

Application Tracking

Development Review

SKETCH, PRELIMINARY AND SITE PLANS

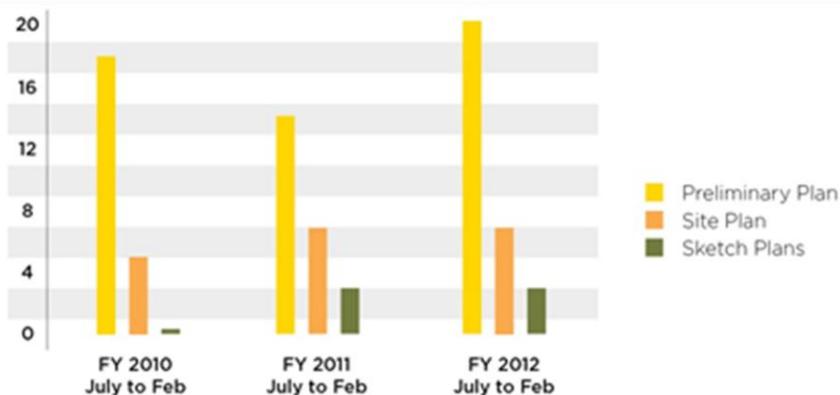
The Planning Board reviews sketch, preliminary and site plans as part of its development review process. Each plan must meet a different set of requirements, with site plans being the most detailed. More plan submittals indicate economic gains in the local development sector.

An analysis of development activity in the first seven months of each of the last three fiscal years has shown an increase in preliminary plan submittals. Applications jumped from 14 in the first half of FY2011 to 20 in this fiscal year, a 42-percent increase. Preliminary plan approvals allow property owners to subdivide or assemble lots, and typically are a precursor to filing a site plan application.

The number of site plan applications is holding steady, at between five and seven submittals every six months.

Sketch plans are conceptual drawings required in the new Commercial Residential Zone. In the case of White Flint, three major sketch plan applications were filed within months of the new CR zone being passed by Council. In early 2012 we received the first sketch plan application for a site in Wheaton, shortly after the sector plan was approved, pending the sectional map amendment. The new CR zone is already providing the framework for economic activity.

PLAN APPLICATIONS, July 2009 - January 2012



Comparing the first seven months of this fiscal year to the same period last year, the Planning Department has seen a 40-percent increase in applications for recorded lots, indicating that developers with approved applications are ready to start building.

RECORD PLATS

In the last seven months, the Planning Department saw a notable increase in record plats, the last step for developers before applying for building permits. Record plats jumped from 79 in the same period in FY2011 to 111 in FY2012, a 40-percent increase.

Additional staff in our applications divisions has enabled us to reduce the backlog of record plat applications substantially, from nine weeks to four weeks. As we move into electronic submissions, this will improve even more.

A plat, or recorded lot, allows a property owner to obtain financing and prepare to build. Developers appear to be feeling confident about building in Montgomery County.



The Martens property site plan approved in January calls for 289 multi-family units, 166 townhouses and close to 15,000 square feet of commercial in Germantown.

RECORD PLATS, July 2009 - January 2012

