Facility Planning Parking: Bethesda Parking Lot District (P501313)	Parking	IN
P501314	Facility Planning Parking: Silver Spring Parking Lot District (P501314)	Parking	IN
P501315	Clarksburg Transportation Connections (P501315) *	Roads	IN
P501317	County Service Park Infrastructure Improvements (P501317) *	Roads	IN
P501405	Maryland/Dawson Extended (P501405) *	Roads	IN
P501420	Elmhirst Parkway Bridge (Bridge No. M-0353) (P501420) *	Bridges	IN
P501506	White Flint West Workaround (P501506)	Roads	IN
P501507	Observation Drive Extended (P501507)	Roads	IN
P501523	Park Valley Road Bridge (P501523) *	Bridges	IN
P501540	White Oak Local Area Transportation Improvement Program (P501540)	Traffic Improvements	IN
P501551	Parking Lot Districts Service Facility (P501551) *	Parking	IN
P501701	Dennis Ave Bridge M-0194 Replacement (P501701)	Bridges	IN
P501733	Bradley Boulevard (MD 191) Improvements (P501733)	Bike Ped	IN
P501734	Franklin Avenue Sidewalk (P501734)	Bike Ped	IN

P501742	Life Sciences Center Loop Trail (P501742)	Bike Ped	IN
P501744	MD355-Clarksburg Shared Use Path (P501744)	Bike Ped	IN
P501802	Bethesda Transportation Infrastructure Development (P501802) *	Traffic Improvements	IN
P501903	Beach Drive Bridge (P501903) *	Bridges	IN
P501906	Dorsey Mill Road Bridge (P501906)	Bridges	IN
P501911	Forest Glen Passageway (P501911)	Bike Ped	IN
P501912	Bus Rapid Transit: US 29 (P501912) *	Mass Transit	IN
P501913	Bus Rapid Transit: Veirs Mill Road (P501913)	Mass Transit	IN
P501914	North Bethesda Metro Station Northern Entrance (P501914)	Mass Transit	IN
P501915	Boyd's Transit Center (P501915)	Mass Transit	IN
P501917	Goldsboro Road Sidewalk and Bikeway (P501917)	Bike Ped	IN
P502001	Fenton Street Cycletrack (P502001)	Bike Ped	IN
P502002	Bicycle-Pedestrian Priority Area Improvements - Wheaton CBD (P502002)	Bike Ped	IN
P502003	Bicycle-Pedestrian Priority Area Improvements - Veirs Mill/Randolph (P502003)	Bike Ped	IN
P502004	Bicycle-Pedestrian Priority Area Improvements - Purple Line (P502004)	Bike Ped	IN
P502005	Bus Rapid Transit: MD 355 Central (P502005)	Mass Transit	IN
P502105	Garrett Park Road Bridge M-0352 (P502105)	Bridges	IN
P502106	North Bethesda Metro Station Access Improvements (P502106)	Mass Transit	IN
P502109	Dale Drive Shared Use Path and Safety Improvements (P502109)	Bike Ped	IN

P502201	Bus Rapid Transit: US 29-Phase 2 (P502201)	Mass Transit	IN
P502202	Great Seneca Science Corridor Transit Improvements (P502202)	Mass Transit	IN
P502203	Burtonsville Park and Ride Improvements (P502203)	Mass Transit	IN
P502302	Tuckerman Lane Sidewalk (P502302)	Bike Ped	IN
P502304	US 29 Pedestrian and Bicycle Improvements (P502304)	Bike Ped	IN
P502310	North High Street Extended (P502310)	Roads	IN
P502311	Summit Avenue Extension (P502311)	Roads	IN
P502314	Cherry Hill Road Bike Facility (P502314)	Bike Ped	IN
P502316	Farm Women's Market Parking Garage (P502316)	Parking	IN
P508250	Parking Silver Spring Facility Renovations (P508250)	Parking	IN
P508255	Parking Bethesda Facility Renovations (P508255)	Parking	IN
P509709	Parking Wheaton Facility Renovations (P509709)	Parking	IN
P509974	Silver Spring Transit Center (P509974) *	Mass Transit	IN
P509975	Silver Spring Green Trail (P509975)	Bike Ped	IN
P501209	MD 355 Crossing (BRAC) (P501209) *	Bike Ped	IN
P501302	Gold Mine Road Bridge M-0096 (P501302) *	Bridges	OUT
P501522	Piney Meetinghouse Road Bridge (P501522) *	Bridges	OUT
P501902	Good Hope Road Shared Use Path (P501902)	Bike Ped	OUT
P501907	Brighton Dam Road Bridge No. M-0229 (P501907)	Bridges	OUT
P501908	Oak Drive/MD 27 Sidewalk (P501908)	Bike Ped	OUT
P502006	Davis Mill Road Emergency Stabilization (P502006) *	Roads	OUT
P502102	Glen Road Bridge (P502102)	Bridges	OUT
P502103	Mouth of Monocacy Road Bridge (P502103)	Bridges	OUT

P502104	Brink Road Bridge M-0064 (P502104)	Bridges	OUT
P502108	Bowie Mill Road Bikeway (P502108)	Bike Ped	OUT
P502306	Sandy Spring Bikeway (P502306)	Bike Ped	OUT
P502313	Norwood Road Shared Use Path (P502313)	Bike Ped	OUT

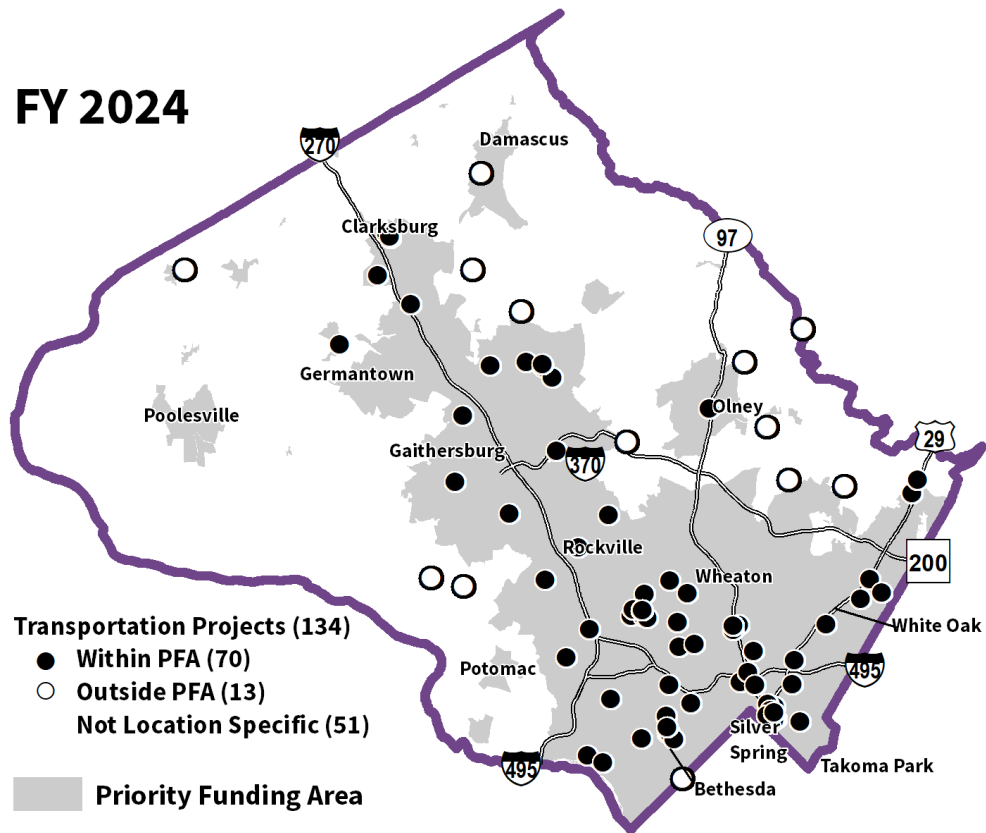
Countywide Transportation CIP Projects OR CIP Projects crossing both PFA and non-PFA areas

