

PLANNING COMMISSION, PLANNING BOARD AND BOARD OF APPEALS EDUCATION COURSE

The Comprehensive Plan



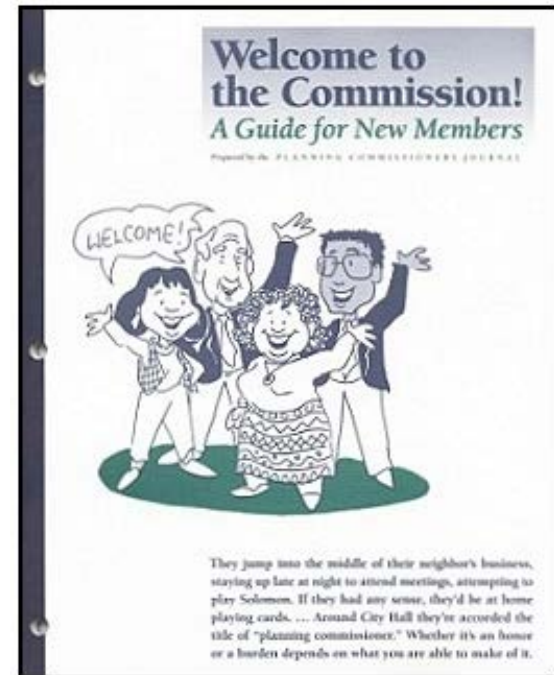
Planning values

- Protection of public health, safety, welfare
- Resource conservation
- Well-designed, functioning built environment
- Predictability/transparency
- Public participation



PLANNING COMMISSION RESPONSIBILITIES

- Major responsibility of Planning Commission
- Process outlined in the MD Land Use Article
- Duty to prepare a comprehensive plan & present to local governing body for consideration & adoption



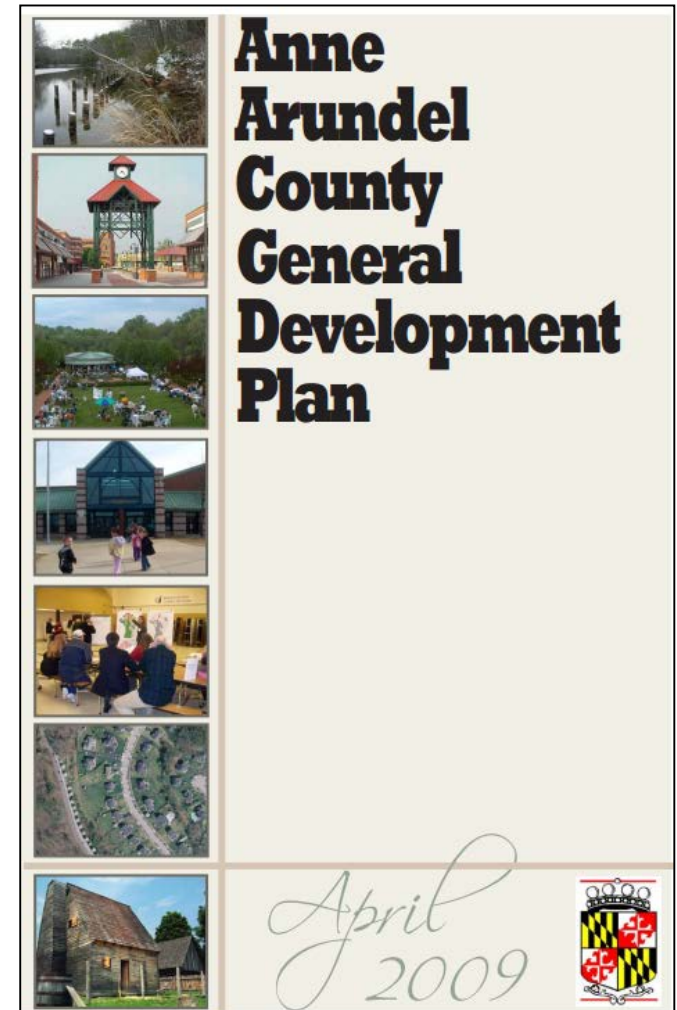
THE TWELVE VISIONS



- Housing
- Economic Development
- Environmental Protection
- Resource Conservation
- Stewardship
- Implementation
- Quality of Life and Sustainability
- Public Participation
- Growth Areas
- Community Design
- Infrastructure
- Transportation

