

Montgomery Planning

Midcounty Planning Division

06/16/2022

Mid-County Citizens Advisory Board

Montgomery Planning Overview



Montgomery Planning – Who We Are

- Part of the Maryland-National Capital Park and Planning Commission (M-NCPPC)
- Organized in multi-disciplinary geographic teams as well as several other divisions including Countywide Planning and Policy and Research and Strategic Projects.



Montgomery Planning – What We Do

- Develop plans and establish policies for the natural and built environments for current and future generations.
 - Land use and transportation planning strategies;
 - Community and countywide plans;
 - Review of development applications;
 - Updates to land use and zoning regulations;
 - Cutting-edge research; and
 - Historic preservation.



Plan Types



Master and Sector Plans

- Master Plans seek to:
 - Engage the community
 - Bring stakeholders together and foster dialogue about the future
 - Define a community vision
 - Encourage cooperation among stakeholders
 - Analyze and prepare land use and zoning recommendations
 - Analyze and prepare recommendations on transportation infrastructure, environmental assets, community facilities
 - Support and prioritize equity
 - Serve as a guide for future development



Master Plan Process At-a-glance

Work Program

Agreed-upon master plans are added to Montgomery Planning's work program following budget negotiations with the County Council each spring.

Pre-scope of Work

Every master planning effort begins with several months of detailed data collection, technical analysis, and plan boundary determination. These activities review current conditions and changes over time, allowing planners to understand the evolution of key issues in the area.

Scope of Work

Planning teams present a scope of work for review and approval by the Planning Board. The scope of work examines the changes since the last master plan, outlines the existing conditions, and explains why a new plan update or amendment is needed. The scope also lays out the key issues or themes for exploration in the new plan.

Visioning + Analysis

Planners continue identifying issues and begin to identify solutions with the community. Community conversations help develop a vision for the plan, discussing how to improve future community conditions, infrastructure, the built environment, amenities, and more. Planners also review best practices and apply in-house and external expertise to explore possibilities for the community.

Planning Board Draft

Planners incorporate further community comments into the plan and present a revised draft to the Planning Board. The board approves the new draft and transmits it to the County Council and the County Executive for

Public Hearing Draft Plan

Planners take comments from the Planning Board and official public comments submitted, then present a revised draft at a public hearing, during which anyone may testify. The Planning Board, which has final authority over land use matters, may also hold work sessions to review the testimony and determine whether to make any revisions before publishing the Planning Board (Final) Draft Plan.

Working **Draft Plan**

Planners draft the working draft plan, which is first reviewed by the community, then present it to the Planning Board.

Preliminary Recommendations

Planners consult with the community to develop alternative actions and recommendations for the master plan, then present these to the Planning Board.

County Executive and County Council Review and Public Hearing

The County Executive drafts and sends a fiscal impact analysis with any comments and recommendations regarding the plan to the County Council.

The County Council holds a public hearing on the plan, then committee work sessions as appropriate. The full County Council then discusses the plan/holds work sessions and approves the plan with whatever changes occurred throughout their process.

Approval + Adoption

Montgomery Planning certifies the plan and submits it to the Maryland-National Capital Park and **Planning Commission** for final approval. The plan is then added as an amendment to the General Plan and published.

