

# 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 determined the effectiveness of smart growth policies.

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

**June 2022**

## ACKNOWLEDGEMENTS

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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 (2021). Enter 0 if no new residential building permits were issued in 2021.**

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

Residential – Calendar Year 2020	PFA	Non - PFA	Total
<b># New Residential Permits Issued</b>	1,143	192	1,335

**Source:** Montgomery County Department of Permitting Services, 2021

## 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 2021:

#### Area Plans

Shady Grove Minor Master Plan Amendment (1)

Great Seneca Science Corridor Minor Master Plan Amendment Phase 1 (2)

### In-Progress Master Plans 2021:

#### Area Plans

Ashton Village Sector Plan (3)

Fairland And Briggs Chaney Master Plan (4)

Silver Spring Downtown and Adjacent Communities Plan (5)

Takoma Park Minor Master Plan Amendment (6)

#### Other Plans

General Plan: Thrive Montgomery 2050

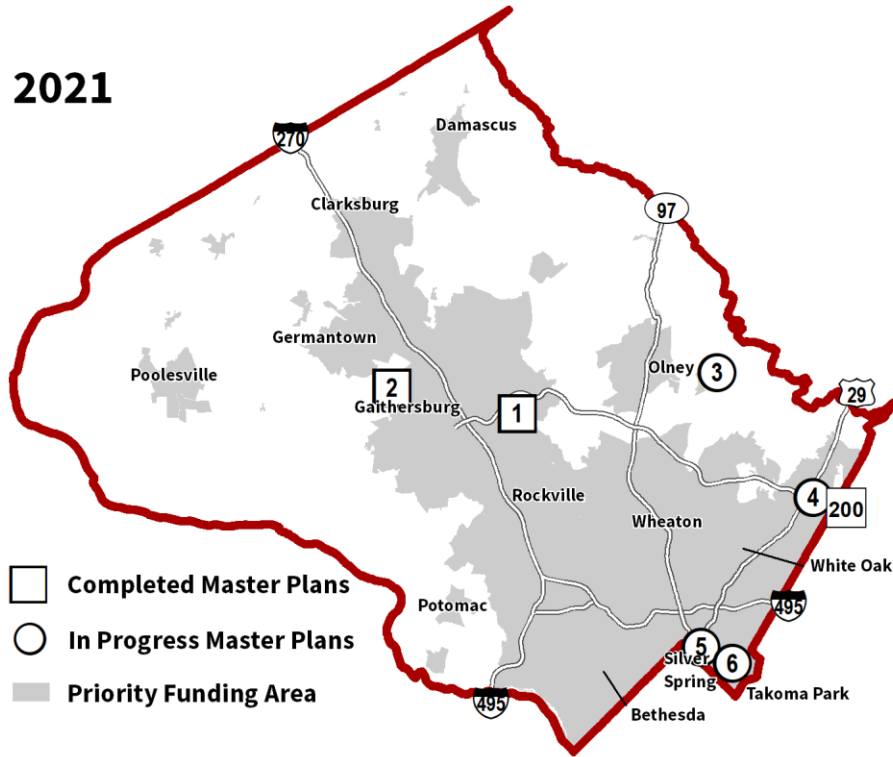
Pedestrian Master Plan

Rustic Roads Functional Master Plan Update

Corridor Forward: The I-270 Transit Plan

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

**Source:** Montgomery County Planning Department, 2021



**(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 was a total of 11 zoning text amendments (ZTAs) and two subdivision ordinance amendments (SRAs) approved in 2021. An additional six ZTAs and one SRA were introduced in 2021 but were either adopted in 2022 or have yet to be adopted. One of the introduced ZTAs was ultimately withdrawn. 2021 was a much more active year than 2020 because ZTAs and SRAs that were stalled because of COVID-19 concerns, were resumed by early 2021.

One of the adopted ZTAs was a controversial ZTA from 2019 that dealt with implementing small cell technology necessary for the implementation of 5G service. Another controversial ZTAs adopted in 2021 was ZTA 20-01 for Solar Collection Systems in the AR Zone. There was a protracted review of the potential provisions and implications of where and how to allow solar collection facilities without compromising the intent of the Agricultural Reserve. The other major ZTA to generate interest and has substantial impact on land use in the county was ZTA 21-09 Biohealth Priority Campus. ZTA 21-09 was not formally adopted until early 2022 but the discussion began in 2021. This ZTA created a new use category for Biohealth Campuses and established a new expedited plan review process and plan type as an incentive to that industry. The most impactful SRA during this period was a large set of clean-up updates and corrections that were expected since the Subdivision Ordinance was re-written just a couple years prior.

The remaining ZTAs and SRAs were smaller in scale, changing standards for various uses including but not limited to Agricultural standards, senior housing, Moderately Priced Dwelling Units, accessory structures, and implementation of two Master Plans.

**ZTAs and SRAs adopted or introduced in 2021 (except where indicated otherwise):**

**ZTA 19-07: Telecommunications Towers – Limited Use**

**Introduced 10/1/2019**

**Adopted 7/27/2021**

- Allow certain telecommunications towers (small cell antennas) as either a limited or conditional use in certain residential zones
- Revise the limited and conditional use standards for certain telecommunications towers
- Revise the conditions and findings for the replacement of existing poles to accommodate co-located towers

**ZTA 20-01: Solar Collection systems, AR Zone**

**Introduced 1/21/2020**

**Adopted 2/23/2021**

- Amended the provision for solar collection facilities to allow up to 2MB facilities in the AR zone under certain circumstances.
- Minor amendments to solar collection systems in other zones.

**ZTA 20-04: Farming Defined – Accessory Mulching and Composting**

**Introduced 10/27/2020**

**Adopted 2/9/2021**

- Modified the requirements for accessory mulching and composting within the definition of farming.
- Increased the allowed off-site materials from 20% to 50% of the materials used in processing of mulch or compost.

**ZTA 20-06: Surface Parking as a Special Exception in Residential Zones**

**Introduced 11/10/2020**

**Adopted 3/16/2021**

- Amends the definition of surface parking in a residential zone to include parking approved by special exception in conjunction with a commercial use.
- Modifies the approval procedure allowing the Planning Board to review the parking as a site plan rather than the Hearing Examiner as a special exception amendment.

**ZTA 20-08: Continuing Care Retirement Communities (CCRC)**

**Introduced 12/8/2021**

**Adopted 5/11/2021**

- Adds a definition for CCRC
- Amends the provisions and use standards for certain Residential Care Facilities

**ZTA 21-01: Sign Ordinance – Bus Shelter Advertising**

**Introduced 3/2/2021**

**Adopted 4/6/2021**

- Amends the sign ordinance to allow bus shelter advertising signs to be installed and maintained under a license agreement with the County.

**ZTA 21-02: Independent Living Facility for Seniors or Persons with Disabilities – Residential Zones Standards**

**Introduced 6/15/2021**

**Adopted 9/21/2021**

- Amends the standards for Independent Living Facilities for Seniors or Persons with Disabilities to allow the use in all residential building types
- Amends the setback requirements for the use to be more consistent with the newly permitted building types

**ZTA 21-03: Charitable, Philanthropic Institutions - Kitchens**

**Introduced 6/15/2021**

**Adopted 9/21/2021**

- Allow charitable and philanthropic institutions to have commercial kitchens under certain circumstances

**ZTA 21-04: Overlay Zones – Germantown – Churchill Village**

**Introduced 7/20/2021**

**Adopted 10/19/2021**

- Establishing a new overlay zone implementing the recommendations of the Germantown Plan for the Town Sector Zone
- Generally clarifying allowed land uses and protection of existing open space for existing developments after the rezoning process

**ZTA 21-05: Overlay Zones – Rural Village Center – Vehicle Repair**

**Introduced 7/27/2021**

**Adopted 11/9/2021**

- Modify the standards of the overlay zone to allow Vehicle Repair uses in certain circumstances

**SRA 20-02: Subdivision Ordinance – Revisions, Clarifications, and Corrections**

**Introduced 12/8/2020**

**Adopted 9/28/2021**

- Omnibus package of amendments to the Subdivision Ordinance as proposed by the Planning Board.
- Generally cleaning up and clarifying existing language or provisions within.

