

Notice of Application**PLAN AMENDMENT TO BE CONSIDERED BY THE PLANNING DIRECTOR**

Plan Type Preliminary Plan Minor Amendment

Plan Number 11996110B

Name of Plan Johns Hopkins Belward Campus

Geographic Location 9951 Key West Avenue, Rockville, MD 20850

Current Zone LSC-1.0 H-150 T

Amendment Summary Amend phasing of adequate public facilities ("APF") validity period without changing the overall APF validity date

Date September 13, 2023

The above-referenced plan amendment application has been filed with the Montgomery Planning Department and is being reviewed under the provisions of the Montgomery County Code and according to the procedures outlined by Chapter 59 and the regulations for Chapter 50 at COMCOR 50.00.01.

The purpose of this application is to amend the previously approved adequate public facilities ("APF") phasing schedule while maintaining the overall APF validity date. You may participate in this review by sending written comments at any time to the Intake and Regulatory Coordination Division (IRC), M-NCPPC, 2425 Reedy Drive, Wheaton, Maryland 20902, or by contacting the MNCPPC lead reviewer. Contact information for the lead reviewer is available by linking to the Development Activity Information Center (DAIC) on the M-NCPPC website at www.montgomeryplanning.org/development.

Comments on the proposed plan amendment are due within 15 days of the mailing date of the notice. This application will be acted upon by the Director of the Montgomery Planning Department. The Montgomery County Planning Board will not hold a public hearing unless the planning director finds that any comment is substantive enough to warrant a public hearing. If so, written notification of the public hearing date will be sent to you no later than ten days before the hearing will be held. If the planning director determines that a public hearing is not necessary, action will be taken without further notice.

If you have questions pertaining to the plan application, please contact the lead reviewer. If you have general questions about M-NCPPC's process, please contact the Information Counter at (301) 495-4610.

Sincerely,



Phillip A. Hummel
Attorney for Applicant



Montgomery Planning

DEVELOPMENT APPLICATIONS IN MONTGOMERY COUNTY

The Development Review Process for Applicants and Neighbors

Consider this your handy guide to how Montgomery Planning, landowners and community members work together to review plans for new development and keep our communities thriving.

This brochure is for you if:

- You're considering or have already submitted an application for new development.
- You have questions or comments about a development application in your community.

WHY IS DEVELOPMENT REVIEW IMPORTANT?

The Montgomery County Planning Board reviews development applications and subdivision requests to ensure that our county—and your community—is a great place to live, work and visit. During the development review process, Montgomery Planning staff **works jointly with the applicant and community members** to ensure that proposed development is in accord with the Subdivision of Land Article, Zoning Ordinance, General Plan, master plan recommendations and other regulations and guidelines.

WHAT DO WE LOOK FOR WHEN REVIEWING DEVELOPMENT APPLICATIONS?

Montgomery Planning staff and the Montgomery Planning Board consider whether and how proposed development allows for and provides:

- Adequate public facilities and amenities like schools, parks and libraries.
- Compatibility with neighboring uses.
- Master Plan conformance.
- Appropriate infrastructure like transportation, water and sewer.
- Protection of the environment.
- Preservation of historic resources.

WHO PARTICIPATES IN DEVELOPMENT REVIEW?

Throughout the development review process, Montgomery Planning staff works jointly with applicants and neighbors to address issues of concern before the Planning Board reviews applications. For example, depending on the findings for a development application, staff may recommend that proposed development projects dedicate land for roads, schools, parks or recreation facilities. Montgomery Planning staff then continues to work with applicants, neighbors and state and local agencies to find common ground.



ABOUT MONTGOMERY PLANNING

Montgomery Planning examines the past and present land use conditions to plan for the brightest possible future for Montgomery County and its residents. Our research and expertise are informed by the needs and realities of community members like you and other stakeholders to plan, design and enhance the best use of the county's land and related resources. Montgomery Planning's recommendations ensure that communities are designed and equipped to keep pace with the way you live, work and play now and into the future.

WHAT MONTGOMERY PLANNING DOES

Montgomery Planning develops plans and sets policies to ensure that we have what we need as Montgomery County grows while preserving what's good about what's already in place. We do this through:

- **CUTTING-EDGE RESEARCH** that lays the groundwork for what's possible and what will best serve the community.
- **DEVELOPMENT OF MASTER PLANS AND FUNCTIONAL PLANS** that work toward balancing the county's present realities with the needs of the future to improve our communities.
- **REVIEW OF DEVELOPMENT APPLICATIONS** to ensure that proposed development follows Montgomery County's General Plan and subsequent master plans.
- **LAND USE AND ZONING REGULATIONS** to ensure that communities grow as intended by the master plans.
- **HISTORIC PRESERVATION** to identify, designate and regulate historic sites in the county.
- **EMPOWERING PROPERTY OWNERS TO PARTICIPATE** in the development process by providing information, tools and maps.