COMPREHENSIVE PLAN

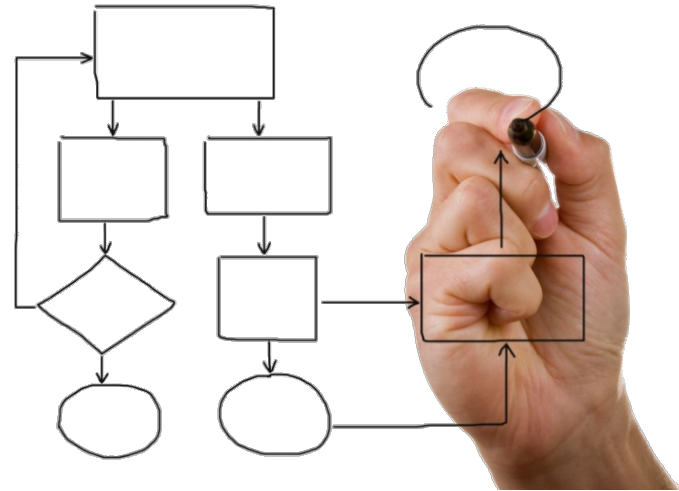
- Community's vision for the future
- Community evolution, conditions, trends
- Goals, objectives, policies to realize the vision



COMPREHENSIVE PLAN

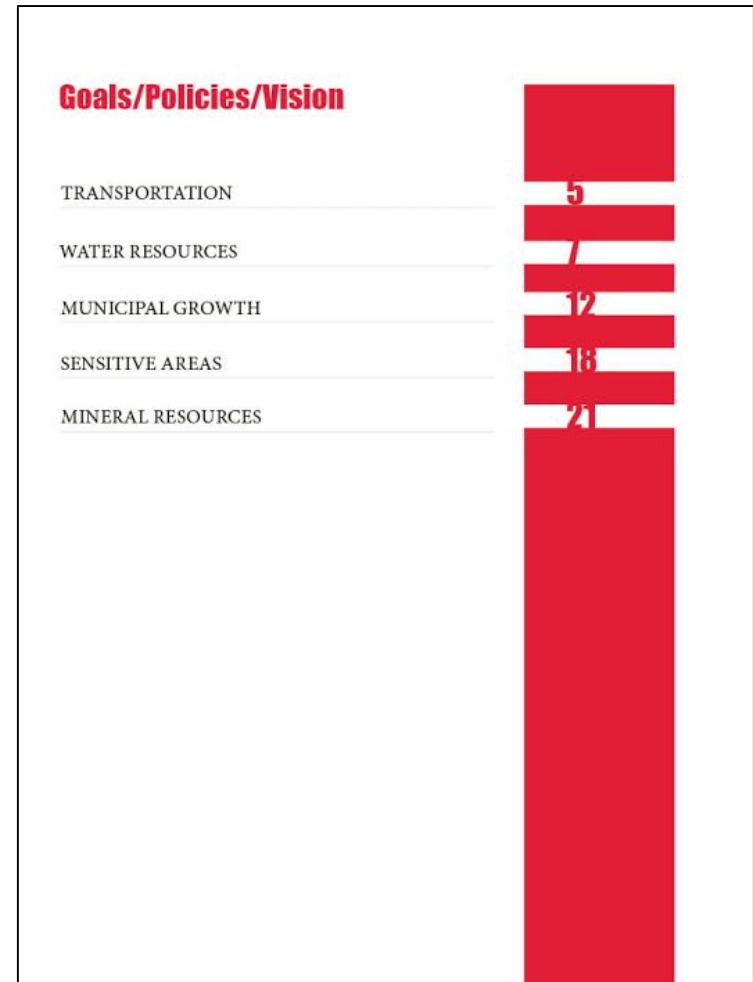
Guides growth, development, preservation in defined areas

- Inventory
- Analysis
- Recommendations
- Implementation Strategies
- Feedback and Adaptive Management



REQUIRED ELEMENTS OF COMPREHENSIVE PLANS

- Goals/Policies/Vision
- Transportation
- Water Resources
- Municipal Growth
- Sensitive Areas
- Optional: *Mineral Resources Element*



