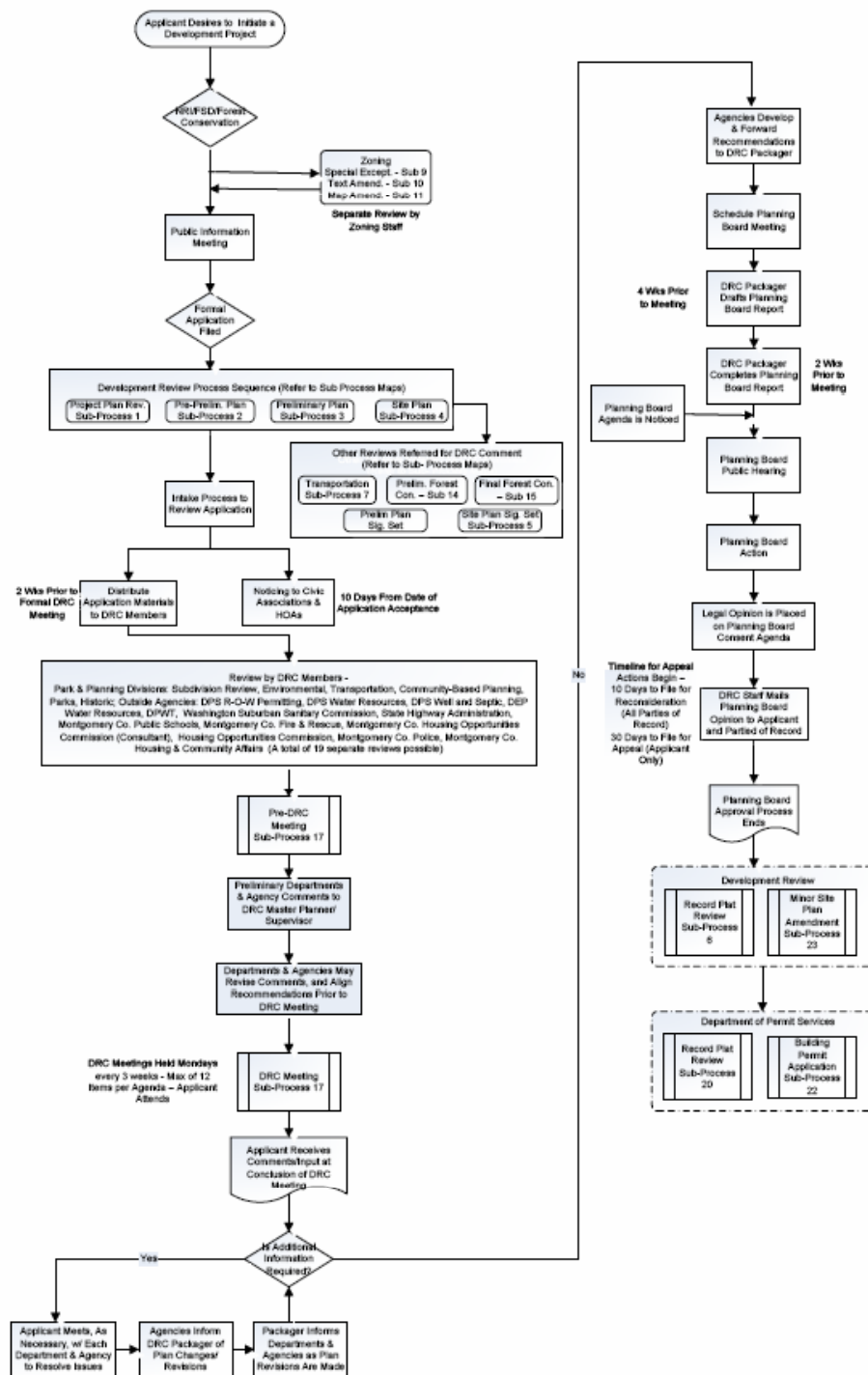