Project ID	Project	Category
P500112	Advance Reforestation (P500112)	Roads
P500313	Bridge Preservation Program (P500313)	Bridges
P500333	Pedestrian Safety Program (P500333)	Traffic Improvements
P500338	Highway Noise Abatement (P500338)	Roads
P500511	Resurfacing: Residential/Rural Roads (P500511)	Highway Maintenance
P500512	Streetlight Enhancements-CBD/Town Center (P500512)	Traffic Improvements
P500534	Transit Park and Ride Lot Renovations (P500534) *	Mass Transit
P500700	Street Tree Preservation (P500700)	Highway Maintenance
P500704	Traffic Signal System Modernization (P500704)	Traffic Improvements
P500720	Resurfacing Park Roads and Bridge Improvements (P500720)	Highway Maintenance
P500722	State Transportation Participation (P500722) *	Roads
P500821	Ride On Bus Fleet (P500821)	Mass Transit
P500914	Residential and Rural Road Rehabilitation (P500914)	Highway Maintenance
P501106	Permanent Patching: Residential/Rural Roads (P501106)	Highway Maintenance
P501117	Dedicated but Unmaintained County Roads (P501117)	Roads
P501316	Capital Crescent Trail (P501316)	Bike Ped
P501318	Bus Rapid Transit: System Development (P501318)	Mass Transit
P501404	MCG Reconciliation PDF (P501404)	Roads
P501532	Bicycle-Pedestrian Priority Area Improvements (P501532)	Bike Ped
P501603	Purple Line (P501603)	Mass Transit
P501801	Intelligent Transit System (P501801)	Mass Transit
P502107	Ride On Bus Route Restructuring Study (P502107) *	Mass Transit

P502110	Master Leases: Transit Radio System Replacement (P502110) *	Mass Transit
P502204	Bus Priority Program - Minor Projects (P502204)	Mass Transit
P502303	Transportation Feasibility Studies (P502303)	Roads
P502308	Facility Planning: Mass Transit (P502308)	Mass Transit
P502309	Bus Rapid Transit: MD 355 South/North (P502309)	Mass Transit
P502312	Facility Planning - Pedestrian Facilities and Bikeways (P502312)	Bike Ped
P502402	New Transit Maintenance Depot (P502402)	Mass Transit
P502404	Ride On Fare Equipment Replacement (P502404)	Mass Transit
P502405	Twinbrook Connector Trail (P502405)	Bike Ped
P502406	MD 198 Sidewalk Improvements (P502406)	Bike Ped
P502407	US 29 Streetlighting (P502407)	Traffic Improvements
P506747	Sidewalk Program Minor Projects (P506747)	Bike Ped
P507017	Intersection and Spot Improvements (P507017)	Traffic Improvements
P507055	Streetlighting (P507055)	Traffic Improvements
P507154	Traffic Signals (P507154)	Traffic Improvements
P507310	Public Facilities Roads (P507310)	Roads
P507596	Bikeway Program Minor Projects (P507596)	Bike Ped
P507658	Bus Stop Improvements (P507658)	Mass Transit
P508000	Subdivision Roads Participation (P508000)	Roads
P508113	Guardrail Projects (P508113)	Traffic Improvements
P508182	Sidewalk and Curb Replacement (P508182)	Highway Maintenance
P508527	Resurfacing: Primary/Arterial (P508527)	Highway Maintenance
P509036	Transportation Improvements For Schools (P509036)	Bike Ped
P509132	Bridge Design (P509132)	Bridges
P509325	ADA Compliance: Transportation (P509325)	Bike Ped
P509337	Facility Planning-Roads (P509337)	Roads
P509399	Advanced Transportation Management System (P509399)	Traffic Improvements
P509523	Neighborhood Traffic Calming (P509523)	Traffic Improvements
P509753	Bridge Renovation (P509753)	Bridges

Source: Montgomery County Department of Transportation, Division of Transportation Engineering, Completed Project List for FY 2023

FY 2024



New Schools, Revitalization/Expansion and/or Additions to Schools

New Schools:

Cabin Branch ES (1)

Revitalization/Expansions:

Burnt Mill ES (3)

Stonegate ES (5)

South Lake ES (7)

Additions:

Parkland MS (2)

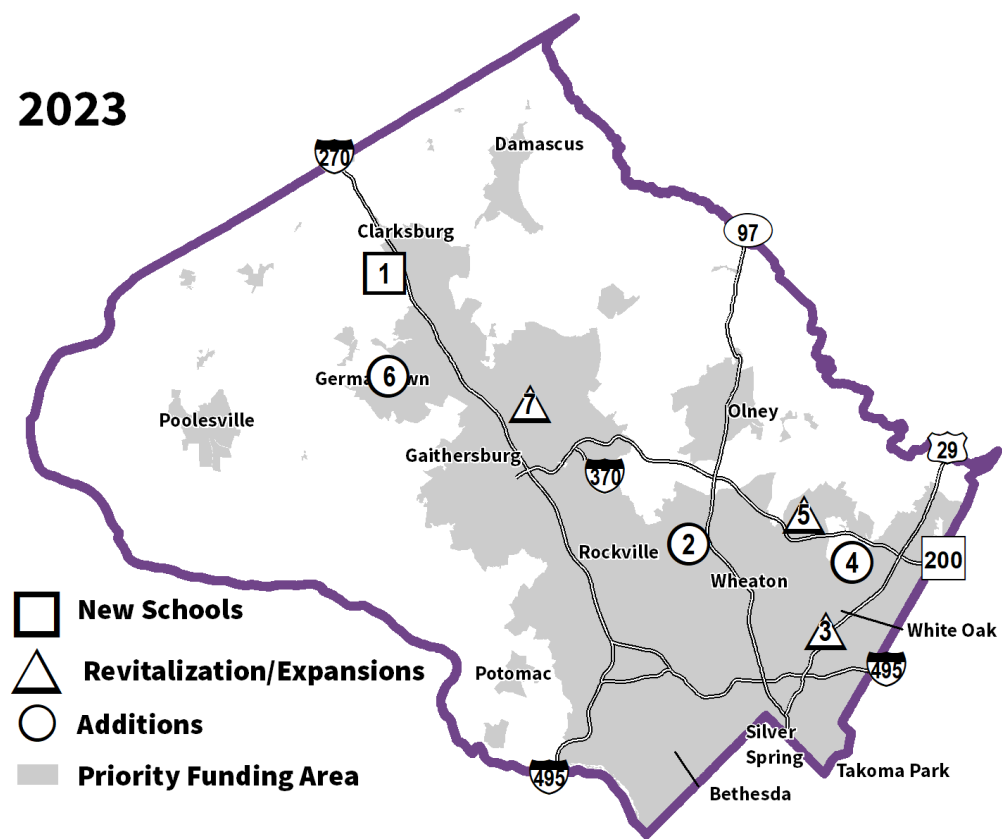
William T. Page ES (4)