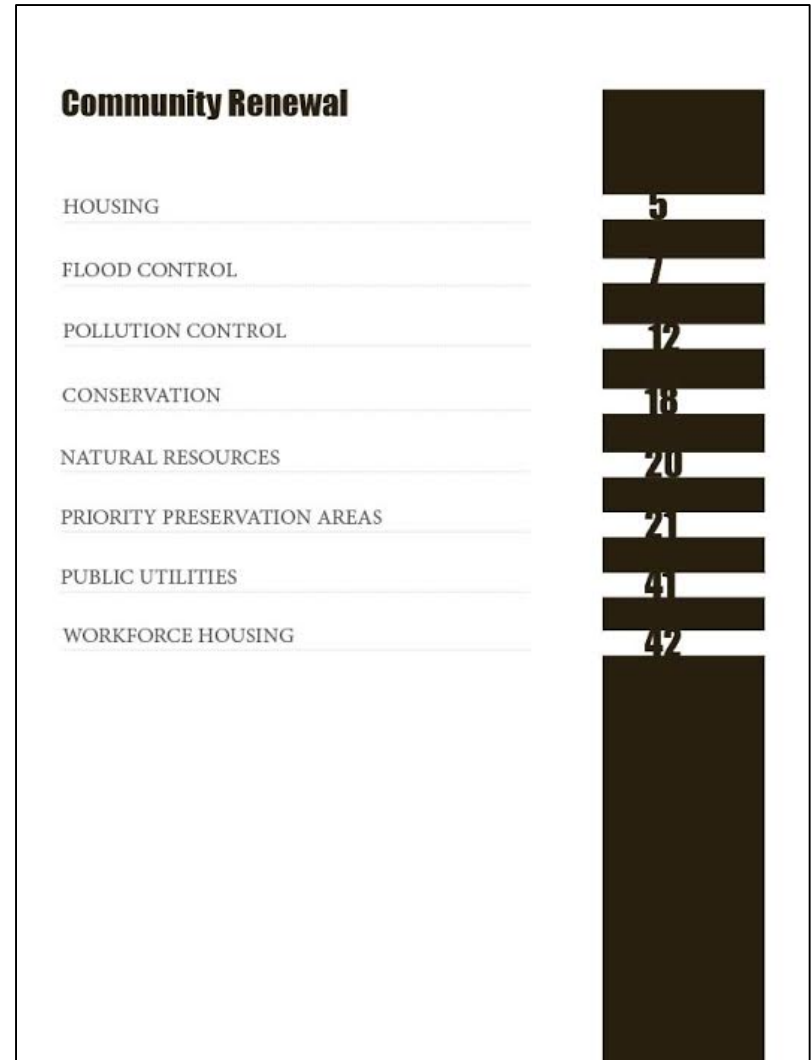
REQUIRED ELEMENTS OF COMPREHENSIVE PLANS

- Land Use
- Community Facilities
- Fisheries*
- Areas of Critical State Concern
- Development regulations/ implementation



OPTIONAL ELEMENTS

- Community Renewal
- Housing
- Flood Control
- Pollution Control
- Conservation
- Natural Resources
- Priority Preservation Areas
- Public Utilities
- Workforce Housing



COMPREHENSIVE PLAN PROCESS

- Not an easy task!
- Grapple with different viewpoints but need to represent the public interest over the long term
- Engage local staff, create advisory groups, hire advisers



COMPREHENSIVE PLAN PROCESS

Plan preparation should involve:

- residents/landowners
- business people
- advocacy/community groups
- government agencies



Leave Your Comments ...

Let us know what you think! View the [2015 policy plan draft](#) and provide your comments via our response tool (below) to the PRC by April 30. The PRC will evaluate all comments received for potential inclusion in the final draft as appropriate.

4 Comments Maryland Department of Planning

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COMP PLAN WORK SESSIONS

Commissioners evaluate:

- existing conditions
- information gathered
- background studies
- key issues
- public input
- review plan draft

	Advantages	Disadvantages
Current conditions	<ul style="list-style-type: none"> • Easy access to transit and major roadways • Established residential neighborhoods <p style="text-align: center;">Strengths</p> <ul style="list-style-type: none"> • Locally owned businesses add local flavor • Near parks and open space • Strong community support for revitalization 	<ul style="list-style-type: none"> • Lack of density to support new retail • Poor walking and bicycle access <p style="text-align: center;">Weaknesses</p> <ul style="list-style-type: none"> • High volume traffic creates poor pedestrian environment • Lack of community gathering places
Future possibilities	<ul style="list-style-type: none"> • Create walkable, mixed-use developments • Potential for additional housing <p style="text-align: center;">Opportunities</p> <ul style="list-style-type: none"> • Improved access to local amenities • Redevelopment provide public open space 	<ul style="list-style-type: none"> • Lack of consensus on redevelopment strategy • Lack of market demand for higher density, mixed-use development <p style="text-align: center;">Threats</p> <ul style="list-style-type: none"> • Competition for redevelopment in region • Potential loss of existing affordable housing

COORDINATION

- Municipal Growth
- School Planning
- Water Resource Planning
- Transportation Planning
- Comprehensive Water and Sewer Plans



INTER-JURISDICTIONAL COORDINATION

- Include neighboring jurisdictions, government agencies in plan development
- Linkages between local land use policy, technical assistance, funding, regulatory permits



