

Resolution No: 19-147
Introduced: April 23, 2019
Adopted: June 25, 2019

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Councilmember Rice
Co-Sponsor: Councilmember Riemer

SUBJECT: Amendment to the 2016-2020 Subdivision Staging Policy in association with blighted/condemned buildings or affordable housing

Background

1. On April 17, 2018 the County Council approved Resolution 18-1087, amending the 2016-2020 Subdivision Staging Policy.
2. County Code §33A-15(f) allows either the County Council, County Executive, or the Planning Board to initiate an amendment to the Subdivision Staging Policy.
3. On April 23, 2019, in accordance with §33A-15, the Council introduced proposed technical amendments to amend Resolution 18-1087 in association with blighted/condemned buildings or affordable housing.
4. On June 11, 2019, the County Council held a public hearing on the Draft Amendment to the Subdivision Staging Policy.
5. On June 17, 2019 the Council's Planning, Housing, and Economic Development Committee conducted a worksession on the Draft Amendment to the Subdivision Staging Policy.
6. The Council conducted a worksession on the Draft Amendment to the Subdivision Staging Policy, at which careful consideration was given to the public hearing testimony, updated information, recommended revisions and comments of the County Executive and Planning Board, and the comments and concerns of other interested parties.

Action

The County Council for Montgomery County, Maryland approves the following resolution:

The 2016-2020 Subdivision Staging Policy is amended as follows:

* * *

Guidelines for Transportation Facilities

* * *

S Public School Facilities

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S7.3[[Blighted/]]Condemned Buildings or Affordable Housing

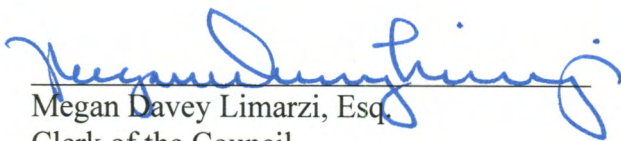
If public school capacity is inadequate in any cluster or school service area, the Planning Board nevertheless may approve a subdivision in that cluster or school service area if the subdivision generates 10 or [[fewer]] less students in any given impacted school, and:

- (1) Replaces or remediates a[[n uninhabited, blighted or]] condemned, or previously condemned and currently vacant structure located within, abutting or [[adjacent to]] confronting a state-designed Opportunity Zone, or
- (2) Is a project having more than 50% affordable housing units for [[families]] households earning 60% of less of area median income.

These provisions may be used so that a school’s enrollment forecast is affected by no more than one such development per year.

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This is a correct copy of Council action.



Megan Davey Limarzi, Esq.
Clerk of the Council