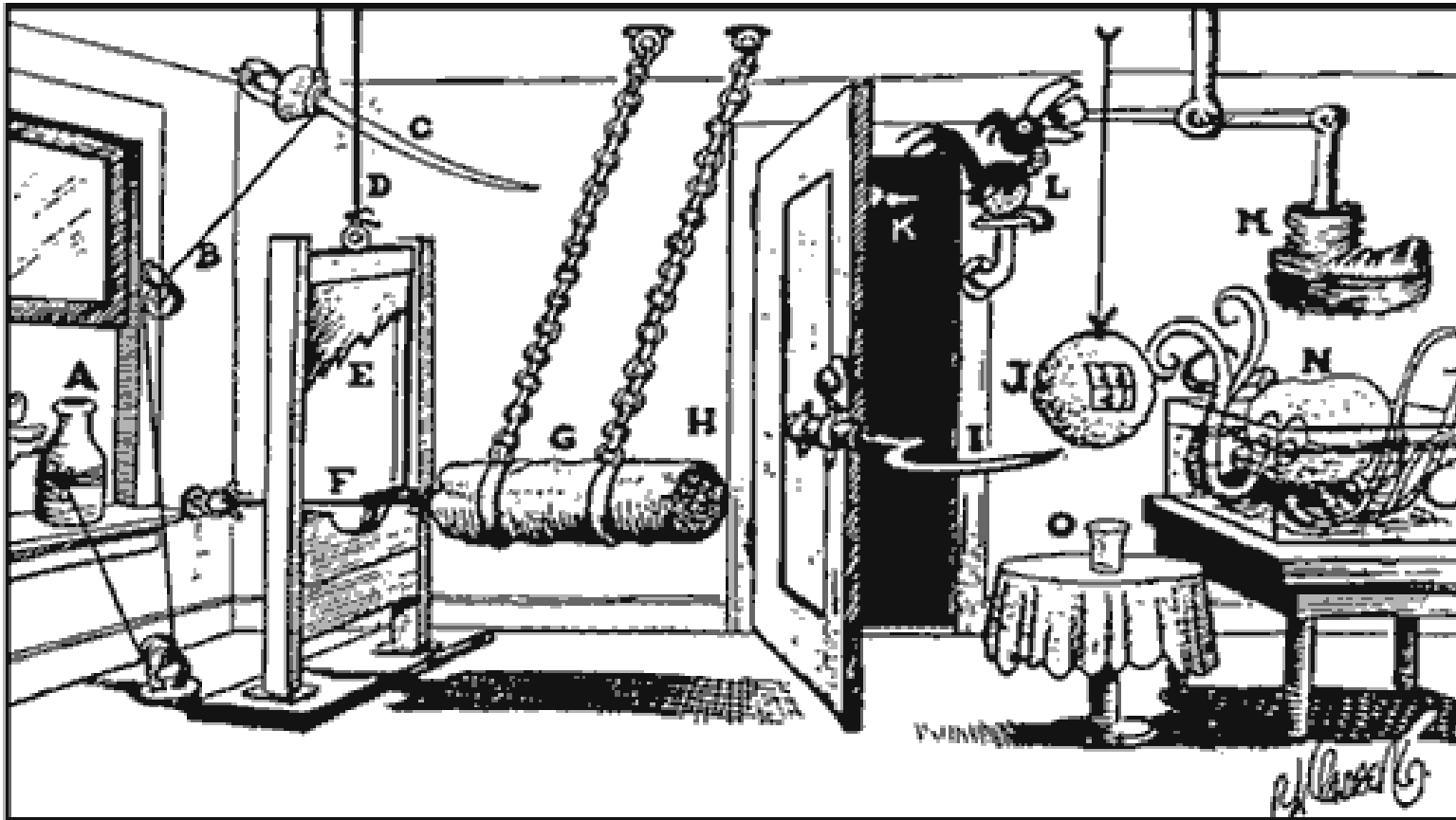