Ronald McNair ES (6)

Note: Numbers in parenthesis above correspond to the numbers on map below

Source: Montgomery County Public Schools (MCPS, 2023)

2023

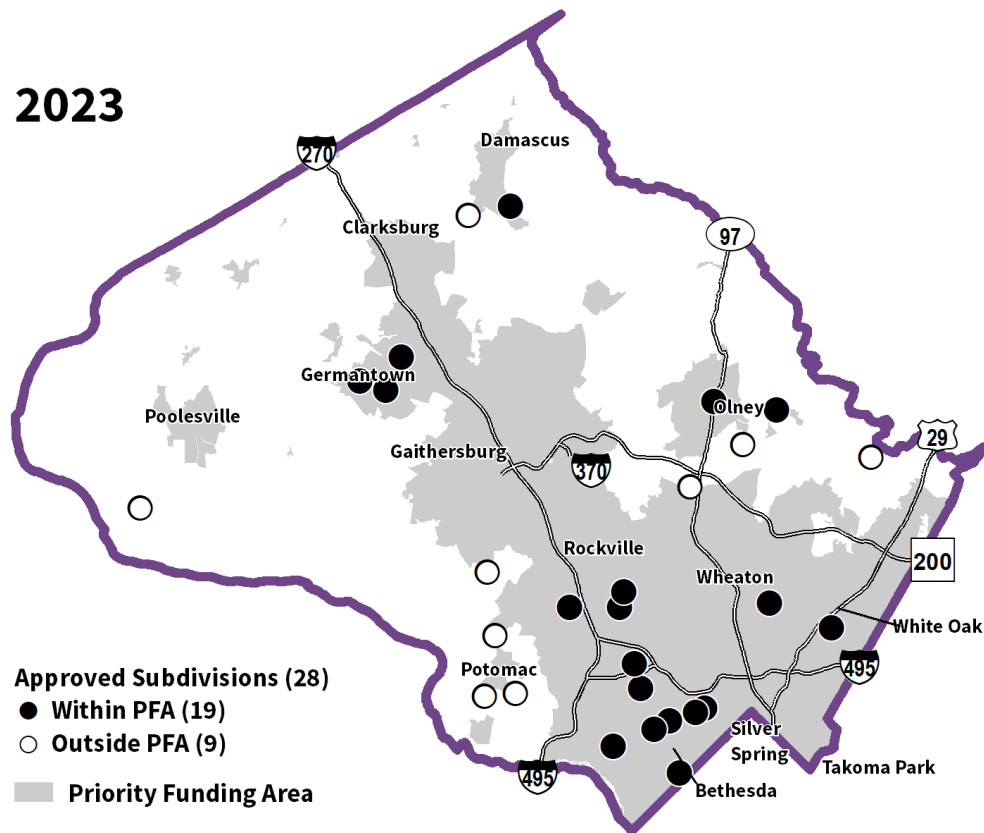


New Subdivisions

28 new subdivisions were approved in 2023; **19** (68%) located within the PFA, while **9** (32%) were located outside.

Project Number	Project Name	PFA
120200030	Addition To Ray's Adventure	IN
120210140	8001 Wisconsin Avenue	IN
120210210	Kingsview Station	IN
120220020	Kings Crossing	IN
120220050	Sandy Spring Missing Middle Pilot Project	IN
120220130	Preston Place & Lake Apartments	IN
120220140	Federal Plaza West	IN
120220200	Waters Village	IN
120230010	Hillcrest Property	IN
120230040	The Diener School	IN
120230100	2115 East Jefferson	IN
120230110	Chevy Chase Lake Block A	IN
620210080	Jerome Freibaum Lot 4	IN
620230010	Donner Property at Grays Lane	IN
620230040	Willerburn Acres	IN
620230060	Edgemoor	IN
620230180	Lone Oak Addition	IN
820230040	5500 Wisconsin Avenue	IN
820230100	White Oak Self Storage	IN
120230050	Arora Estates	OUT
120230070	Heritage Potomac	OUT
120230080	Hbky Metmiq Ethiopian Orthodox Tewahedo Church	OUT
120230120	Tregoning Property	OUT
620220020	Bradley Farms	OUT
620220080	Batson Road Property	OUT
620230020	Howard Property	OUT
620230030	Larsen Property	OUT
620230130	14915 Mount Nebo Road	OUT

2023



Source: Montgomery County Planning Department, CY 2023

(D) If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991? Y ☐ N ☐

N/A – Municipality annexations are determined by the Cities of Rockville and Gaithersburg, not the Montgomery County Planning Department

(E) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list Y ☒ N ☐

<input type="checkbox"/> Green Infrastructure	<input type="checkbox"/> Revitalization and Infill
<input type="checkbox"/> Zoning Reform	<input type="checkbox"/> Bike/Ped Planning
<input type="checkbox"/> Climate Change	<input type="checkbox"/> Commercial Redevelopment
<input type="checkbox"/> Affordable/Workforce Housing	<input type="checkbox"/> Sustainable Growth
<input type="checkbox"/> Equity	<input type="checkbox"/> Placemaking
<input type="checkbox"/> Resilience	<input type="checkbox"/> Aging Population
<input type="checkbox"/> Water/Air Quality	<input type="checkbox"/> Sensitive Area Preservation
<input type="checkbox"/> Water/Sewer Capacity	<input type="checkbox"/> Expedited Review for Preferred Projects
<input type="checkbox"/> Brownfield Remediation	

Expedited Review for Preferred Projects/Affordable Housing

ZTA 23-02: Mixed-Income Housing Community

Created a new residential use and a new regulatory plan type to facilitate the expedited review of certain larger residential projects that provide either deeply affordable housing, or a high quantity of MPDU equivalent affordable housing.