**SRA 21-01: Subdivision Ordinance – Exemptions – Alcohol Production and Agritourism**

**Introduced 11/26/2021**

**Adopted 7/27/2021**

- Exempt agricultural land used for farm alcohol production, or agritourism uses from the plat process prior to building permits

**ZTAs and SRAs Introduced but not approved in 2021**

**ZTA 21-06: Exemptions – Density Transfer and Historic Resources**

**Introduced 9/28/2021**

- Establish an exemption allowing certain non-residential land uses in residential zones with historic resources protected through density transfer

**ZTA 21-07: Density and Height – Development with Moderately Priced Dwelling Units**

**Introduced 10/5/2021**

- Exempt applications with 100% MPDUs or 9% Low Income Housing Tax Credits from mapped FAR limitations up to 2.5 FAR



**ZTA 21-09: Office and Processional – Biohealth Priority Campus**

**Introduced 10/19/2021**

- Establish a new Biohealth Priority Campus use and use standards
- Establish a new Biohealth Priority Campus Plan type with streamlined submittal and review requirements

**ZTA 21-10: Accessory Structure – Use Standards**

**Introduced 11/16/2021**

- Clarify the standards for maximum square footage allowed for accessory structures within residential zones

**ZTA 21-11: Overlay Zones - Sandy Spring/Ashton (SSA) Rural Village Overlay - Amendments**

**Introduced 12/14/2021**

- Amends the existing SSA Rural Village Overlay to generally streamline the zone and remove duplicative requirements, consistent with the recommendations of the Ashton Village Center Sector Plan

**SRA 21-02: Administrative Subdivisions – Biohealth Priority Campus**

**Introduced 10/26/2021**

- Establishes a new type of Administrative Subdivision for lots to be used for a Biohealth Priority Campus

**ZTAs and SRAs Introduced and then Withdrawn in 2021**

**ZTA 21-08: Landscape Contractors – Use Standards**

**Introduced 10/19/2021**

- Would have modified the definition of landscape contractor
- Modified the use standards creating a new limited use standard and criteria for review

**The following are Local, Sectional, Corrective Map & Development Plan Amendments adopted in 2021:**

**Local Map Amendment H-138**

**In the Matter of Nachel Enterprises, Inc.**

**Resolution: 19-752**

**Adopted: 3/2/2021**

Nachel Enterprises, LLC (Nachel or Applicant) filed Local Map Amendment (LMA) Application No. H-138 on August 12, 2020. The LMA seeks to rezone approximately 4,435 square feet of property from the R-60 and NR 0.75 H-50 Zones to the NRF (Neighborhood Retail Floating) 0.75 H-50 Zone. Exhibit 1. The subject property includes part of 7206 and all of 7212 Carroll Avenue, Takoma Park, MD 20912 and is further described as Parcels N923 and N968 of Section 1 and part of lot P2, Section 3, S.S. Carroll’s Addition to Takoma Park (Tax Account Nos. 13-01063775, 13-01063786, and 13-10063797). Nachel proposes a Floating Zone to permit a 2,000 square foot expansion to an existing building operated as Montessori School.

**For Further Information:**

[https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/2021/hearing/20210122/LMA%20H-138%20Nachel%20Enterprises%20LLC%20Report%20\(RobesonHannan\)\\_Final\\_Signed.pdf](https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/2021/hearing/20210122/LMA%20H-138%20Nachel%20Enterprises%20LLC%20Report%20(RobesonHannan)_Final_Signed.pdf)

### **Local Map Amendment H-140**

#### **In the Matter of Park Montgomery LP**

**Resolution: 19-945**

**Adopted: 7/20/2021**

On December 15, 2020, Park Montgomery LP (“Applicant”) filed a Local Map Amendment (LMA) application (H-140) requesting the rezoning of the property located at 8860 Piney Branch Road (the “Property”) in Silver Spring, Maryland from its current R-H Zone (Multiple-Unit, high-rise planned residential) to the CRTF Zone (Commercial Residential Town Floating). Exhibit 1. Park Montgomery LP proposes a Floating Zone to permit the development of a multi-family residential building with 76 dwelling units.

**For Further Information:**

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/2021/H141%20Final%20Report.pdf>

### **Sectional Map Amendment H-139**

#### **Germantown Sector Plan for the Town Sector Zone Sectional Map Amendment**

**Resolution 19-1020**

**Adopted: 10/19/2021**

Sectional Map Amendment (SMA) H-139 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Germantown Plan for the Town Sector Zone. The SMA application covers approximately 1,270 acres under the Town Sector zone in the Germantown plan area, of which all land and water are proposed for a change in zoning classification.

The District Council approved the Germantown Plan for the Town Sector Zone on July 21, 2020. The Sector Plan sets forth the specific land use and zoning objectives for the reclassification of land from the Town Sector zone in the Germantown Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on the Draft Plan on February 4, 2020, wherein testimony was received from interested parties, and the Director of the Montgomery County Office of Management and Budget transmitted to the County Council the Executive’s fiscal impact statement for the Germantown Plan for the Town Sector Zone on July 16, 2020.

**For Further Information:**

[https://apps.montgomerycountymd.gov/cclims/DownloadFilePage?FileName=10232\\_1\\_17769\\_Resolution\\_19-1020\\_Adopted\\_20211019.pdf](https://apps.montgomerycountymd.gov/cclims/DownloadFilePage?FileName=10232_1_17769_Resolution_19-1020_Adopted_20211019.pdf)

### **Corrective Map Amendments**

**None**

### **Development Plan Amendments**

**None**

**Source:** Montgomery County Planning Department & Montgomery County Board of Appeals

**(C) 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

Montgomery County, like many jurisdictions, continues to work on strategies to deal with the persistent slowdown in demand for new office space. The data shows that the Montgomery County office centers located in mixed-use centers with quality amenities, a sense of place and good transit connectivity are best positioned to compete. Single-use office developments without convenient transit or highway access are attracting fewer tenants, leading to higher vacancies. As we recover from the COVID-19 pandemic, it is likely the increase in teleworking will persist. That increase is likely to suppress overall demand for office in the coming years and we expect that future office development is going to occur at an even slower pace that preceded the pandemic. Our recent planning efforts have looked to provide tools necessary to stimulate development in underutilized areas and create attractive office locations.

