



MEMORANDUM

July 31, 2009

TO: Planning Commission

THROUGH:  David B. Levy, Chief of Long Range Planning and Redevelopment

FROM: Ann Wallas, Planner III, Long Range Planning

**SUBJECT: The Comprehensive Master Plan (CMP) Initiative –
Review of 2002 CMP:
Recommendation from Planning Commission to Mayor and Council**

Background:

On June 24, 2009, the Planning Commission received a briefing from staff on the main issues raised by the recent review of the CMP and discussed the staff proposal for revising the CMP using the two-phase process laid out below. More details on the proposal, together with the results of the review of the 2002 CMP, can be found with the staff report prepared for the June 24 meeting. Commissioners accepted the staff proposal in principle, but suggested that staff return to the Planning Commission for a discussion and final decision regarding the recommendation that they wish to make to the Mayor and Council.

Two changes have been made to the suggested schedule since the June 24 meeting. The first change reflects the Planning Commission discussion regarding the potential for revising the list of Critical Sites in the first phase (2009-2011) rather than in the second phase. The revised schedule, presented below, now reflects that the list of Critical Sites would be examined in Phase I in order to determine whether updating is warranted.

The second change separates Phase 2 into two sub-phases (2a and 2b), in order to recognize the distinction between the 2a) public input and technical components of a new Master Plan draft and 2b) the public approval process.

Staff undertook to prepare a recommendation from the Planning Commission to the Mayor and Council that can be adopted at the Planning Commission meeting on August 12, 2009.

Recommendation:

Staff recommends that the Planning Commission recommend to the Mayor and Council that the Comprehensive Master Plan be revised using a two-phase process, as outlined in the following list of tasks.

Phase 1: 2009 – 2011

- Complete Review and transmit the decision to the Maryland Department of Planning.
- Complete the Development Capacity Analysis and adopt the State-mandated new elements:
 - Municipal Growth Element
 - Water Resources Element
- Complete the 2009 Strategic Scan
- Adopt a plan amendment to enable the City to become part of the Montgomery Heritage Area.
- Complete the Parks Recreation Open Space (PROS) plan, and make appropriate amendment to the CMP.
- Complete and adopt the *Rockville's Pike* plan.
- Identify Critical Sites and determine whether an amendment to update the Critical Sites is warranted.
- Update the *Housing Goals and Objectives*.
- Convene a discussion series on CMP issues.

Phase 2: 2011 – 2013

Phase 2a: 2011-2012

- Undertake revision of the goals and objectives of the CMP and rewrite the document, possibly using a different structure than in the past. This component will involve an extensive public/community participation

Phase 2b: 2012-2013

- Approval process for Planning Commission and Mayor and Council.

Next Steps:

- August 2009: Planning Commission adopt staff proposal to move forward with the two-phase revision process outlined above and make recommendation to the Mayor and Council.
- September 2009: Mayor and Council review Planning Commission recommendations and provide direction including, ultimately, communication to the Maryland Department of Planning.