Affordable Housing

Bill 38-23E - Tenant Displacement – Right of First Refusal to Buy Rental Housing – Amendments

1. allow the County Executive to designate a qualified entity that may exercise the right of first refusal; and
2. generally, amend the law regarding the right of first refusal.

Bill 15-23 - Landlord-Tenant Relations - Rent Stabilization

1. establish protections against rent increases above a threshold for certain rental units;
2. set the base rental amount for certain rental units;
3. provide exemptions from rental increase restrictions for certain units;
4. permit certain rental increases to fund capital improvements;
5. permit certain rental increases to achieve fair returns;
6. require data collection for certain units; and
7. generally, amend County law concerning rents and landlord-tenant relations.

Bike/Ped

Safe Streets Act of 2023

1. require an infrastructure review for pedestrian-related collisions within the County's school zone;
2. prohibit a driver of a motor vehicle from making a right turn on a red at certain intersections;
3. require certain traffic control devices at crosswalks in the County's downtown and town center areas;
4. require the County Executive to provide an automated traffic enforcement plan; and
5. generally, amend the law regarding motor vehicles and traffic control.

(F) Have all Planning (Commission/Board) and Board of Appeals members completed the Maryland Planning Commissioners Association (MPCA) training course?

All Board of Appeals and Planning Board members have.

Section III: Development Capacity Analysis (DCA) (§1-208(c)(iii))

Note: MDP provides technical assistance to local governments in completing a development capacity analysis. Please contact your MDP regional planner for more information.

(A) Has an updated DCA been submitted with your Annual Report or to MDP with the last three years? Y ☒ N ☐

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
2. If yes, when was the last DCA submitted? Identify Month and Year: July 1, 2021
Was the DCA shared with the local School Board Facilities Planner?
Y ☒ N ☐

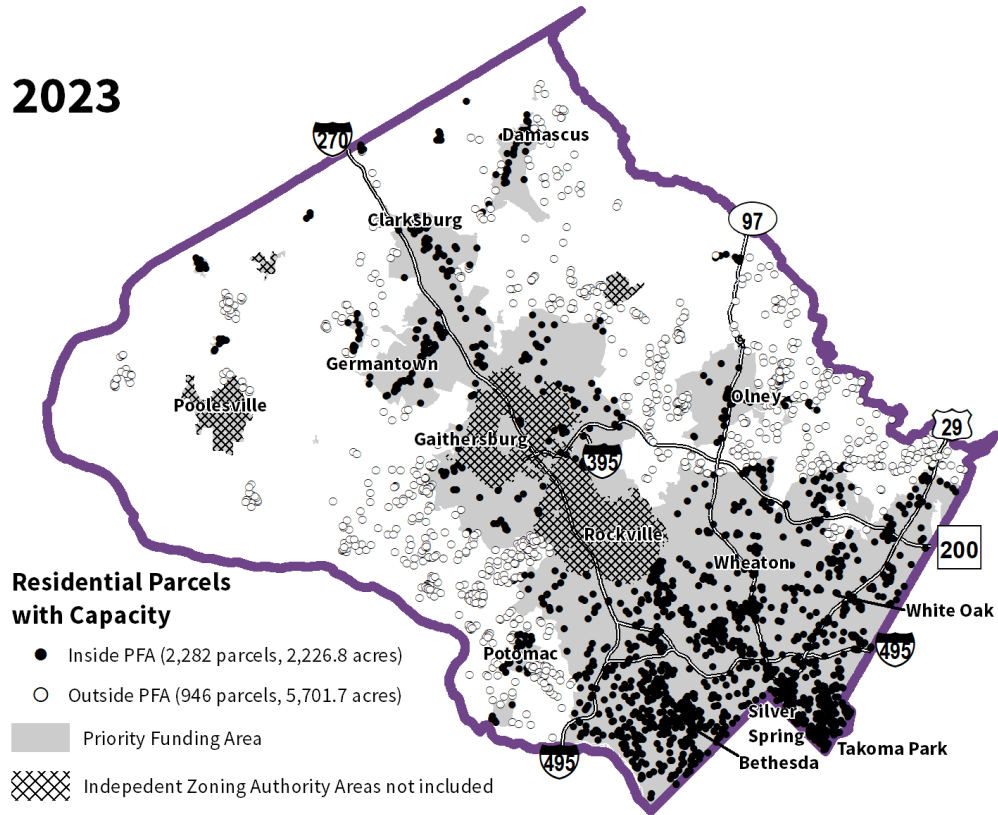
(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, Residential Development Capacity (Inside and Outside the PFA):

Table 2: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	2,227	5,702	7,929
Residential Parcel & Lots w/Capacity	2,282	946	3,228
Residential Capacity (Units)	53,951	3,820	57,771

In 2023, **2,282 (70.7%)** residentially zoned parcels with capacity are found within the PFA consisting of **2,226.8 acres (28%)**, resulting in **53,951 (93.4%)** additional potential units.

2023



Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) (§1-208(C)(1) iv and v)

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

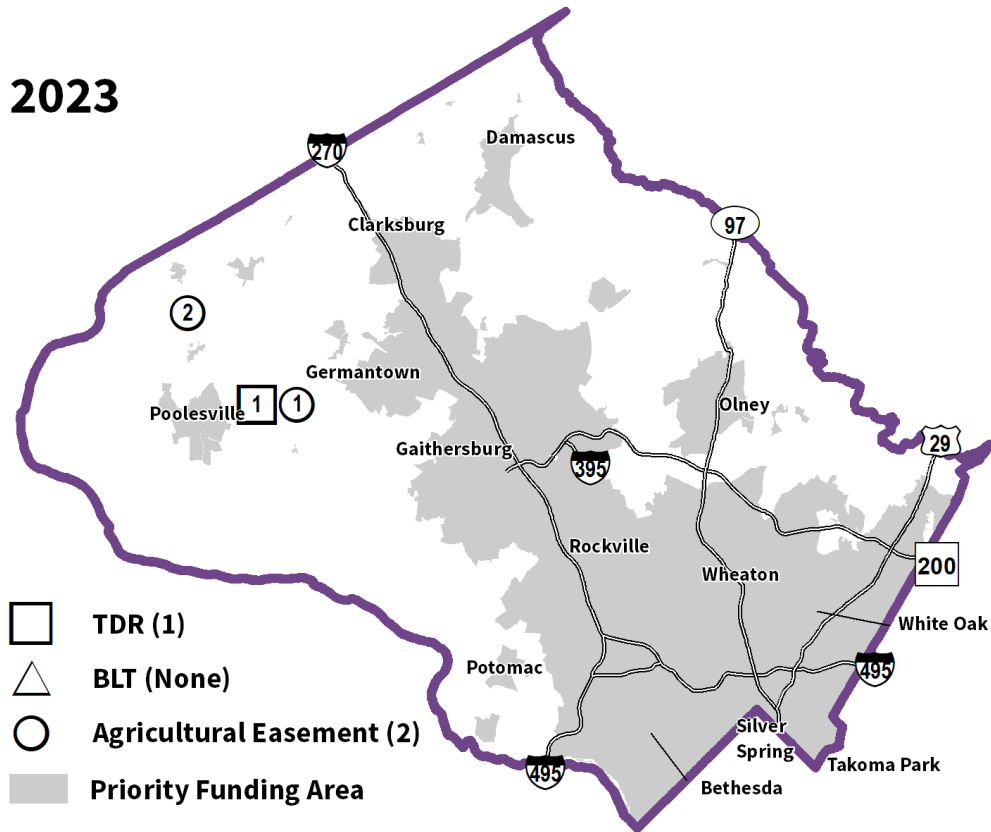
Local Preservation Program Type	Acres
Example: Transfer of Development Rights	309.1**
Example: Building Lot Retirement	0.0
Example: Land Purchase	44.5
Example: Local Land Trust	NA*
Example: Easement	139.3
Example: Other (Agricultural Easements)	496.0**
Total	679.8***