**Transportation Capital Improvement Projects:**

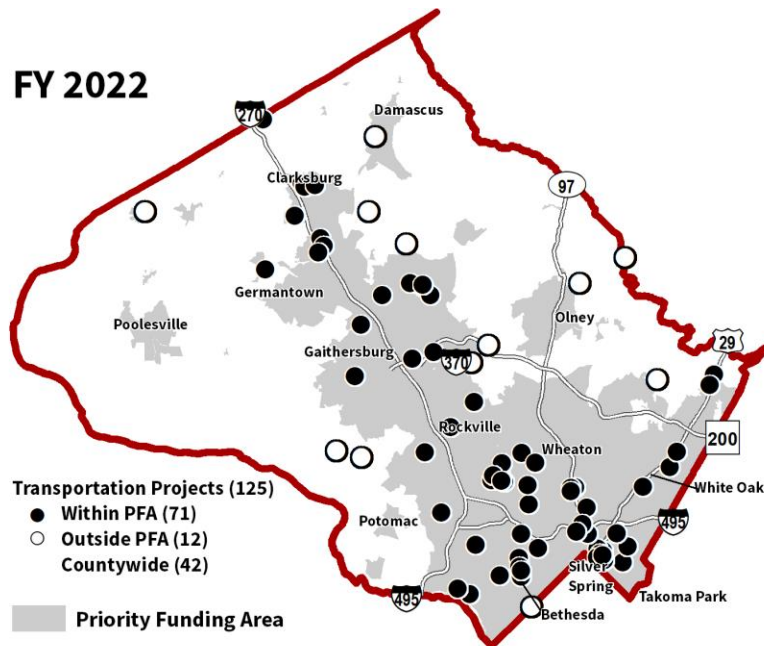
Project	Category
ADA Compliance: Transportation (P509325)	Bike Ped
Bethesda Bikeway and Pedestrian Facilities (P500119)	Bike Ped
Bicycle-Pedestrian Priority Area Improvements - Purple Line (P502004)	Bike Ped
Bicycle-Pedestrian Priority Area Improvements - Veirs Mill/Randolph (P502003)	Bike Ped
Bicycle-Pedestrian Priority Area Improvements - Wheaton CBD (P502002)	Bike Ped
Bicycle-Pedestrian Priority Area Improvements (P501532)	Bike Ped
Bikeway Program Minor Projects (P507596)	Bike Ped
Bowie Mill Road Bikeway (P502108)	Bike Ped
Bradley Boulevard (MD 191) Improvements (P501733)	Bike Ped
Capital Crescent Trail (P501316)	Bike Ped
Dale Drive Shared Use Path and Safety Improvements (P502109)	Bike Ped
Falls Road Bikeway and Pedestrian Facility (P500905)	Bike Ped
Fenton Street Cycletrack (P502001)	Bike Ped
Flower Avenue Sidewalk (P501206) *	Bike Ped
Forest Glen Passageway (P501911)	Bike Ped
Franklin Avenue Sidewalk (P501734)	Bike Ped
Frederick Road Bike Path (P501118)	Bike Ped
Goldsboro Road Sidewalk and Bikeway (P501917)	Bike Ped
Good Hope Road Shared Use Path (P501902)	Bike Ped
Life Sciences Center Loop Trail (P501742)	Bike Ped
MacArthur Blvd Bikeway Improvements (P500718)	Bike Ped
MD 355 Crossing (BRAC) (P501209)	Bike Ped
MD 355 Sidewalk (Hyattstown) (P501104) *	Bike Ped

Project	Category
MD355-Clarksburg Shared Use Path (P501744)	Bike Ped
Metropolitan Branch Trail (P501110)	Bike Ped
Needwood Road Bikepath (P501304) *	Bike Ped
Oak Drive/MD 27 Sidewalk (P501908)	Bike Ped
Seven Locks Bikeway and Safety Improvements (P501303)	Bike Ped
Sidewalk Program Minor Projects (P506747)	Bike Ped
Silver Spring Green Trail (P509975)	Bike Ped
Transportation Improvements for Schools (P509036)	Bike Ped
Beach Drive Bridge (P501903)	Bridges
Bridge Design (P509132)	Bridges
Bridge Preservation Program (P500313)	Bridges
Bridge Renovation (P509753)	Bridges
Brighton Dam Road Bridge No. M-0229 (P501907)	Bridges
Brink Road Bridge M-0064 (P502104)	Bridges
Dennis Ave Bridge M-0194 Replacement (P501701)	Bridges
Dorsey Mill Road Bridge (P501906)	Bridges
Elmhirst Parkway Bridge (Bridge No. M-0353) (P501420) *	Bridges
Garrett Park Road Bridge M-0352 (P502105)	Bridges
Glen Road Bridge (P502102)	Bridges
Gold Mine Road Bridge M-0096 (P501302) *	Bridges
Mouth of Monocacy Road Bridge (P502103)	Bridges
Park Valley Road Bridge (P501523) *	Bridges
Piney Meetinghouse Road Bridge (P501522) *	Bridges
North County Maintenance Depot (P500522) *	Highway Maintenance
Permanent Patching: Residential/Rural Roads (P501106)	Highway Maintenance
Residential and Rural Road Rehabilitation (P500914)	Highway Maintenance
Resurfacing Park Roads and Bridge Improvements (P500720)	Highway Maintenance
Resurfacing: Primary/Arterial (P508527)	Highway Maintenance
Resurfacing: Residential/Rural Roads (P500511)	Highway Maintenance
Salt Storage Facility (P361902) *	Highway Maintenance
Sidewalk and Curb Replacement (P508182)	Highway Maintenance
Street Tree Preservation (P500700)	Highway Maintenance
Bethesda Metro Station South Entrance (P500929)	Mass Transit (MCG)
Boys Transit Center (P501915)	Mass Transit (MCG)
Burtonsville Park and Ride Improvements (P502203)	Mass Transit (MCG)
Bus Priority Program - Minor Projects (P502204)	Mass Transit (MCG)
Bus Rapid Transit: MD 355 (P502005)	Mass Transit (MCG)
Bus Rapid Transit: System Development (P501318)	Mass Transit (MCG)
Bus Rapid Transit: US 29 (P501912)	Mass Transit (MCG)
Bus Rapid Transit: US 29-Phase 2 (P502201)	Mass Transit (MCG)

Project	Category
Bus Rapid Transit: Veirs Mill Road (P501913)	Mass Transit (MCG)
Bus Stop Improvements (P507658)	Mass Transit (MCG)
Equipment Maintenance and Operations Center (EMOC) (P500933) *	Mass Transit (MCG)
Great Seneca Science Corridor Transit Improvements (P502202)	Mass Transit (MCG)
Intelligent Transit System (P501801)	Mass Transit (MCG)
Master Leases: Transit Radio System Replacement (P502110)	Mass Transit (MCG)
MCPS & M-NCPPC Maintenance Facilities Relocation (P361109) *	Mass Transit (MCG)
Purple Line (P501603)	Mass Transit (MCG)
Ride On Bus Fleet (P500821)	Mass Transit (MCG)
Ride On Bus Route Restructuring Study (P502107) *	Mass Transit (MCG)
Silver Spring Transit Center (P509974) *	Mass Transit (MCG)
Transit Park and Ride Lot Renovations (P500534) *	Mass Transit (MCG)
White Flint Metro Station Access Improvements (P502106)	Mass Transit (MCG)
White Flint Metro Station Northern Entrance (P501914)	Mass Transit (MCG)
Bethesda Lot 31 Parking Garage (P500932) *	Parking
Facility Planning Parking: Bethesda Parking Lot District (P501313)	Parking
Facility Planning Parking: Silver Spring Parking Lot District (P501314)	Parking
Facility Planning Parking: Wheaton Parking Lot District (P501312)	Parking
Parking Bethesda Facility Renovations (P508255)	Parking
Parking Lot Districts Service Facility (P501551) *	Parking
Parking Silver Spring Facility Renovations (P508250)	Parking
Parking Wheaton Facility Renovations (P509709)	Parking
Silver Spring Lot 3 Parking Garage (P501111) *	Parking
Advance Reforestation (P500112) *	Roads
Burtonsville Access Road (P500500)	Roads
Century Boulevard (P501115) *	Roads
Clarksburg Transportation Connections (P501315) *	Roads
County Service Park Infrastructure Improvements (P501317)	Roads
Davis Mill Road Emergency Stabilization (P502006) *	Roads
Dedicated but Unmaintained County Roads (P501117) *	Roads
East Gude Drive Roadway Improvements (P501309)	Roads
Facility Planning-Transportation (P509337)	Roads
Goshen Road South (P501107)	Roads
Highway Noise Abatement (P500338) *	Roads
Maryland/Dawson Extended (P501405) *	Roads
MCG Reconciliation PDF (P501404)	Roads
Montrose Parkway East (P500717) *	Roads
Observation Drive Extended (P501507)	Roads
Platt Ridge Drive Extended (P501200) *	Roads
Public Facilities Roads (P507310)	Roads

