

Land Use - final October 2011

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

- Maximize use of existing Town authority to control development & redevelopment; II.1.A., 1,3,4,5
- Provide information to homeowners/developers on Town's built environment (see Jakubiak report); II.3.C.1
- Identify key laws, policies, practices, etc. that the Town wishes to control concerning development; II.1.B.1-2
- Develop strategies for obtaining control over development; II.1.C.1
- Review and revise Chapter 4 ("Building") of the Town Code (first phase completed)
- Provide status report on effectiveness of land use regulations and suggested modifications
- Create and publicize incentives (considered and rejected); II.3.D.1 & 3
- Develop handbook describing Town building code

On-going

- Advise council on land use issues
- Review land use ordinances & regulations; I.3.A.1,2,4
- Oversee Town's Park and Playgrounds Program
- Monitor new county and state regulations and determine impact on Town
- Update handbook describing Town's building code as needed

Priority Task for '11-'12

- Monitor Montgomery County zoning rewrite in conjunction with Long Range Planning Committee
- Work with County on Elm Street Park Playground plans
- Update handbook to reflect Chapter 4 revisions