

Land Use Committee—final October 2014

Mission Statement:

The mission of the Land Use Committee is to consider and recommend solutions to issues and concerns relating to land use and construction in the Town of Chevy Chase that may be identified by the Town Council, Town residents, or the Committee itself; to advise the Council on the use of existing Town authority to control development and redevelopment; and to identify laws, policies, and practices related to development that the Town may wish to use.

Recommendations are made in view of the Town's Strategic Plan and the public health, safety and general welfare of Town residents.

The Committee will, among other things: (1) advise the Council on land use issues as they arise, 2) monitor enactment of new state and county regulations pertaining to land use that impact the Town, 3) monitor effectiveness of existing Town land use ordinances and regulations and suggest modifications, 4) provide information to Town residents and developers about the Town's land use goals, regulations, policies, and practices.

Completed

- Maximized use of existing Town authority to control development & redevelopment.
- Provided information to homeowners/developers on Town's built environment.
- Identified key laws, policies, practices, etc. that the Town wishes to control concerning development.
- Developed strategies for obtaining control over development.
- Created and publicized incentives (considered and rejected).
- Monitored Montgomery County zoning rewrite in conjunction with the Long Range Planning Committee.
- Updated Land Use handbook to reflect Chapter 4 revisions (Phase II).

On-going

- Advise council on land use issues.
- Review land use ordinances & regulations.
- Monitor new county and state regulations and determine impact on Town.
- Work with staff to update handbook describing Town's building code as needed.

Special Tasks for '14-'15

- Monitor Bethesda CBD Sector Plan update in conjunction with the Long Range Planning Committee.
- Work with the Climate and Environment Committee to consider amendments to open space acquisition goals, criteria and procedures (e.g. purchase of conservation easements).
- Review the new County Water Ordinance and how it impacts the Town's water ordinance.
- Work with the Community Relations Committee to explore opportunities for expanding play areas in Town, with particular attention to toddler lots.

- Work with the Long Range Planning Committee to consider implications of “floating zones” if sought in Town.
- Finalize recommendations on outstanding requests to review Town development regulations.
- Create pamphlets to support the Town’s Land Use handbook.
- Review information on town website about building in the Town for completeness and accessibility.