Project	Category
Seminary Road Intersection Improvement (P501307)	Roads
Snouffer School Road (P501109)	Roads
Snouffer School Road North (Webb Tract) (P501119) *	Roads
State Transportation Participation (P500722) *	Roads
Stringtown Road (P501208) *	Roads
Subdivision Roads Participation (P508000)	Roads
Watkins Mill Road Extended (P500724) *	Roads
White Flint District East: Transportation (P501204)	Roads
White Flint District West: Transportation (P501116)	Roads
White Flint West Workaround (P501506)	Roads
Advanced Transportation Management System (P509399)	Traffic Mitigation
Bethesda Transportation Infrastructure Development (P501802) *	Traffic Mitigation
Guardrail Projects (P508113)	Traffic Mitigation
Intersection and Spot Improvements (P507017)	Traffic Mitigation
Neighborhood Traffic Calming (P509523)	Traffic Mitigation
Pedestrian Safety Program (P500333)	Traffic Mitigation
Streetlight Enhancements-CBD/Town Center (P500512)	Traffic Mitigation
Streetlighting (P507055)	Traffic Mitigation
Traffic Signal System Modernization (P500704)	Traffic Mitigation
Traffic Signals (P507154)	Traffic Mitigation
White Flint Traffic Analysis and Mitigation (P501202)	Traffic Mitigation
White Oak Local Area Transportation Improvement Program (P501540)	Traffic Mitigation

**Source:** Montgomery County Department of Transportation, Division of Transportation Engineering, Completed Project List for FY 2022



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

### **New Schools:**

None

### **Revitalization/Expansions:**

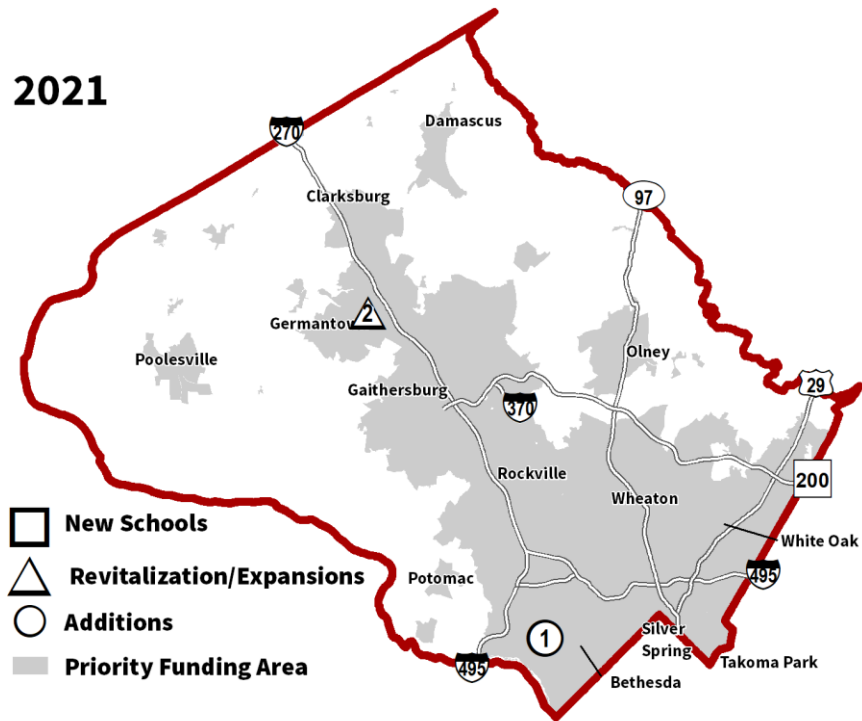
Seneca Valley HS (2)

### **Additions:**

Walt Whitman HS (1)

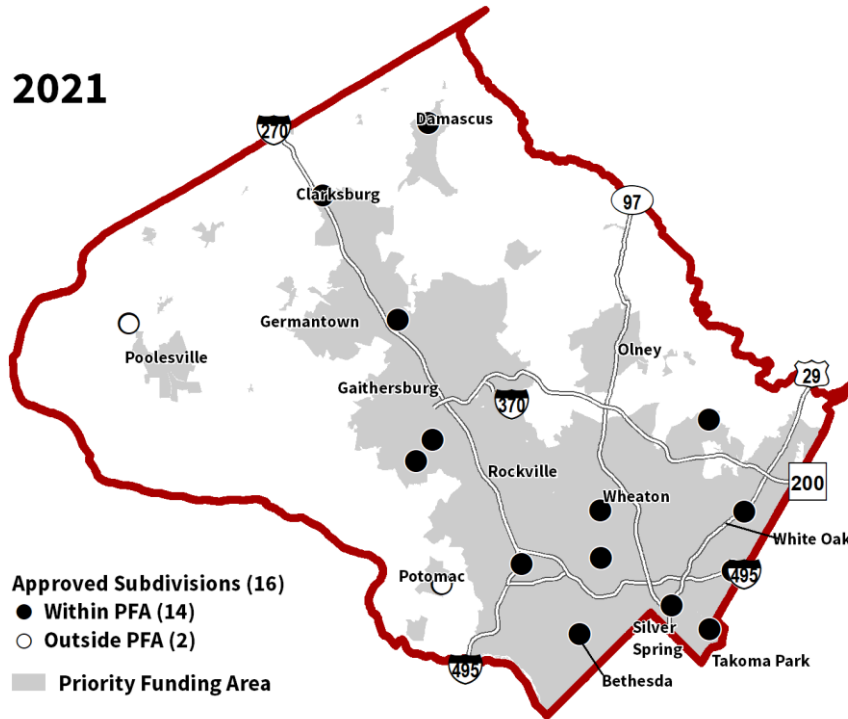
**Note:** Numbers in parenthesis above correspond to the numbers on map below

**Source:** Montgomery County Public Schools (MCPS, 2021)



## New Subdivisions

**16** new subdivisions were approved in 2021; **14** (88%) located within the PFA, while **2** (12%) were located outside.



**Source:** Montgomery County Planning Department, CY 2021

**(D) Did your jurisdiction identify any recommendations for improving the planning and development process with the jurisdiction? If yes, please list**  Y  N

Bill 44-20 was introduced in September 2020 and adopted by the Council in December 2020, requiring OLO to prepare racial equity and social justice impact statements for each Zoning Text Amendment introduced by the Council, starting in September 2021.

In June 2021, Montgomery County released its Climate Action Plan. The Climate Action Plan is Montgomery County's strategic plan to cut greenhouse gas (GHG) emissions 80% by 2027 and 100% by 2035. The Climate Action Plan details the effects of a changing climate on Montgomery County and includes strategies to reduce GHG emissions and climate-related risks to the County's residents, businesses, and the built and natural environment.