*For more information, go to: www.findalandtrust.org/counties/24031

**Same lot was acquired for both TDR and RLP Easement; total acres only counted once.

***Does not include Land Trusts.

2023



Tax ID	Number of TDRs	Application Number	Acres
00036515 (1)	60	T00036515	309.13

Note: Number in parentheses corresponds to number on map

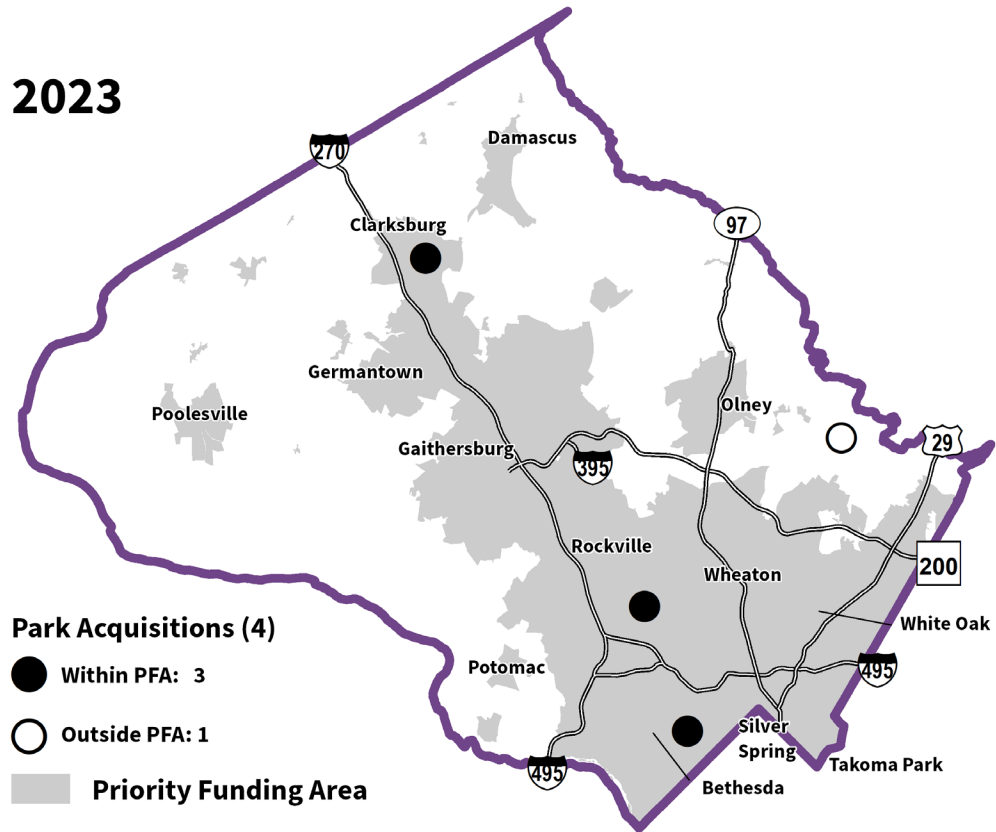
309.1 acres, consisting of 60 Transferable Development Rights (TDR), preserved via the TDR program in 2023.

Tax ID	Easement Type	Acres
00036515 (1)	RLP	309.13
00914154 (2)	MALPF	186.87

Note: Number in parentheses corresponds to number on map

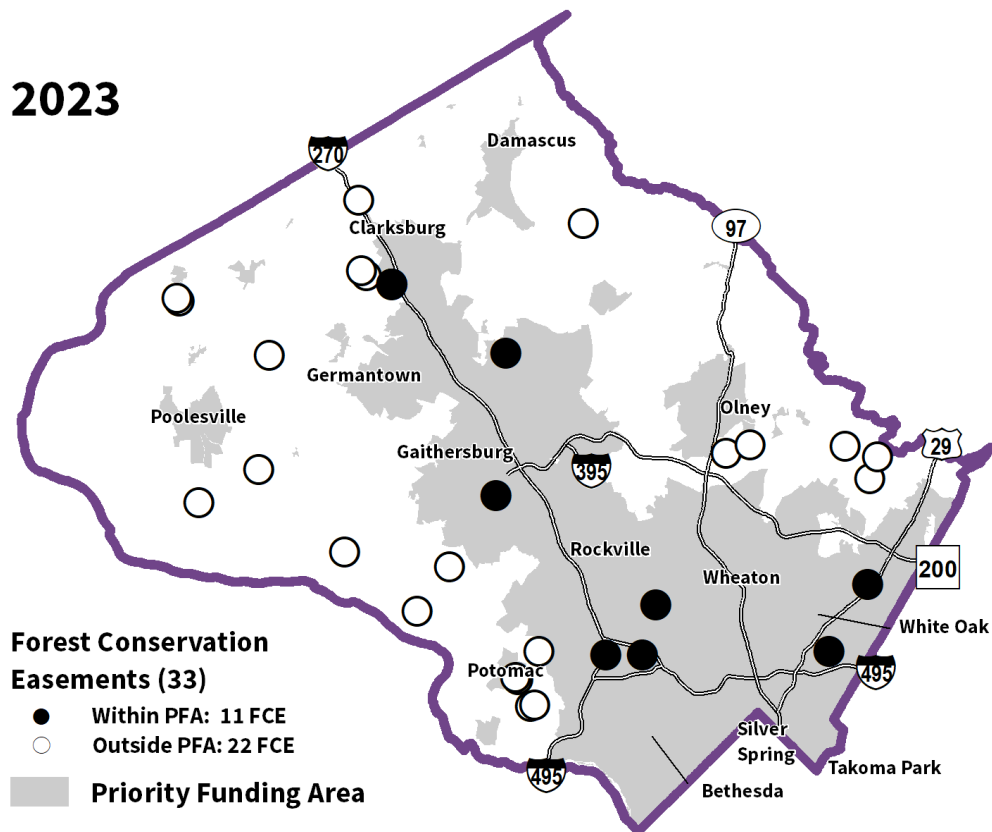
496 acres, consisting of 2 Agricultural Easements, preserved in 2023.