WHAT HAPPENS WHEN SOMEONE WANTS TO DEVELOP LAND?

If you want to develop or subdivide property in Montgomery County, you must submit a development application. That application goes through the development review process, which relies on participation, input and cooperation between the applicant, community members, Montgomery Planning and other agencies.

Depending on what is proposed, how the property is zoned and the zone's requirements, **applicants** may need to submit one or all three of the following type of proposed plans:

- Sketch Plan
- Subdivision Plan
- Site Plan

The development review process is designed to inform and engage the community surrounding the proposed development. Montgomery Planning encourages **community members** to evaluate the effects of a proposed development on neighborhoods and to participate in the Planning Board's review. *See the back of this brochure for tips on how to get involved.*





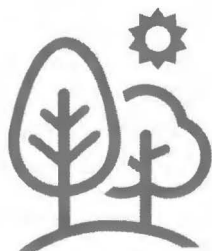
NATURAL RESOURCES INVENTORY AND FOREST STAND DELINEATION

Property owner submits to
Montgomery Planning.



MONTGOMERY PLANNING REVIEW

A Montgomery Planning
environmental specialist reviews the
Natural Resources Inventory/Forest
Stand Delineation. Upon approval,
the property owner may continue the
application process.



COMMUNITY NOTIFICATION AND MEETING

Before filing any development
application, a property owner must:

- Post notification signs with contact information.
- Hold meetings with the community.
- Send written notice to abutting and confronting property owners and to homeowner and civic associations within a ½—1 mile radius, depending on application type.



LEARN ABOUT POTENTIAL DEVELOPMENT

When community members see signs
or receive notice, they should review
any information provided. Anyone
interested in the development of
the site may attend the scheduled
community meetings to ask questions
or express concerns.



FILE APPLICATION

The applicant submits a proposal for
development. At this time, the applicant:

- Sends written notice to the community and all who indicated interest.
- Posts new signs with application number and contact information.

For more information on the types of
development plans and on submitting
development applications, go to
[montgomeryplanning.org/
development](http://montgomeryplanning.org/development).



APPLICATION REVIEW

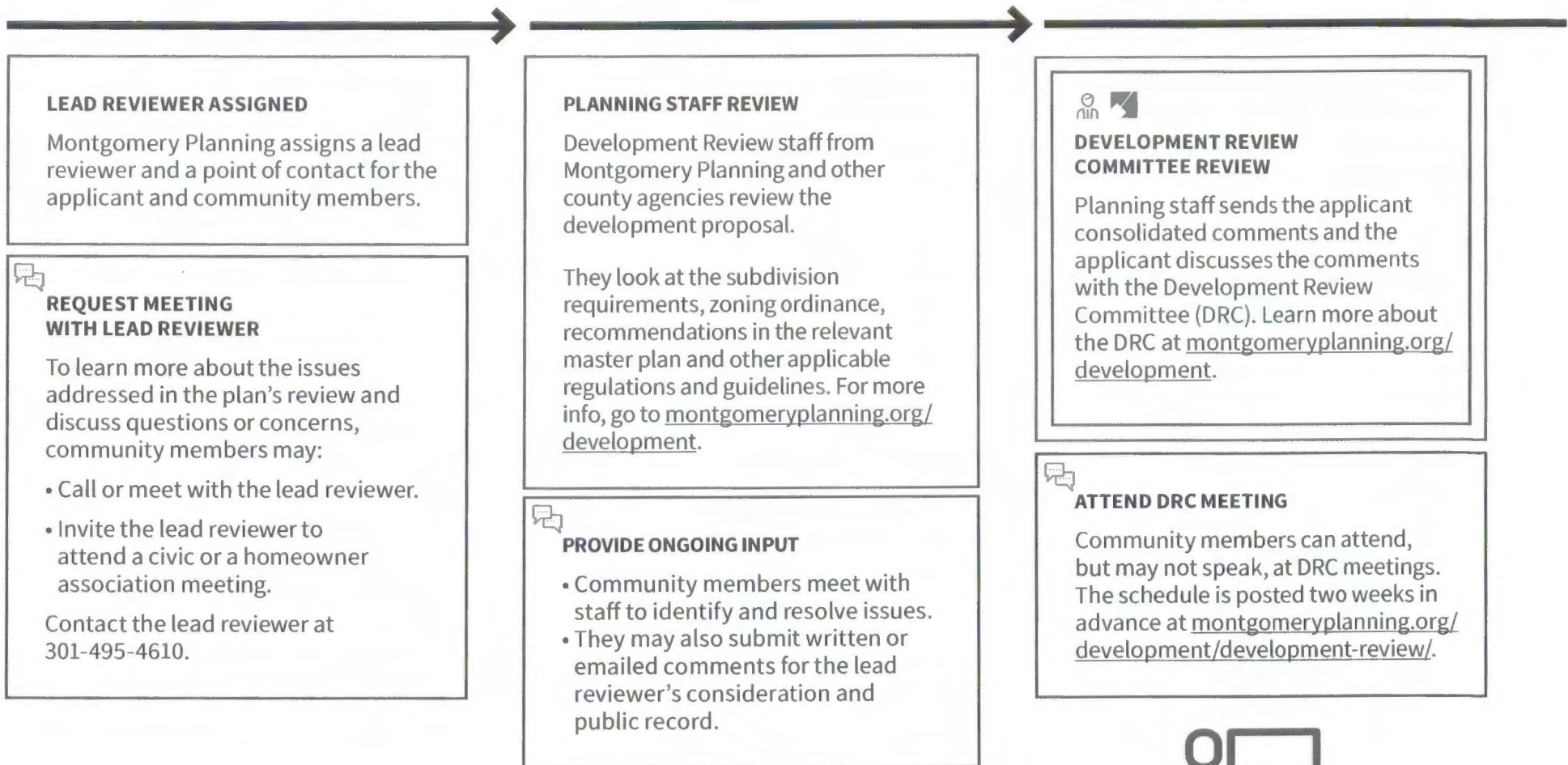
Montgomery Planning accepts an
application when all necessary
documentation is submitted and
complete, and the community is
notified. The application is then
assigned a Planning Board hearing
date in accordance with regulations.