## Equity Focus Areas

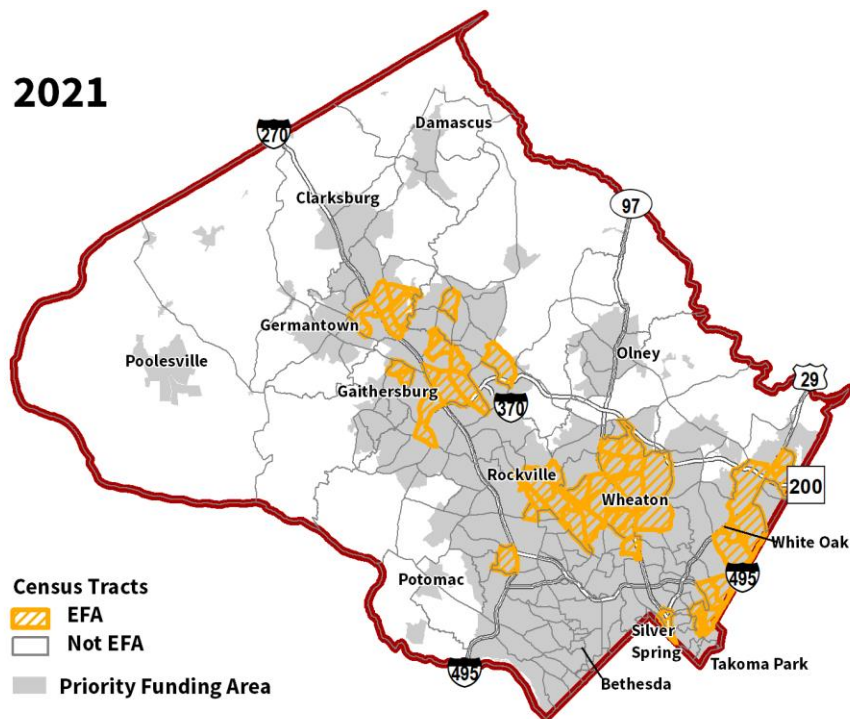
In 2021, Montgomery County Planning implemented Equity Focus areas (EFA) whose primary goal is to create a tool that will help guide numerous planning projects and processes of Montgomery Planning and Montgomery Parks, both part of the Maryland-National Capital Park and Planning Commission. Some of these efforts include



the update to the county’s General Plan, known as Thrive Montgomery 2050, Montgomery Planning’s Equity in Master Planning Framework, and Montgomery Parks’ Capital Improvement Program prioritization.

Unlike other regional and national racial equity analysis, the EFA analysis used a methodology tailored to Montgomery County. The analysis examined three specific variables – household income, race and ethnicity, and the ability to speak English– to identify areas of the county that may experience the highest inequities in access to transportation, job opportunities and other resources supporting a high quality of life. Montgomery Planning applied a modified indexing approach to combine and analyze these variables, using the latest datasets available from the U.S. Department of Housing and Urban Development (HUD) and the American Communities Survey at the U.S. Census Tract scale. Using this data, Montgomery Planning identified areas in the county with high concentrations of lower-income people of color who may also speak English less than well.

As indicated by the map below, all **56** EFA’s fall within the PFA.



**Source:** Montgomery County Planning Department, CY 2021

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

Note: MDP provides technical assistance to local governments in completing a development capacity analyses. 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?**

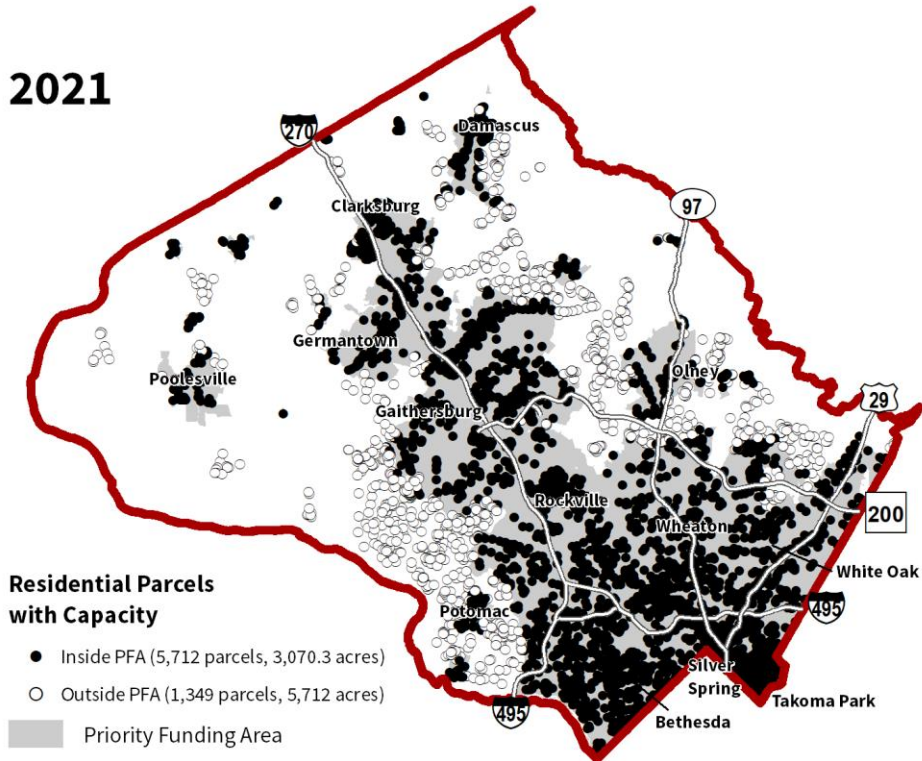
Y  N

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:  
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
<b>Residentially Zoned Acres w/ Capacity</b>	<b>3,070.3</b>	<b>2,631.8</b>	<b>5,702.1</b>
<b>Residential Parcel &amp; Lots w/Capacity</b>	<b>5,712</b>	<b>1,349</b>	<b>7,061</b>
<b>Residential Capacity (Units)</b>	<b>42,157</b>	<b>2,719</b>	<b>44,876</b>



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

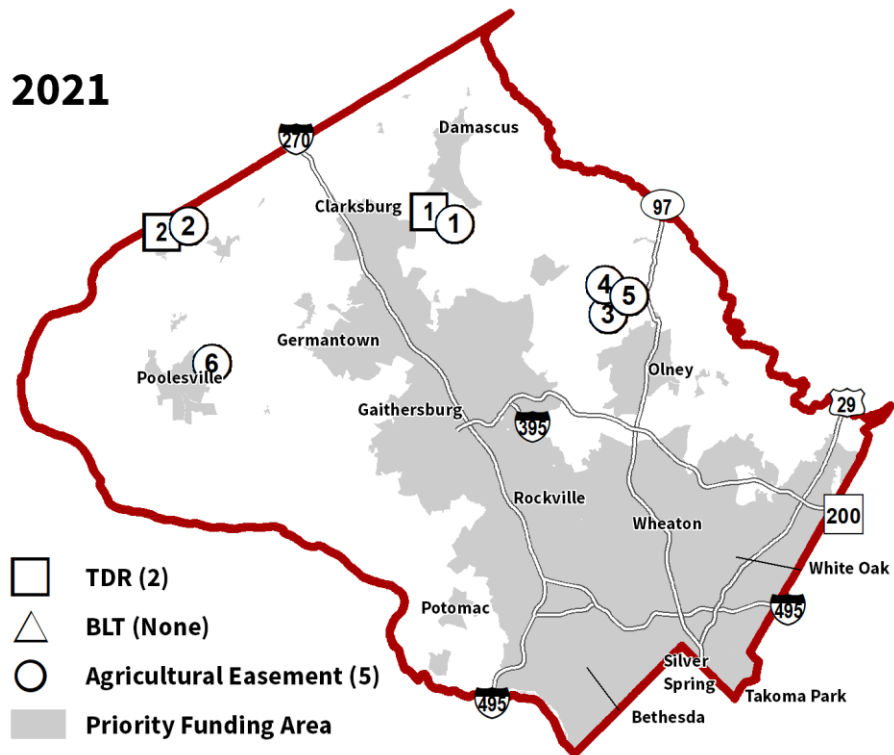
(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

**Table 3: Locally Funded Agricultural Land Preservation**

Local Preservation Program Type	Acres
Example: Transfer of Development Rights	167.1
Example: Building Lot Retirement	0
Example: Land Purchase	567.4
Example: Local Land Trust	NA*
Example: Easement	167.9
Example: Other (Agricultural Easements)	594.6
<b>Total</b>	<b>1,497**</b>