2023



Park	Former Owner	Closing Date	Acres
Bethesda Eastern Capital Crescent URP	Champion Real Estate Ventures LLC	12/28/2023	0.1
Ednor Soapstone Quarry Special Park	Reddemeade Farm	9/14/2023	32.9
Little Seneca SVP	Third Try LLC	12/6/2023	11
White Flint Civic Green	Jemal's Norman EMCO LLC	12/8/2023	0.5

44.5 acres, consisting of 4 park purchases (NOT land exchanges or donations) preserved via the County's Parks Department



139.3 acres, consisting of 33 Forest Conservation Easements (FCE), preserved via the County's FCE program.

(B) What is the county's established local land use percentage goal?

NA*

Montgomery County Planning has been encouraging and planning for predominantly infill, redevelopment, and transit-oriented development for a significant period. Our Agricultural Reserve and preservation programs reinforce this effort. As our previous land use reports have shown, most of the development approvals are for properties located almost entirely within the PFA of the county. Given restrictions that have been put in place, there is little developable land outside the

PFA. Almost all significant developments in terms of new population and employment are within the PFA. On average, over the last 10 years, 87% of the residential units and 89% of the commercial square footage permits being issued were within the PFA.

** Montgomery County does not have a specific limit for land dedicated to development.*

(C) What is the timeframe for achieving the local land use percentage goals?

Our local land use percentage goal has consistently been exceeded. Our preservation programs and planning principles ensure that we can remain compliant with this goal.

(D) Has there been any progress in achieving the local land use percentage goal?

All current and recently adopted master plans have pertained to areas within the PFA. This includes the Fairland and Briggs Chaney Master Plan (completed in 2023), Silver Spring Downtown and Adjacent Communities Plan (completed in 2022), the Shady Grove Sector Plan Minor Master Plan Amendment (completed in 2021), Great Seneca Science Corridor Minor Master Plan Amendment (completed in 2021), the Ashton Village Center Ser Plan (adopted in July 2021), Takoma Park Minor Master Plan (in progress in 2021), the Germantown Plan for the Town Sector Zone (July 2020) the Forest Glen/Montgomery Hills Sector Plan (May 2020), the Veirs Mill Corridor Master Plan (April 2019), the MARC Rail Communities Sector Plan (April 2019), the Grosvenor-Strathmore Metro Area Minor Master Plan (December 2017), the White Flint 2 Sector Plan (December 2017), Rock Spring Master Plan (November 2017), and Bethesda Downtown Sector Plan (May 2017). Focusing growth in these plan areas will help the County continue to focus its growth within the PFA.

(E) What are the resources necessary for infrastructure inside the PFA?

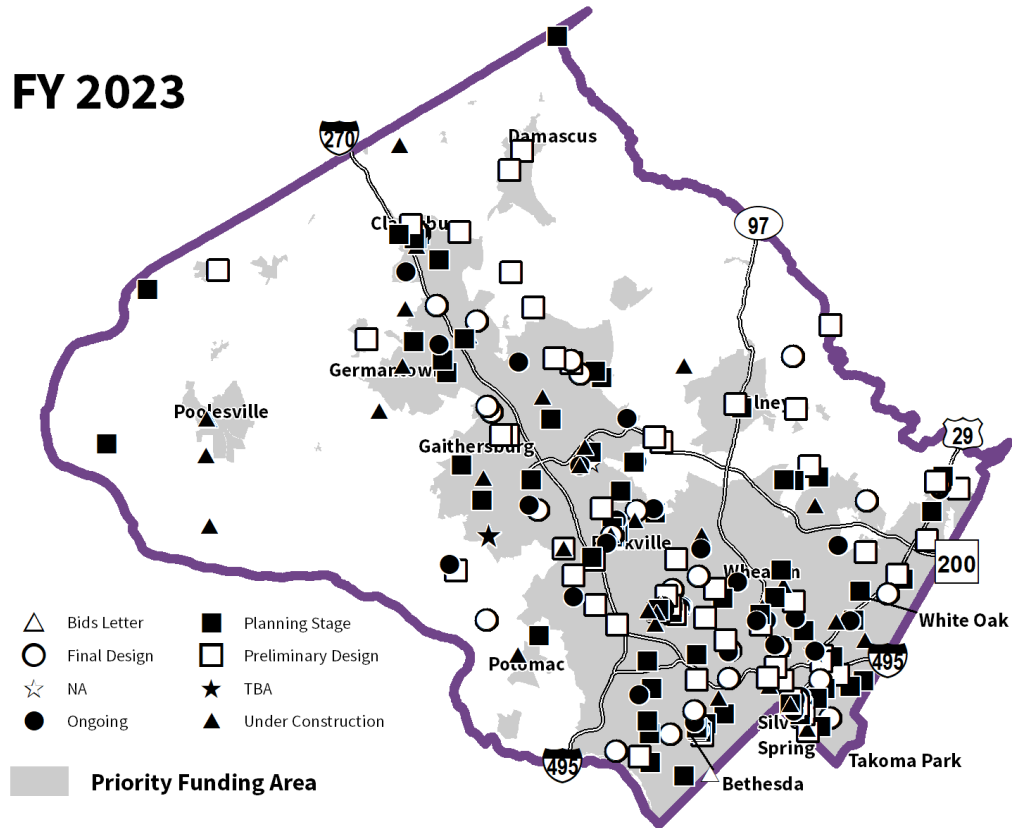
Significant investment is either planned or underway to serve growth within the PFA. Although some transportation projects are funded and built outside of the PFA, they serve to make the larger transportation network function better for development within the PFA. State assistance will be sought for many of these projects, consistent with state funding guidance.

Location Specific Montgomery County CIP Projects

Project Status	In PFA	Outside PFA	Total	Percent in PFA
Bids Let	0	1	1	0.0%
Final Design Stage	28	3	31	90.3%
NA	1	0	1	100.0%
Ongoing	36	2	38	94.7%
Planning Stage	65	9	74	87.8%
Preliminary Design Stage	41	12	53	77.4%
TBD	2	0	2	100.0%
Under Construction	37	8	45	82.2%
Total	210	35	245	85.7%

Note: Only location specific projects are mapped below.

FY 2023



Countywide (non-location specific) Montgomery County CIP Projects

Project Status	Total
Bike Ped	9
Bridges	3
Highway Maintenance	7
Mass Transit	13
Roads	9
Traffic Improvements	10
Total	51

(F) What are the resources necessary for land preservation outside the PFA?

In addition to Transferable Development Rights (TDR) and Building Lot Terminations (BLT), the County relies on Program Open Space funding for land acquisition to preserve land outside the PFA. The Rural Legacy and Agricultural Easement programs are essential for land preservation in the Agricultural Reserve.