Master Plan **Implementation**

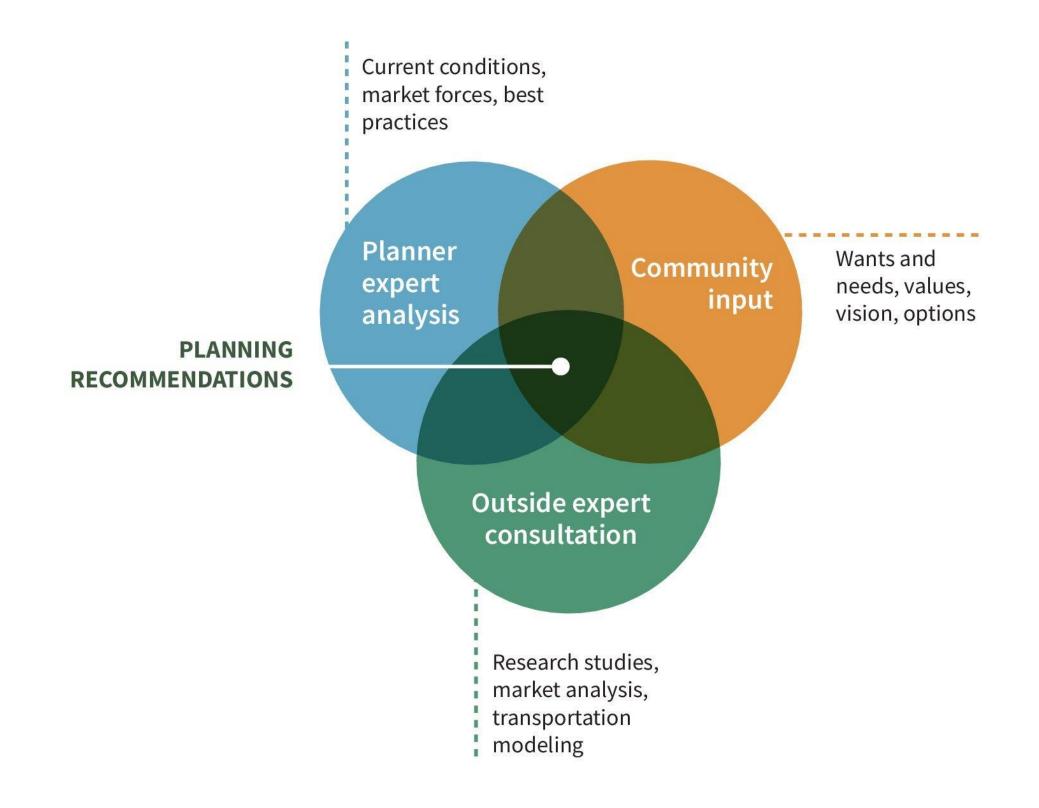
While Montgomery Planning provides consultation and research support to the county agencies responsible for making plans come to fruition, we do not implement the plans. Once a plan is adopted, Montgomery County government is responsible for coordinating plan implementation with Montgomery County agencies and partners, along with community members and developers, as appropriate.

NOTE: Outlined here is a model for the master planning process, which will be adhered to in most cases. However, each community is different, and, from time to time, steps may need to be added, deleted, or modified. Those portions of the planning process mandated by law - such as Planning Board hearings, County Executive review periods, and County Council public hearings – are not subject to modification.