\* For more information, go to: [www.findalandtrust.org/counties/24031](http://www.findalandtrust.org/counties/24031)

\*\* does not include Local Land Trusts



Tax ID	Number of TDRs	Application Number	Acres
02237664 (1)	11	T02237664	60.4
03363872 (2)	13	T03363872	106.7

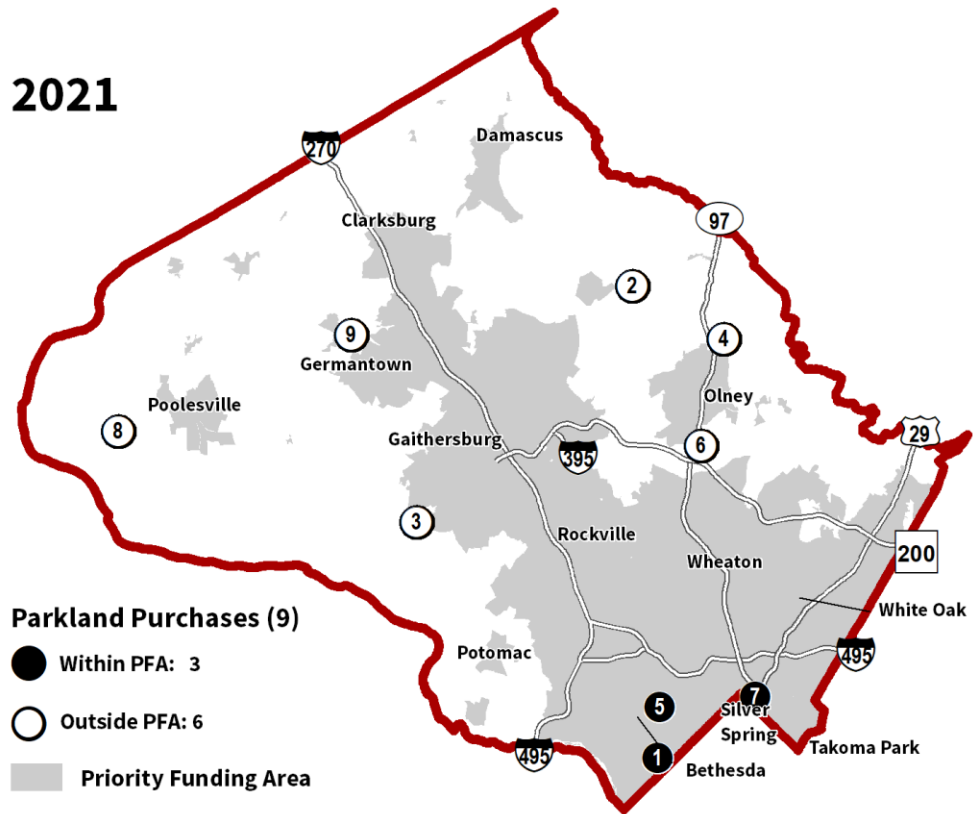
**Note:** Number in parentheses corresponds to number on map

**167.1** Acres, consisting of **24** Transferable Development Rights (TDR), were preserved via the County’s TDR program

Tax ID	Easement Type	Date Created	Acres
02237664 (1)	AEP	10/2021	60
03363872 (2)	MALPF	8/2021	106.1
00704822 (3)	RLP	2/2021	3.7
00704800 (4)	RLP	2/2021	64.2
00713074 (5)	RLP	2/2021	229.7
00034323 (6)	RLP	3/2021	130.9

**Note:** Number in parentheses corresponds to number on map

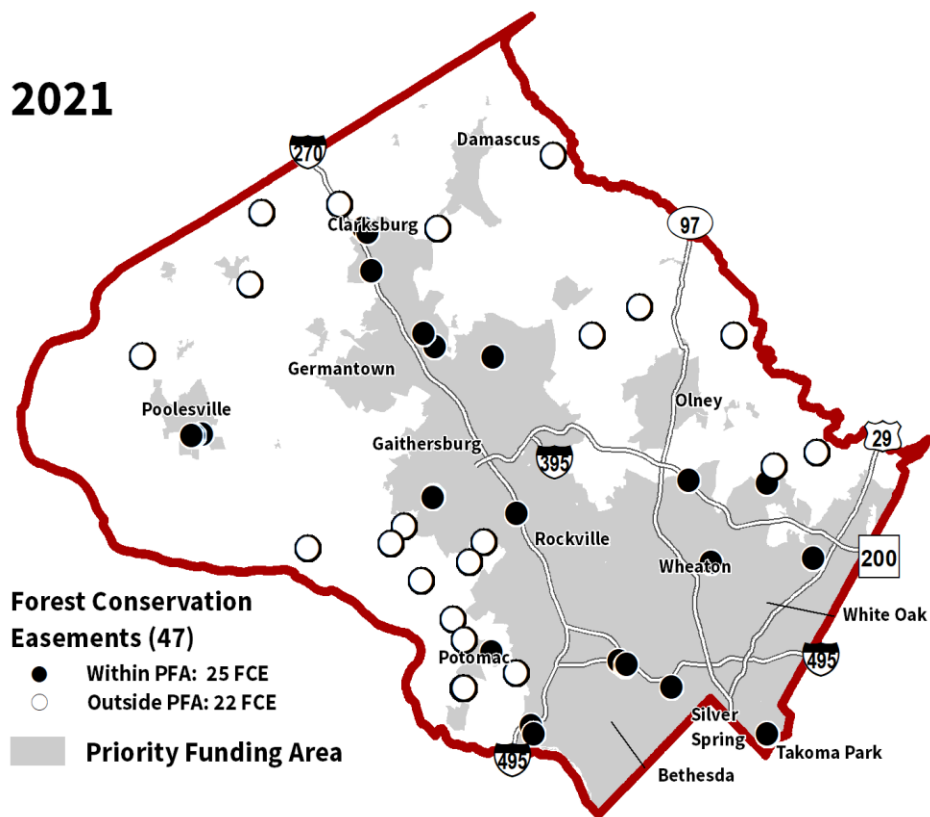
**594.6** Acres, consisting of **6** Agricultural Easements, were preserved in 2021.



Name	Former Owner	Closing Date	Acres
Willard Avenue Neighborhood Park (1)	Mizrahi	2/24/2021	0.2
Upper Hawlings River SVP (2)	Fairhill Estates	6/10/2021	69.8
Muddy Branch SVP (3)	SHA (Otis Kent)	7/8/2021	1.4
Reddy Branch SVP (4)	Yinger	7/23/2021	2.8
Veteran's Park Civic Green (5)	Goldberg Trust Phase 2	9/17/2021	0.1
Olney Manor RP (6)	Kimble	10/15/2021	17.1
South Silver Spring URP (7)	Imperial Investments (Martens)	12/10/2021	1.0
Broad Run CP (8)	Broad Run Creek Farm II LLC	12/17/2021	472.8
Black Hill RP (9)	Dice Investors	12/22/2021	2.4

**Note:** Number in parentheses corresponds to number on map

**567.4** acres, consisting of **9** park purchases (NOT land exchanges or donations) preserved via the County's Parks Department



**167.9** acres, consisting of **47** Forest Conservation Easements (FCE), preserved via the County's FCE program

**(B) What is the county’s established local land use percentage goal? 80%**

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 very little developable land outside the PFA. Almost all significant development in terms of new population and employment is within the PFA. On average, over the last 10 years, 88% of the residential units and 89% of the commercial square footage permits being issued were within the PFA. Considering these percentages, we feel confident establishing a goal that calls for a minimum of 80% of our approved growth to be within the County’s PFA.