The Development Review Process

Overview and Proposed Changes

Current Process





- Project Plan
- Preliminary Plan
- Site Plan
- Certified Site Plan
- Record Plat
- Building Permit

Important Aspects of Each Plan

Project Plan

- Intended to focus on design, public use space and amenities, master/sector plan conformance and density

Preliminary Plan

- Creation of recorded lots or parcels, conformance to master/sector plans, dedications, adequate public facilities and maximum density

Site Plan

- Detailed plan with emphasis on design and the site details including landscaping, lighting, compatibility, building location and environment

Benefits of the Current Process

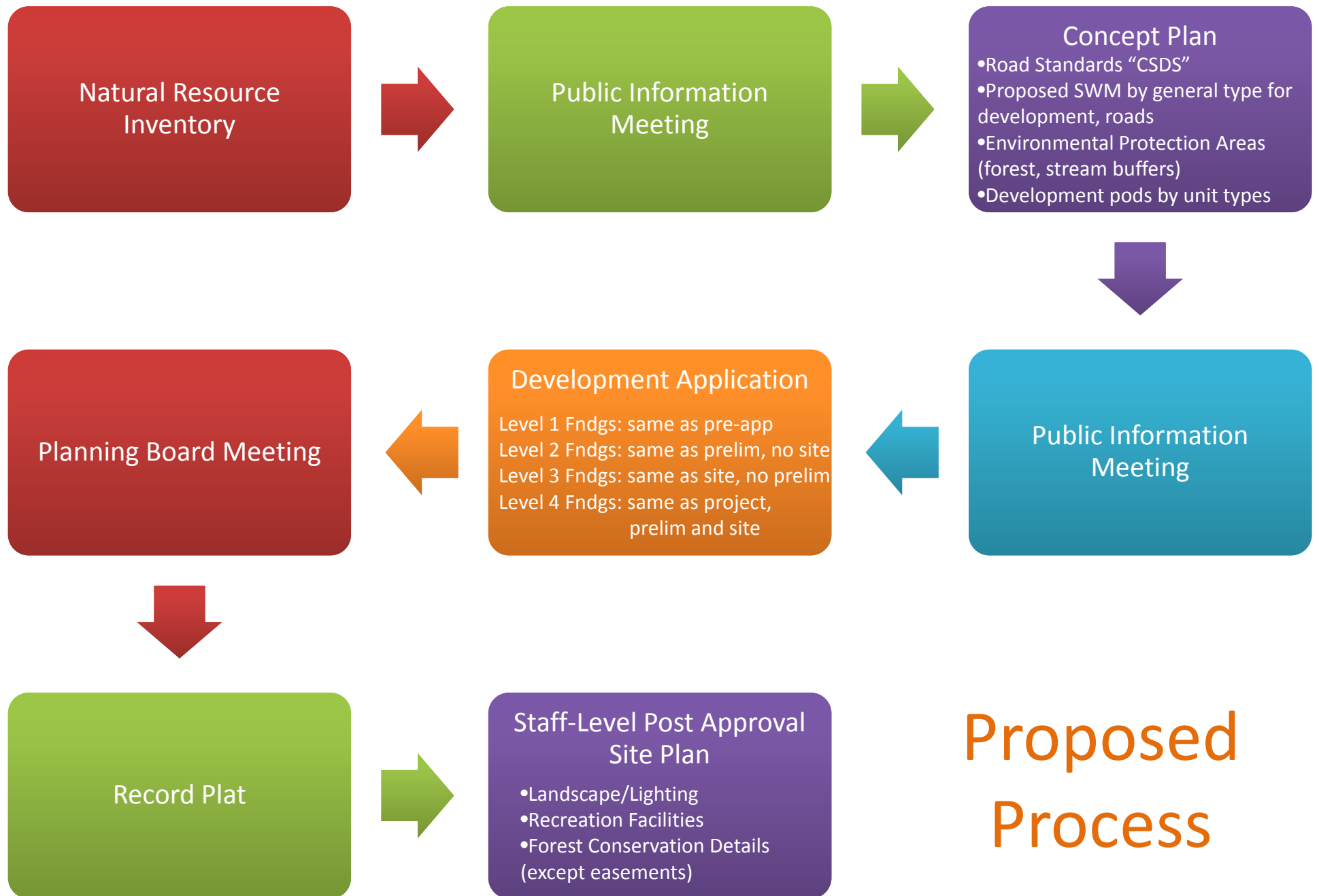
- Ideally, process envisioned a phased expenditure of funds i.e. the opportunity to test the feasibility of a plan before investing large sums of money
- More opportunities to work toward better design
- Public has many opportunities to interact