REVIEW APPLICATION AND COORDINATE


Community members are encouraged to:


- Review the application.
- Discuss your questions and concerns with your neighbors.






SUBMIT PLAN REVISIONS
To address concerns received from Planning staff, the DRC or the community, the applicant will often submit a revised plan.

**REVIEW REVISED DEVELOPMENT APPLICATION (IF APPLICABLE)**

**REVIEW REVISED APPLICATION**
The community may communicate any concerns to the lead reviewer.


**MONTGOMERY PLANNING STAFF REPORT AND RECOMMENDATIONS**
Montgomery Planning issues a staff report which may recommend approval (usually with a list of required conditions) or denial of the application.


**PLANNING BOARD HEARING NOTICE**
The applicant and adjoining and confronting property owners are notified of the Planning Board public hearing date.

**PLANNING BOARD PUBLIC HEARING SCHEDULED**
The development plan is scheduled for review by the Planning board. Montgomery Planning sends hearing notifications at least 10 days before the scheduled Planning Board hearing date to adjoining and confronting property owners, HOAs within 1 mile and anyone who has submitted comments on the application.

**REVIEW MONTGOMERY PLANNING STAFF REPORT AND PLAN TO ATTEND PUBLIC HEARING**
Community members may review the Planning Board agenda and relevant Montgomery Planning staff reports, which are posted online two weeks before the hearing at montgomeryplanningboard.org/agendas.

TESTIFY AT PLANNING BOARD PUBLIC HEARING

**PLANNING BOARD PUBLIC HEARING**
The Planning Board holds a public hearing to receive testimony from staff, the applicant and interested parties and takes action on the proposal. The Planning Board's decisions on Sketch Plans, Preliminary Plans of Subdivision and Site Plans are binding.

**COMMUNITY TESTIMONY**
Any interested party may testify in person at the Planning Board hearing or by letter or email at montgomeryplanningboard.org.

APPLICATION APPROVED OR DENIED



TIPS

TO EVALUATE EFFECTS OF PROPOSED DEVELOPMENT AND PARTICIPATE IN DEVELOPMENT REVIEW:

1. Be on the lookout for notices of development applications: signs and notifications by mail or from your homeowner or civic association.
2. Review the development application at montgomeryplanning.org/development under Development Application Information Center.
3. Consider:
 - The development's effect on adjacent properties and the neighborhood.
 - Whether there is adequate existing and planned public infrastructure to serve the proposed development.
 - The development's impact on traffic and access.
 - The development's environmental impacts and adherence to development regulations.
4. Get in touch with the lead planner with questions, comments and concerns.
5. Testify about the application at the Planning Board's public hearing. Check montgomeryplanningboard.org for agenda updates.

CONTACT US

LEARN MORE ABOUT DEVELOPMENT IN MONTGOMERY COUNTY: montgomeryplanning.org/development

FIND DEVELOPMENT APPLICATIONS IN YOUR COMMUNITY: mcatlas.org/devfinder

CONTACT MONTGOMERY PLANNING AT: 301-495-4610 or MCP-InfoCounter@mncppc-mc.org

 **Montgomery Planning**