**(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 PFAs.

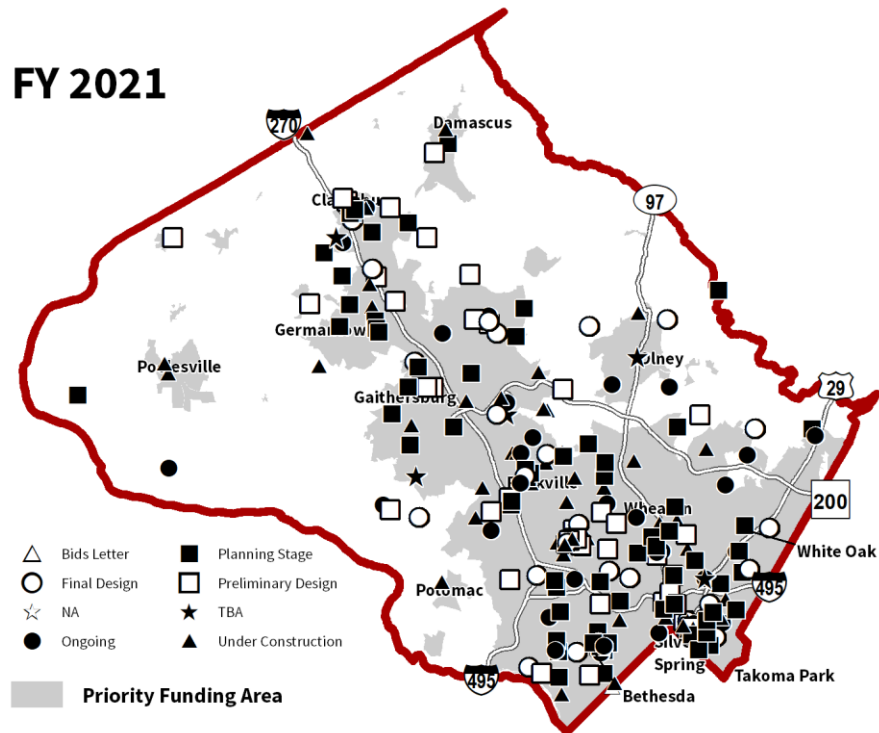
This includes the Silver Spring Downtown and Adjacent Communities Plan (in progress during 2021), the Shady Grove Sector Plan Minor Master Plan Amendment (completed in 2021), Great Seneca Science Corridor Minor Master Plan Amendment (completed in 2021), the Ashton Minor Master Plan Amendment (in progress in 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), Bethesda Downtown Sector Plan (May 2017). Focusing growth in the areas of these plans will help the County continue to achieve its land use percentage goal within the PFAs.

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

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.

Project Status	IN	OUT	Total	Percent in PFA
Bids Letter	1	1	2	50.0%
Final Design Stage	24	4	28	85.7%
NA	1	0	1	100.0%
Ongoing	34	3	37	91.9%
Planning Stage	72	6	78	92.3%
Preliminary Design Stage	33	9	42	78.6%
TBA	5	0	5	100.0%
Under Construction	57	4	61	93.4%
<b>Total</b>	<b>227</b>	<b>27</b>	<b>254</b>	<b>89.4%</b>

**Note:** Only location specific projects were mapped.



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

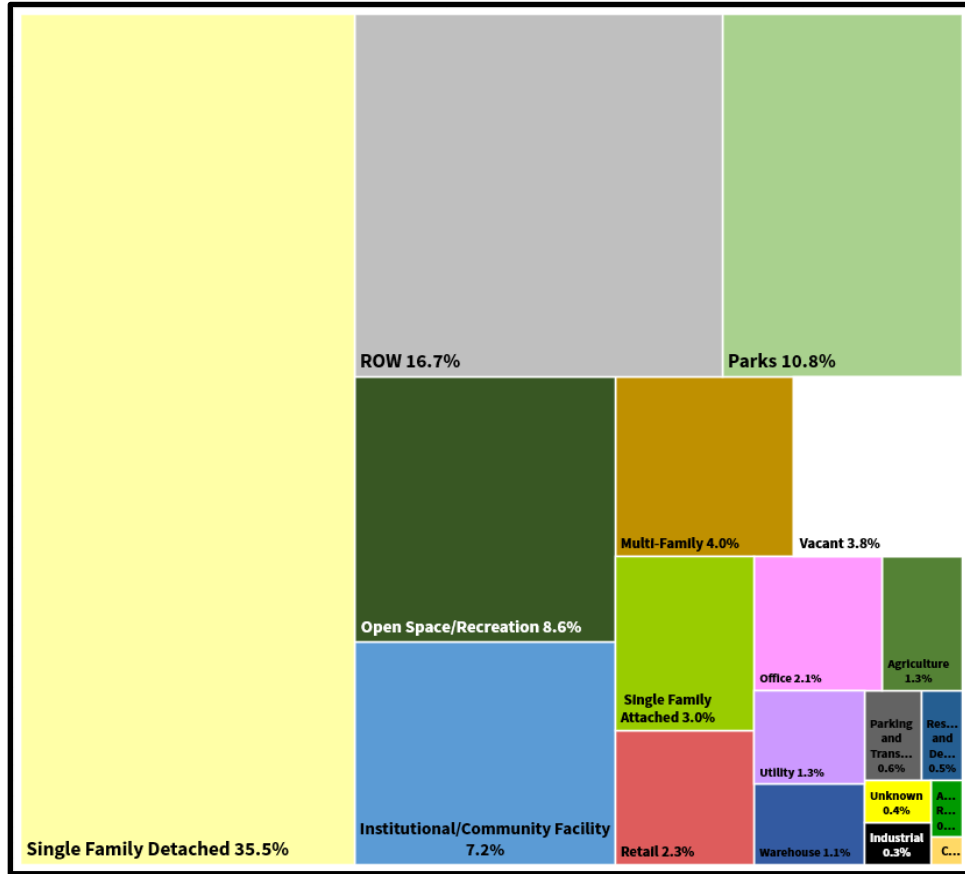
In addition to Transferable Development Rights (TDR) and Building Lot Terminations (BLT), the County relies on Program Open Space funding for land acquisition to preserve land outside the PFA. The Rural Legacy and Agricultural Easement programs are essential for land preservation in the Agricultural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

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

Y  N

Montgomery County PFA is **125,202.5 acres**

Share of estimated land use percentages within PFA only:

