



Takoma Park City Council Meeting – February 14, 2018 Agenda Item 2

Work Session

Presentation on the Montgomery County Development Review Process

Recommended Council Action

None – presentation or discussion only.

Context with Key Issues

Montgomery County has authority over the development review process for properties in the City of Takoma Park. As a largely built area, the City does not have many new development applications. However with increased interest in the redevelopment of properties, and with a few important projects on the horizon, it is important for the Council and the community to understand the process. Elza Hisel-McCoy, Master Planner and Regulatory Supervisor for Area One in the Montgomery County Planning Department, will present an overview of the development review process.

Council Priority

A Livable Community for All; Advance Economic Development Efforts

Environmental Impact of Action

The development review process does not have any environmental impact. Individual development proposals are evaluated for their environmental impact. The City permits for the stormwater management plans and tree protection plans of new development.

Fiscal Impact of Action

The development review process does not have any fiscal impact, however new development or re-development projects may add to the City's tax base.

Racial Equity Impact of Action

The development review process does not have any racial equity impact. However individual projects, depending on the type and location, may have an impact on racial equity in the City.

Attachments and Links

- [Development Review \(Takoma Park website\)](#)
- [Montgomery County Development Review Manual](#)
- [Site Plan Application Process and Timeline in Takoma Park](#)