Disadvantages of the Current Process

- The process can take years
- Multiple steps result in a redundant process
- Staff intensive, Board intensive
- Unclear where the public can participate and how they can be most effective
- Multiple reviewers
 - Different lead reviewer at each step
 - Departmental and Agency reviewers change
- Too many bites at the apple
- Significant fees for each step
- Long applicant delays at each step





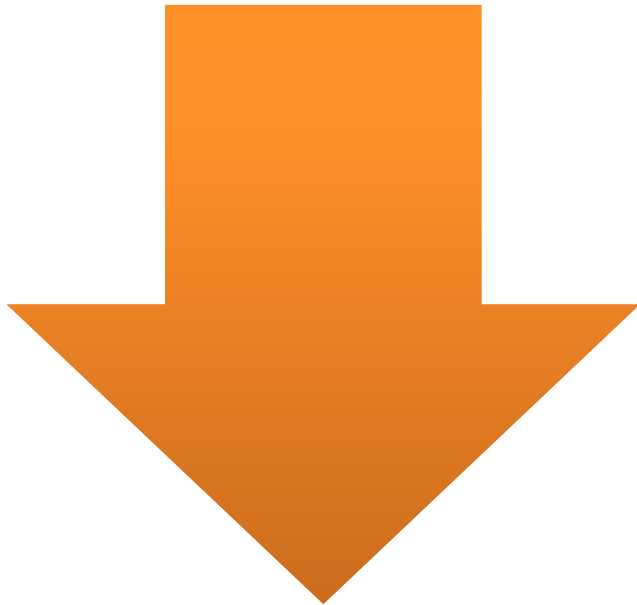
**Proposed
Process**

Evaluation of the Process



Benefits of a Combined Process

- One opportunity for Staff and Agencies to comment on the process
- Overall less cost for the project (fees, entitlements, plan preparation)
- Overall less time spent on a project/review (one DRC, Planning Board, Resolution)
- Clear public participation
- Forest Conservation Plan – one approval
- One lead reviewer from start to finish

