

Ordinance No.: 18-46
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: May 15, 2018
Adopted: May 24, 2018
Effective: June 13, 2018

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

Lead Sponsor: District Council at the request of the County Executive

AN AMENDMENT to:

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

By amending

Montgomery County Code
Chapter 50. “Subdivision of Land”
DIVISION 50.6. “Administrative Subdivision Plan”
Section 6.1. “Applicability”

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by introduced Subdivision Regulation Amendment.</i>
[Single boldface brackets]	<i>Deleted from existing law by introduced Subdivision Regulation Amendment.</i>
<u>Double underlining</u>	<i>Added to the Subdivision Regulation Amendment by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the Subdivision Regulation Amendment by amendment.</i>
* * *	<i>Existing law unaffected by Subdivision Regulation Amendment.</i>

OPINION

Subdivision Regulation Amendment (SRA) No. 18-02, Administrative Subdivision - Signature Business Headquarters, lead sponsor District Council at the request of the Executive, was introduced on April 10, 2018.

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.

In its report to the Council, the Montgomery County Planning Board recommended that the SRA be approved as introduced.

The Council's public hearing was on May 15, 2018. There was opposition to ZTA 18-05, which would create a new Signature Business Headquarters use, but no direct opposition to SRA 18-02, which is dependent upon the approval of ZTA 18-05 in some form.

The matter was referred to the Planning, Housing, and Economic Development Committee. The Committee (3-0) recommended approval of SRA 18-02 as introduced.

The District Council reviewed Subdivision Regulation Amendment No. 18-02 at a worksession held on May 22, 2018. The Council agreed with the recommendations of the Planning, Housing, and Economic Development Committee.

For these reasons, and because to approve this amendment will assist in the coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District located in Montgomery County, Subdivision Regulation Amendment No. 18-02 will be approved as introduced.

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:

1 **Sec. 1. Chapter 50 is amended as follows:**

2 * * *

3 DIVISION 50.6. Administrative Subdivision Plan

4 Section 6.1. Applicability

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

9 * * *

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

- 13 1. the Planning Board approves a Signature Business Headquarters plan
14 under Section 59-7.3.5, including a finding of adequate public
15 facilities under the standards of Section 50-4.3.J, before approval of
16 the plat;
- 17 2. any required road dedications, or covenants for future dedications, and
18 associated public utility easements are shown on the record plat;
- 19 3. forest conservation, stormwater management, and environmental
20 protection requirements, if applicable, are satisfied before approval of
21 the plat; and
- 22 4. all special protection area requirements are satisfied before approval
23 of the plat, if the subject property is located in a special protection
24 area.

25 * * *