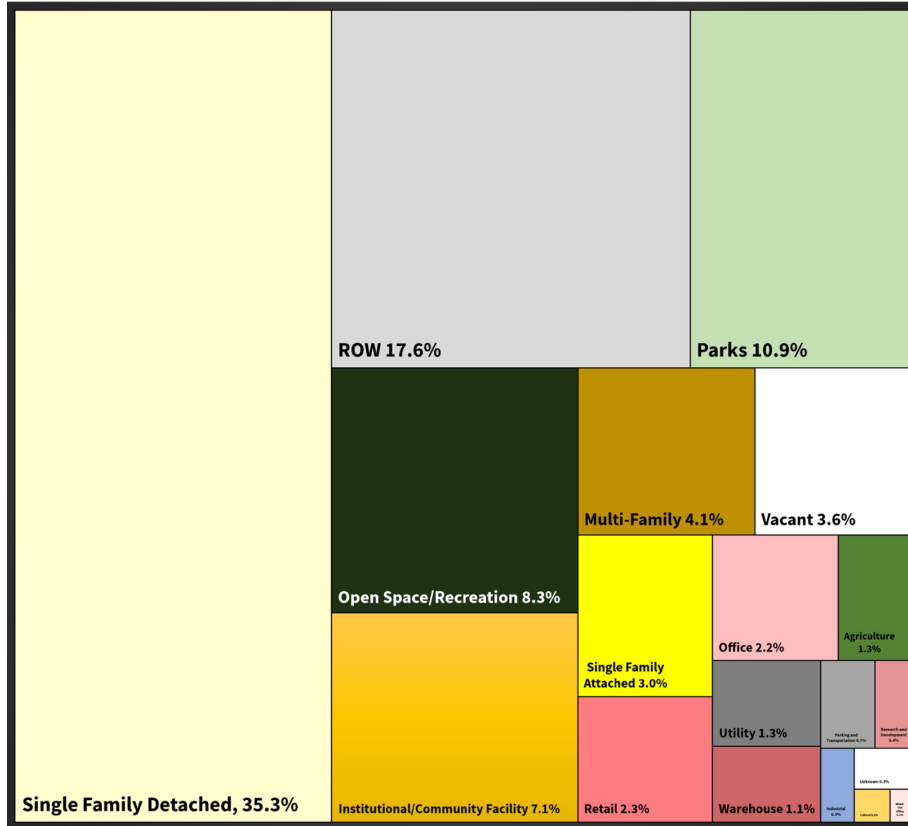
(G) Is all land within the boundaries of the jurisdiction in the PFA?

Y ☐ N ☒

Montgomery County totals **320,213.3 Acres**

Montgomery County PFA is **126,630 Acres (39.5% of Total County Area)**

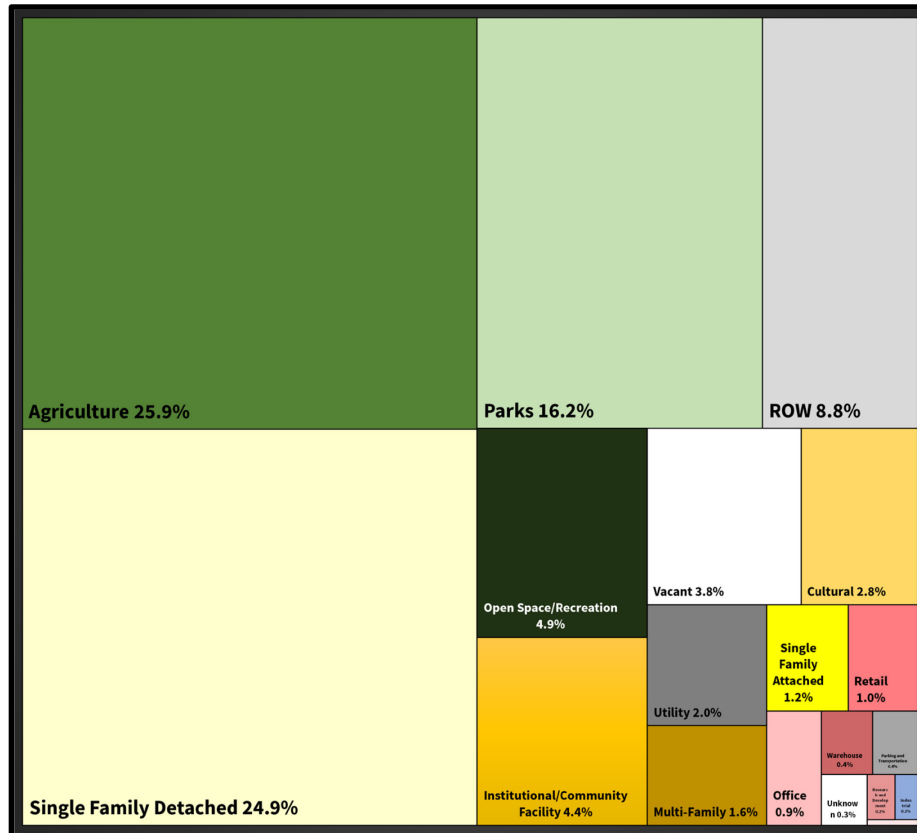
Share of estimated land use percentages within PFA only:



Land Use	Percent	Land Use	Percent
Single Family Detached	35.3%	Utility	1.3%
ROW	17.6%	Agriculture	1.3%
Parks	10.9%	Warehouse	1.1%
Open Space/Recreation	8.3%	Parking and Transportation	0.7%
Institutional/Community Facility	7.1%	Research and Development	0.4%
Multi-Family	4.1%	Industrial	0.3%
Vacant	3.6%	Unknown/Transitioning	0.3%
Single Family Attached	3.0%	Cultural	0.2%
Retail	2.3%	Mixed-Use Office	0.1%
Office	2.2%		

Montgomery County totals **320,213.3 Acres**

Share of current countywide (PFA and Non-PFA) estimated land use percentages:



Land Use	Percent	Land Use	Percent
Agriculture	25.9%	Single Family Attached	1.2%
Single Family Detached	24.9%	Retail	1.0%
Parks	16.2%	Office	0.9%
ROW	8.8%	Warehouse	0.4%
Open Space/Recreation	4.9%	Parking and Transportation	0.4%
Institutional/Community Facility	4.4%	Unknown/Transitioning	0.3%
Vacant	3.8%	Research and Development	0.2%
Cultural	2.8%	Industrial	0.1%
Utility	2.0%	Mixed Use Office	0.04%
Multi-Family	1.6%		

Section V: Measures and Indicators (§1-208(c)(1))

Note: The Measures and Indicators, Section VII, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential	PFA	Non – PFA	Total
# Units Approved	1,717	119	1,836
# Units Constructed	803	121	924
# Subdivisions Approved	19	9	28
Total Approved Subdivision Area (Gross Acres)	53.1	96.9	150
# Lots Approved	340	100	440
Total Approved Lots Size (Net Acres)	51.6	96.5	148
# Units Demolished	NA	NA	NA
# Units Reconstructed/Replaced	NA	NA	NA