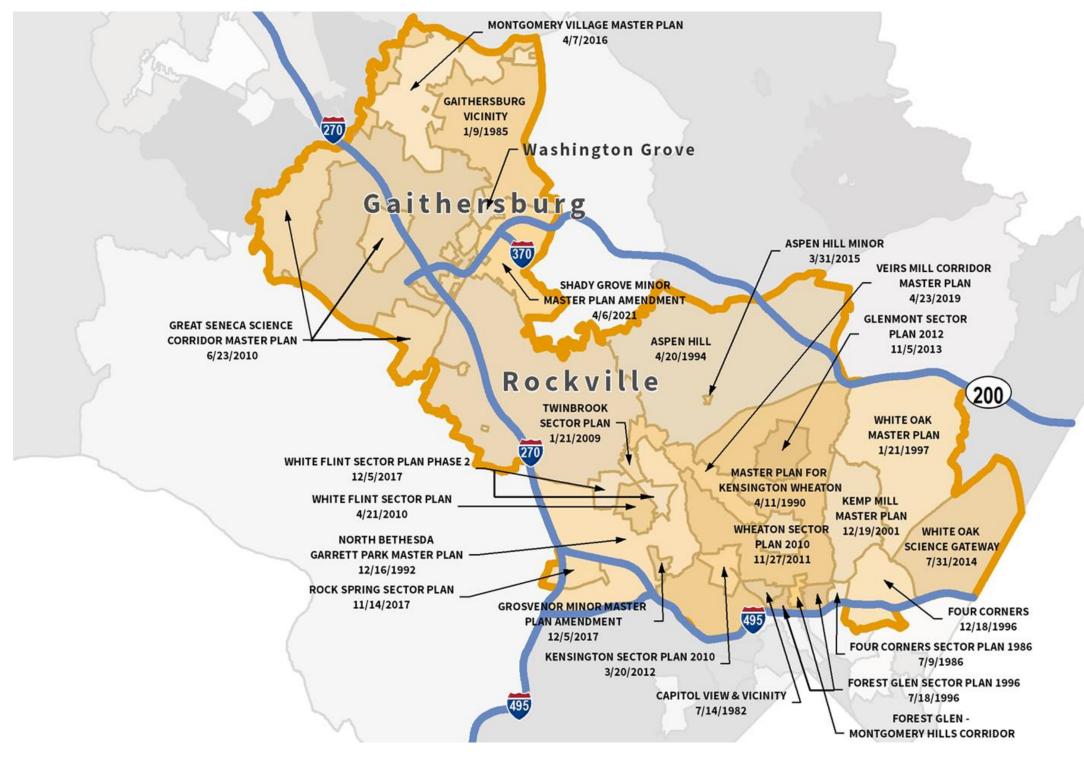




What informs planning recommendations



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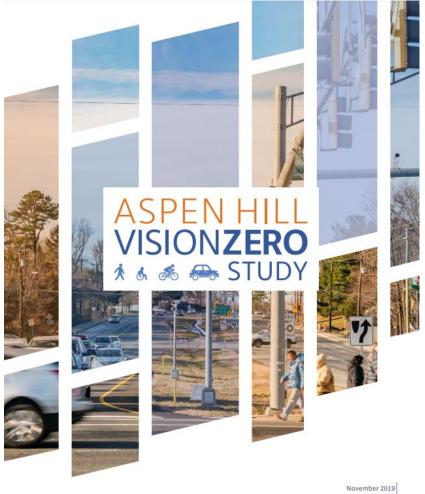


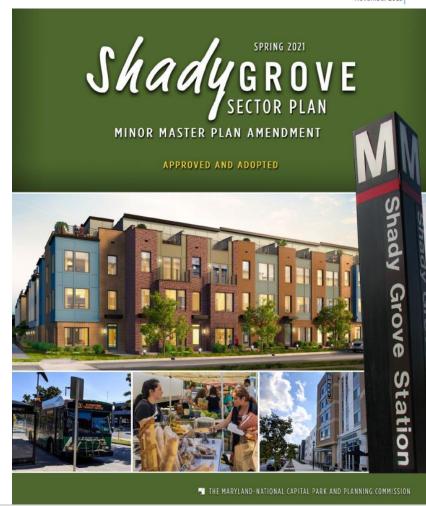
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- 2019 Aspen Hill Vision Zero Study
- 2019 Veirs Mill Corridor Master Plan
- 2021 Shady Grove Sector Plan Minor Master Plan Amendment
- Wheaton Downtown Study (current)
- University Boulevard Corridor Plan (upcoming)







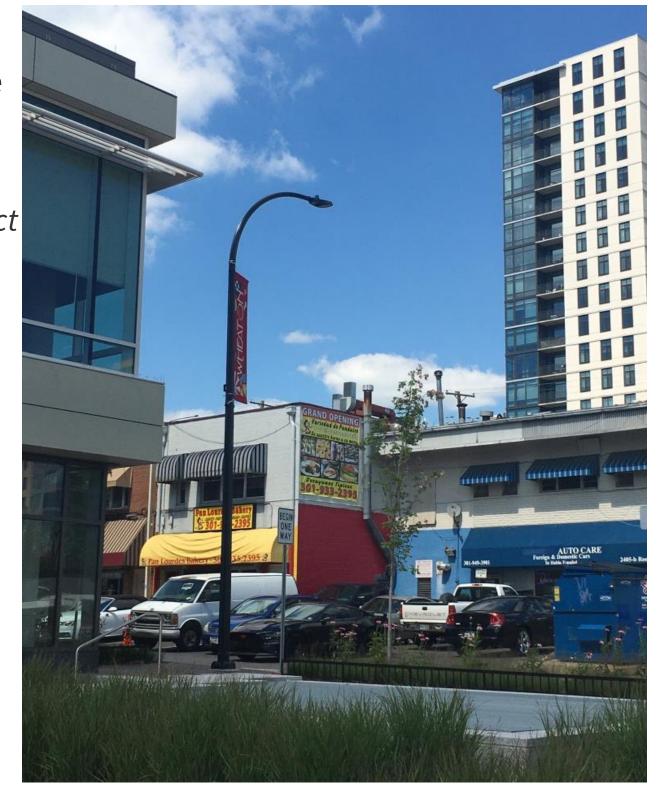


Wheaton Downtown Study

- The Wheaton Downtown Study will identify opportunities to create a cohesive downtown that integrates larger development with Wheaton's small-scale character while meeting the needs of small businesses, property owners, and residents building upon the vision of the 2012 Wheaton Central Business District (CBD) and Vicinity Sector Plan.
- The Study's purpose is to further Wheaton as a complete community characterized by a mixture of uses while promoting the area as a center of activity attractive for infill development that leverages existing amenities and accessibility.

Goals

- Evaluate Development Progress
- Promote Complete Communities
- Improve Multimodal Safety
- Establish Fine-Grained Urban Design Vision for Wheaton



University Boulevard Corridor Plan

- Initiated in May 2022.
- Anticipate initial outreach and engagement, as well as a scope of work early this fall.







Questions?

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