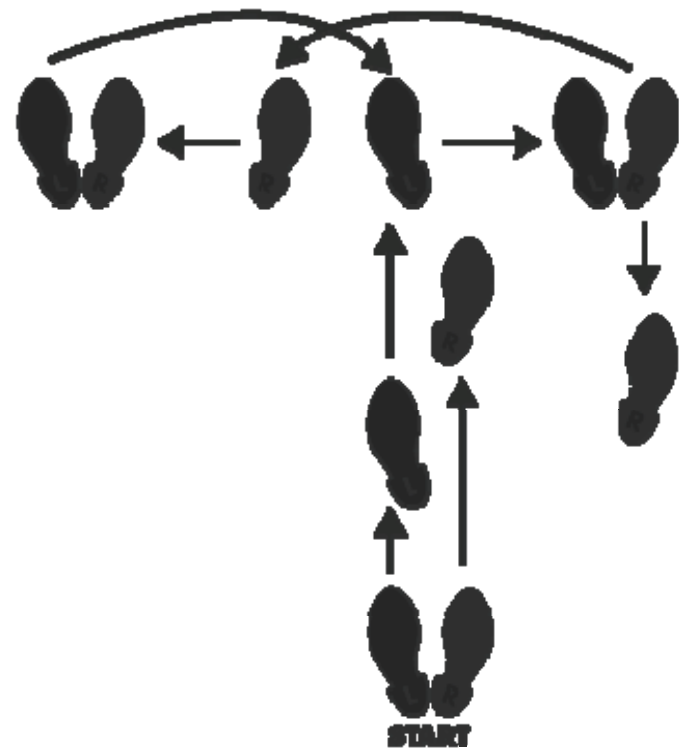


Downsides of a Combined Process

- Less fees for the agencies (revenue source)
- Question about staffing needs
- Agency comments may not be as thorough (push details to the end/permitting – this makes the permitting process longer)
- Less public participation
- Less emphasis on Design
- More upfront cost in the development process (more risk)

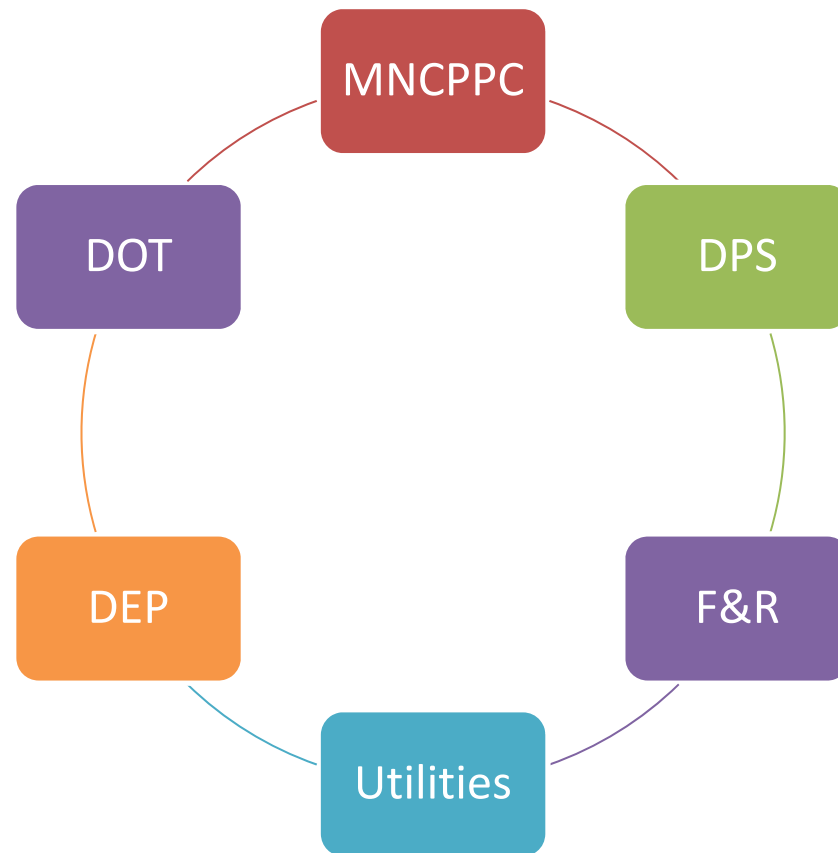
Steps to Implement a New Process

- Changes to the Code and Guidelines
- Incorporate new State & County regulations (SWM, F&R)
- Analyze staffing impacts
- Get buy-in from other agencies/structure (change in review habits)
- Ensure the public is included



Concept Plan Requirements

If the process described is going to work, all of the following entities will have to play ball, i.e. they must be willing to give guidance up front before receiving detailed plans from the applicant. These agencies include:



Small Group Questions - Stations

- What do you think of our current process? What do you see as its strengths? Its weaknesses?
- What do you think of the combined process? What are its advantages? Its disadvantages?
- Before moving ahead, are there specific things you want to be sure we keep in mind?

[www.montgomeryplanning.org/
development/drprocess/](http://www.montgomeryplanning.org/development/drprocess/)