Source: Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2023

Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)

Residential	PFA	Non – PFA	Total
# Units Approved	1,717	119	1,836
Total Approved Lots Size (Net Acres)	51.6	96.5	148
Net density (units/acre)	33.3	1.2	12.4

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential	PFA	Non – PFA	Total
# Units Approved	1,717	119	1,836
% of Total Units (# Units/Total Units x 100)	93.5%	6.5%	100%

Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
# Permits Issued	13	2	15
# Lots Approved	6	2	8
Total Building Square Feet Approved (Gross)	357,598	108,423	466,021
Total Square Feet Constructed (Gross)	2,586,050	50,294	2,636,344

***Source:** Montgomery County Department of Permitting Services and Montgomery County Planning Department, 2023

Table 4E: Net Density of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
Total Building Square Feet (Gross)	357,598	108,423	466,021
Total Lots Size (Net Acres)	11.2	20.4	31.6
Net commercial density (sf/acres)	31,928.4	5,314.9	14,747.5

Table 4F: Share of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
Total Building Square Feet (Gross)	357,598	108,423	466,021
% of Total Building Sq. Ft. (Bldg. Sq. Ft./Total Sq. Ft.)	76.7%	23.3%	100%

Section VI: Adequate Public Facility Ordinance (APFO) Restrictions (§7-104)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2022 and 2023 are due July 1, 2024. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

(A) What type of infrastructure is monitored and may trigger development approval restrictions or require a developer to address deficiencies? (List each for schools, roads, water, sewer, stormwater, health care, fire, police, or solid waste.)

Montgomery County's Growth and Infrastructure Policy (previously called the Subdivision Staging Policy) is a growth management tool that helps guide the timing of development in concert with the provision of adequate public facilities. This policy implements the county's Adequate Public Facilities Ordinance, which was adopted in 1973. The policy provides guidelines that govern how infrastructure adequacy is defined and how development projects must mitigate their impacts on infrastructure. The current policy primarily focuses on school facilities and multimodal transportation infrastructure, but also addresses water and sewer facilities and emergency services. The current version of the Growth and Infrastructure Policy (GIP) was adopted by the County Council on November 16, 2020, and became effective on January 1, 2021. As of the summer of 2023, Staff is working on the 2024 update of the Growth and Infrastructure Policy with adoption expected in 2024.

(B) Has APFO impacted development approvals within the PFA? Y ☐ N ☒

(C) If APFO has delayed, limited, or denied development, defined here as a "restriction":

a. Are there infrastructure or service facility deficiencies that have triggered denials of development requests, or held up development approvals? Y ☐ N ☒

It is likely that Montgomery County's APFO ordinance does increase the amount of time it takes for development projects to be approved by the Planning Board for transportation, as it takes time to complete transportation impact studies and come to an agreement on required mitigation. But these delays are usually minor.

b. Can the impact area of facility deficiencies/ development restrictions, which temporarily delay development approvals, be mapped? Y ☐ N ☒

No

If yes for (C)(B), where is each restriction located? (Identify on a map, including PFA boundary.)
N/A

(D) Describe the nature of what is causing each restriction.

Schools:

No restrictions based on schools' inadequacy.

Transportation:

No restrictions based on transportation inadequacy; however, mitigation may slow projects down.

(E) If applicable, what is the proposed resolution of each restriction?

Funds for capital improvements are limited. Each year the school system requests money for capital programming to meet as much of the capacity need as possible. Similarly, for transportation, the capital budget covers as much of the need as possible.

(F) If applicable, what is the estimated date for the resolution of each restriction?

There are no restrictions based on schools and transportation inadequacy; mitigation will occur on a project-by-project basis, if needed. Transportation mitigation may cause minor project delays.

(G) If a development restriction has been addressed, what was the resolution that lifted each restriction?

In the case of some schools, funding for additional capacity, an estimated decrease in enrollment or a change to school boundaries have resulted in the removal of mitigation. Mitigation generally comes in the form of an additional payment on top of impact taxes called the Utilization Premium Payments (UPP). UPPs allow development to proceed in overcrowded school service areas.

In the case of transportation, construction of additional roadway, transit, bicycle or pedestrian capacity, or a change in travel demand, can result in a restriction (mitigation payment) being removed.

(H) If a development restriction has been addressed, when was each restriction lifted?

For transportation and schools, capacity is evaluated on a project-by-project basis. Thus, any mitigation to address the restriction occurs during the development approval process.

Section VII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan?

Y ☒ N ☐

1. Plan name: The Bicycle Master Plan and the Pedestrian Master Plan
2. Date Completed (MM/DD/YR) Bicycle Master Plan (11/27/2018), Pedestrian Master Plan (10/10/2023)
3. Has the plan been adopted? Bicycle Master Plan (yes), Pedestrian Master Plan (yes)
Y ☒ N ☐
4. Is the plan available online? Bicycle Master Plan (yes), Pedestrian Master Plan (yes)
Y ☒ N ☐
5. How often do you intend to update it? There is no schedule for updating the Bicycle Master Plan and Pedestrian Master Plan, but a monitoring report is required for both plans every two years.
6. Are existing and planned bicycle and pedestrian facilities mapped? Y ☒ N ☐

(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan?

Y ☒ N ☐

We have several transportation functional master plans--such as the Countywide Transit Corridors Functional Master Plan adopted in 2013, the Master Plan of Highways and Transitways adopted in 2018 and is currently undergoing an update (anticipated 2024), the Purple Line Functional Plan adopted in 2010, Corridor Forward: The I-270 Transit Plan adopted in 2022, the Pedestrian Master Plan completed in 2024, as well as the Rustic Roads Functional Master Plan, though no comprehensive transportation plan other than our general plan.

1. Plan Name
2. Date Completed (MM/DD/YY)
3. Has the plan been adopted? Y ☐ N ☒
4. Is the plan available online? Y ☐ N ☒
5. How often do you intend to update it (Every _____ years)

(C) Has your jurisdiction completed and submitted a five-year mid-cycle comprehensive plan implementation review report this year? Y ☐ N ☒

*Note: To find out if your jurisdiction is scheduled to submit this report, consult the Transition Schedule (Counties/Municipalities) section located at:
<https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>*

If yes, please include the 5-Year Report as an attachment.

END

Section VIII: Submitting Annual Reports and Technical Assistance

- (A) Annual Reports may be submitted via email (preferred) to david.dahlstrom@maryland.gov or one copy may be mailed to:**

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

- (B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.**
- (C) You may wish to send additional copies of your Annual Report directly to your MDP Regional Planner or School Board Facilities Planner.**
- (D) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: Planning.Maryland.gov/OurWork/local-planning-staff.shtml**
- (E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml**
- (F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.**