



MEMORANDUM

DATE: February 24, 2011
TO: Montgomery County Planning Board
VIA: Rollin Stanley, Director *RS*
FROM: Jacob Sesker, Planner Coordinator (301-650-5619) *JS*
Office of the Planning Director
SUBJECT: White Flint Staging-Subdivision Staging Policy Amendments

STAFF RECOMMENDATION: Approve proposed changes to the Subdivision Staging Policy and transmit those changes to the County Council.

BACKGROUND

On February 24, 2011 the Planning Board discussed the text of proposed changes to the Subdivision Staging Policy (formerly "Growth Policy") that are necessary to implement phasing/staging of the White Flint Sector Plan. The Planning Board directed staff to make certain changes to the proposed language; those changes are reflected in the text below.

Many of the more detailed provisions of staff's original proposal will be addressed in Planning Board guidelines rather than in the Subdivision Staging Policy itself. The guidelines will not be the subject of this work session—staff will continue to work with stakeholders to reach agreement on the contents of the guidelines and Planning Board work sessions on those guidelines will be scheduled for late March or early April.

PROPOSED SUBDIVISION STAGING POLICY AMENDMENT

Staff recommends implementing the phasing/staging of the White Flint Sector Plan through changes to the Subdivision Staging Policy creating a new Alternative Review Procedure for the White Flint Policy Area, and through Planning Board guidelines. The text of that proposed Alternative Review Procedure is below:

TA 6 Alternative Review Procedure for the White Flint Policy Area

TA 6.1 Exemption from PAMR and LATR

Effective July 1, 2011, an applicant for APF for any development that will be built within the White Flint Special Taxing District established under County Code Chapter 68C is exempt from TP Policy Area Mobility Review and TL Local Area Transportation Review.

TA 6.2 Effect on development outside of the White Flint Special Taxing District

The traffic impact of such development within the White Flint Special Taxing District must be considered in any TP Policy Area Mobility Review or TL Local Area Transportation Review calculations for any development outside the White Flint Special Taxing District.

TA 6.3 Planning Board to establish staging allocation guidelines

The Planning Board will approve guidelines establishing the protocol for allocating staging capacity under the White Flint Sector Plan.

TA 6.4 Staging Allocation Approval

A Staging Allocation Approval is a resolution from the Planning Board granting an applicant staging capacity under the White Flint Sector Plan. The contents of a Staging Allocation Approval, the effect of a Staging Allocation Approval, and any associated protocols will be established in Planning Board guidelines.

TA 6.5 Relationship to adequate public facilities in White Flint Policy Area

An applicant within the White Flint Policy Area must obtain a Staging Allocation Approval from the Planning Board. The applicant must submit a valid Staging Allocation Approval to the Department of Permitting Services with any application for a footing to grade or core and shell building permit. A Staging Allocation Approval and an APF approval have separate validity periods, and the expiration of one does not affect the validity of the other.

TA 6.5.1 Relationship to adequate public facilities in White Flint Special Taxing District

To the extent that the Department of Permitting Services is required under law to validate adequate public facilities for transportation, the Staging Allocation Approval shall satisfy this determination in the White Flint Special Taxing District.