



AGENDA ITEM #12
May 15, 2018

Public Hearing

MEMORANDUM

May 11, 2018

TO: County Council

FROM:  Marlene Michaelson, Executive Director
 Jeffrey L. Zyontz, Senior Legislative Analyst

SUBJECT: SRA 18-02, Administrative Subdivision - Signature Business Headquarters

PURPOSE: Public Hearing

Subdivision Regulation Amendment (SRA) 18-02, Administrative Subdivision - Signature Business Headquarters, lead sponsor District Council at the request of the County Executive, was introduced on April 10, 2018. An accompanying Zoning Text Amendment to create Signature Business Headquarters as a new limited use on Commercial Residential (CR) zoned properties is being introduced as a separate agenda item.

SRA 18-02 would allow another category under which an applicant can file an administrative subdivision plan in place of a preliminary plan for a Signature Business Headquarters. The Planning Director can approve an administrative subdivision plan under an expedited process without Planning Board review.

A Planning, Housing, and Economic Development Committee worksession on SRA 18-02 is tentatively scheduled for May 17, 2018.

This packet contains:
SRA 18-02

Circle #
1 – 3

Subdivision Regulation Amendment
No.: 18-02
Concerning: Administrative Subdivision
- Signature Business Headquarters
Draft No. & Date: 1 – 4/6/18
Introduced: April 10, 2018
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: The District Council at the request of the County Executive

AN AMENDMENT to the Subdivision Regulations to:

- create an administrative subdivision process for a Signature Business Headquarters under certain standards.

By amending

Montgomery County Code
Chapter 50. “Subdivision of Land”
Section 50-6. “Administrative Subdivision Plan”
Section 50-6.1. “Applicability”

EXPLANATION:

Boldface indicates a Heading or a defined term.

Underlining indicates text that is added to existing law by the original text amendment or by ZTA 14-09.

[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.

Double underlining indicates text that is added to the text amendment by amendment or text added by this amendment in addition to ZTA 14-09.

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment or indicates a change from ZTA 14-09.

* * * indicates existing law unaffected by the text amendment.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. Chapter 50 is amended as follows:

* * *

Division 50.6. Administrative Subdivision Plan

Section 6.1. Applicability

The subdivider may file an administrative subdivision plan application instead of a preliminary plan under the following circumstances. The Director must review the necessary technical requirements of the administrative subdivision plan under Section 4.3.

* * *

E. Subdivision application for property to be used as Signature Business Headquarters under Section 3.5.8.D of the Zoning Ordinance. A lot or lots created for a Signature Business Headquarters may be approved, if:

1. The Planning Board approves a Signature Business Headquarters plan under Section 59-7.3.5, including a finding of adequate public facilities under the standards of Section 50-4.3.J, before approval of the plat;

2. any required road dedications, or covenants for future dedications, and associated public utility easements are shown on the record plat;

3. forest conservation, stormwater management, and environmental protection requirements, if applicable, are satisfied before approval of the plat; and

4. all special protection area requirements are satisfied before approval of the plat, if the subject property is located in a special protection area.