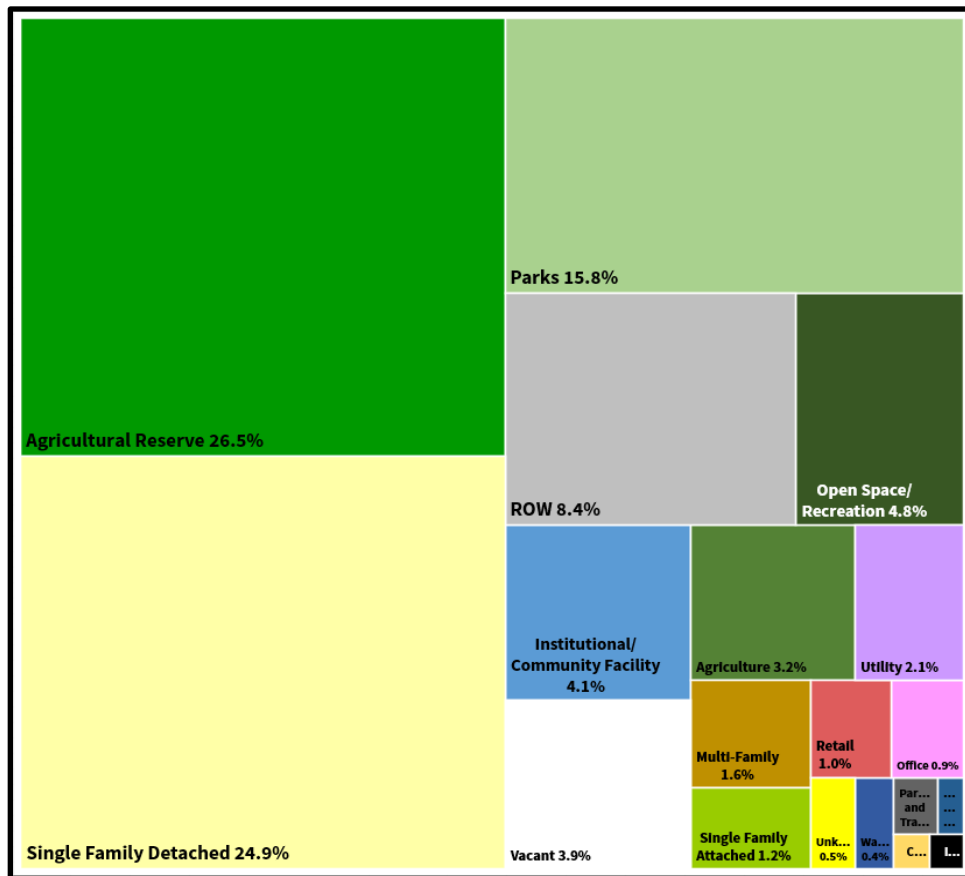


LAND USE	PERCENT	LAND USE	PERCENT
Single Family Detached	35.5%	Agriculture	1.3%
Road Right-of-Way (ROW)	16.7%	Utility	1.3%
Parks	10.8%	Warehouse	1.1%
Open Space/Recreation	8.6%	Agricultural Reserve	0.2%
Institutional/Community Facility	7.2%	Parking and Transportation	0.6%
Multi-Family	4%	Research and Development	0.5%
Vacant	3.8%	Industrial	0.3%
Single Family Attached	3%	Cultural	0.1%
Retail	2.3%		
Office	2.1%		



Montgomery County totals **318,620 Acres**

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



LAND USE	PERCENT	LAND USE	PERCENT
Agricultural Reserve	26.5%	Multi-Family	1.6%
Single Family Detached	24.9%	Single Family Attached	1.2%
Parks	15.8%	Retail	1%
Road Right-of-Way (ROW)	8.4%	Office	0.9%
Open Space/Recreation	4.8%	Warehouse	0.4%
Institutional/Community Facility	4.1%	Parking and Transportation	0.3%
Vacant	3.9%	Research and Development	0.2%
Agriculture	3.2%	Cultural	0.2%
Utility	2.1%	Industrial	0.1%

## 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
<b># New Residential Permits Issued</b>	1,143	192	1,335
<b># New Residential Permits Issued (Units)</b>	1,402	192	1,594

**Source:** Montgomery County Department of Permitting Services, 2021

Residential	PFA	Non - PFA	Total
<b># Units Approved</b>	3,491	16	3,507
<b># Units Constructed*</b>	1,073	154	1,227
<b># Subdivisions Approved</b>	14	2	16
<b>Total Approved Subdivision Area (Gross Acres)</b>	260.1	423.1	683.1
<b># Lots Approved</b>	704	18	722
<b>Total Approved Lot Size (Net Acres)</b>	260.1	423.1	683.1
<b># Units Demolished*</b>	NA	NA	NA
<b># Units Reconstructed/Replaced*</b>	NA	NA	NA

**\*Source:** Montgomery County Department of Permitting Services, 2021

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

Residential	PFA	Non - PFA	Total
<b># Units Approved</b>	3,491	16	3,507
<b>Total Approved Lot Size (Net Acres)</b>	260.1	423.1	683.1

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

Residential	PFA	Non - PFA	Total
<b># Units Approved</b>	3,491	16	3,507
<b>% of Total Units (# Units/Total Units)</b>	99.5%	0.5%	100%

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

Commercial	PFA	Non - PFA	Total
# Permits Issued	38	2	40
# Lots Approved	12	1	13
Total Building Square Feet Approved (Gross)	367,199	152,655	519,854
Total Square Feet Constructed (Gross)*	391,359	226,735	618,094

\*Source: Montgomery County Department of Permitting Services, 2021

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

Commercial	PFA	Non - PFA	Total
Total Building Square Feet (Gross)	367,199	152,655	519,854
Total Lot Size (Net Acres)	25.9	5.9	31.8

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

Commercial	PFA	Non - PFA	Total
Total Building Square Feet (Gross)	367,199	152,655	519,854
% of Total Building Sq. Ft. (Bldg. Sq. Ft./Total Sq. Ft.)	70.6%	29.4%	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 2020 and 2020 are due July 1, 2021. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

**(A) What is the type of infrastructure affected? (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 was adopted by the County Council on November 16, 2020 and became effective on January 1, 2021.

**(B) Where is each restriction located? (Identify on a map, including PFA boundary.)**

Under the current Growth and Infrastructure policy, there are no APFO restrictions based on school or transportation inadequacies.

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

**Schools:**

The Growth and Infrastructure Policy became effective in Montgomery County on January 1, 2021, replacing the previous Subdivision Staging Policy. Under the new policy, residential development moratoria are no longer used as a tool to manage growth in areas projected to have inadequate school capacity. Instead, development applications are assessed Utilization Premium Payments according to their estimated impact on an overutilized facility. Therefore, there are no APFO restrictions related to schools to report in Montgomery County from 2021 and beyond.

**Transportation:**

No restrictions based on transportation inadequacy.

**(D) What is the proposed resolution of each restriction?**

Funds for capital improvements are limited resources, and each year the school system requests money for capital programming to meet as much of the capacity need as possible.

**(E) What is the estimated date for the resolution of each restriction?**

All school-based restrictions were eliminated when the new Growth and Infrastructure Policy took effect on January 1, 2021.

**(F) What is 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 could have resulted in the removal of a restriction (moratorium). In other cases, the restriction was lifted when the new Growth and Infrastructure took effect on January 1, 2021. 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.

**(G) When was each restriction lifted?**

As demonstrated in the response to Section VI Question C, most school restrictions were lifted on July 1, 2020. The school restrictions in effect for the second half of 2020 were all lifted effective January 1, 2021. For transportation, capacity is evaluated on a project-by-project approval basis. Thus, any restriction will be in the form of mitigation that will occur in conjunction with new development.

## 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 (anticipated in 2023)
3. Has the plan been adopted? Bicycle Master Plan (yes), Pedestrian Master Plan (forthcoming)  
Y  N
4. Is the plan available online? Bicycle Master Plan (yes), Pedestrian Master Plan (forthcoming)  
Y  N
5. How often do you intend to update it? There is no schedule for updating the Bicycle Master Plan, but a monitoring report is required every two years. The first biennial monitoring report was released in 2021)
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 (the Countywide Transit Corridors Functional Master Plan adopted in 2013, the Master Plan of Highways and Transitways adopted in 2018, the Purple Line Functional Plan adopted in 2010, Corridor Forward: The I-270 Transit Plan currently in progress and the Rustic Roads Functional Master Plan currently in progress), though no comprehensive transportation plan other than our general plan.

1. Plan name
2. Date completed (MM/DD/YY)
3. Has plan been adopted? Y  N
4. Is the plan available online? Y  N
5. How often do you intend to update it? (Every \_\_\_\_ years)

## Section VIII: Submitting Annual Reports and Technical Assistance

- (A)** Annual Reports may be submitted via email (preferred) to [david.dahlstrom@maryland.gov](mailto: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](http://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](http://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](mailto:david.dahlstrom@maryland.gov).