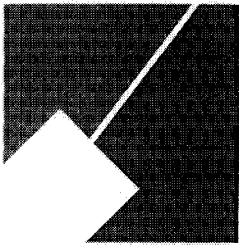


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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MCPB
Item #4
4/8/04

MEMORANDUM

DATE: April 2, 2004

TO: Montgomery County Planning Board

FROM: John A. Carter, Chief *JAC*
Community Based Planning Division
Carlton W. Gilbert, Zoning Supervisor *CG*
Development Review Division

SUBJECT: Presentation of the Technical Assistance Panel (TAP) Report and
Recommendations Prepared by the Washington Council of the
Urban Land Institute (ULI)

As the second phase of the Comprehensive Zoning Ordinance Review, the Commission engaged the services of the ULI Washington's TAP program to help us evaluate and analyze current ordinance regulations, procedures, and standards applicable to new development in the central business districts (CBDs) and transit station development areas of Montgomery County. In particular, we requested ULI to examine our zoning procedures and development approval processes to determine how well they accommodate mixed-use development including higher density housing in defined urban areas. Attached is a final report that includes a summary of overall findings and recommendations for improving the approval process.

Initiating work on the findings and recommendations of the TAP report will represent an ambitious undertaking by staff and the Planning Board. A schedule and work program will have to be developed to help guide and implement our ongoing efforts to conduct a comprehensive redo of our commercial, industrial and mixed-use zones.

Attachment