REVIEWING THE DRAFT COMP PLAN

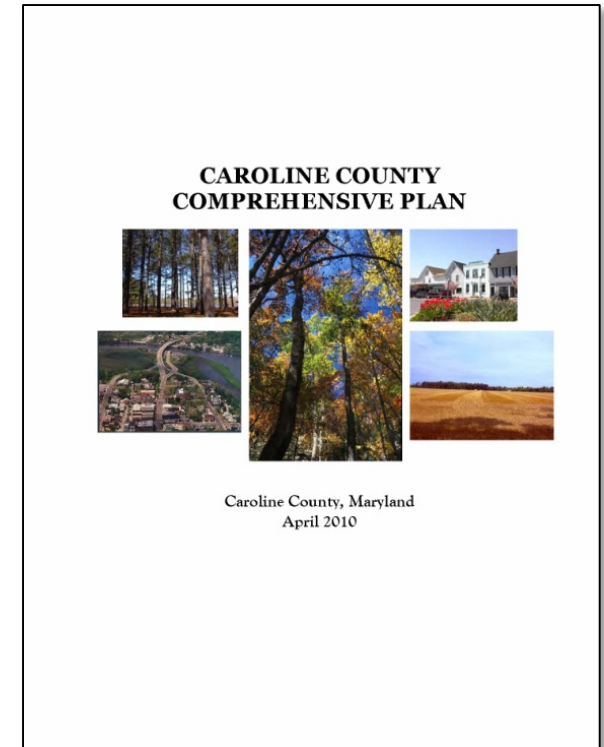
Draft Developed by Planning Commission

- 60-day public notice
- Comment/review period
- Public hearing
- Recommendation for adoption

Adoption by Council

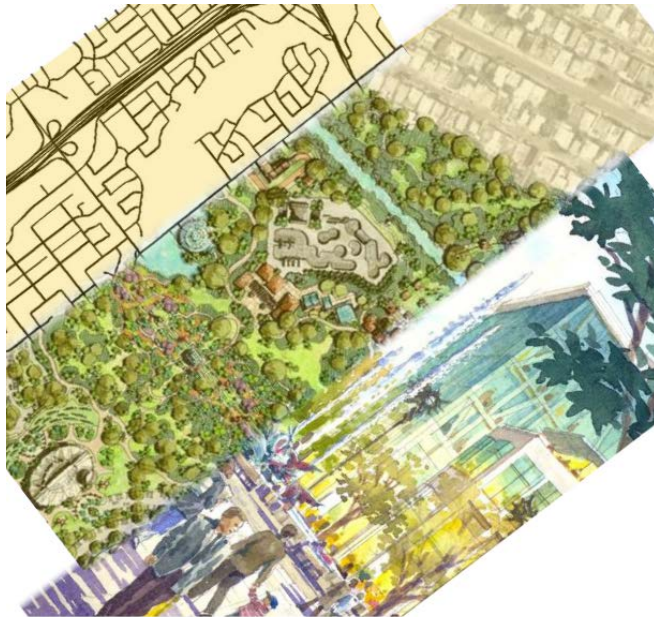
- Public hearing required
- May modify plan

Required to review every 10 years



COMPREHENSIVE PLAN ASSISTANCE

MDP, other agencies provide technical assistance



Managing Maryland's Growth
 Transitioning to the Comprehensive Plan
 10-Year Review Cycle

November 2015
 Publication no. 2005-005



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 Planning.Maryland.gov

Placing Jobs



Economic Development and Planning

Most planners and the communities they serve recognize that good planning results in stronger economic development potential. Business and job growth work best when planning lays the groundwork for economic activity where resources, infrastructure, services, as well as human capital, already exist.

Maryland's economic development can be most effective when it is integrated with land use planning that both encourages activities in targeted growth areas, such as cities, towns and designated sustainable communities and main streets where infrastructure investments have already been made, as well as preserves and enhances places linked to resource-based activities, services and industries. Placing Jobs relies on effective communication of local economic development strategies among planners, economic development professionals, elected officials, the business community and others at the state, regional and local levels.

"Meaningful collaboration between industries, academic institution, government and investors will take the state much further than any single economic development program ever can"

- Maryland Economic Development Commission Strategic Plan

Placing Jobs incorporates economic development resources and incentives from the [Maryland Department of Commerce](#), the Department of Labor and Licensing and Regulation ([Labor](#)), the Department of Housing and Community Development ([Housing](#)), and the Maryland Department of Planning ([Planning](#)). In addition, the Maryland Department of Agriculture ([Agriculture](#)) and Maryland Energy Administration ([Energy](#)) have programs and incentives that can complement? economic development efforts.

Placing Jobs Online Resource



Placing Jobs:
 Economic
 Development
 and Planning

Models &
 Guidelines
 Managing
 Maryland's
 Growth



PLANNING COMMISSION, PLANNING BOARD AND BOARD OF APPEALS EDUCATION COURSE Comprehensive Planning Review



A Comprehensive Plan is a reflection of:

- A) A community's vision for the future
- B) A community evolution, conditions, and trends
- C) Goals, objectives, and policies to realize the vision
- D) All of the above

The number of Planning Visions to be addressed in a comprehensive plan is:

A) 7

B) 8

C) 12

D) 20

The comprehensive plan process should involve:

- A) residents/landowners**
- B) business people**
- C) government agencies**
- D) advocacy/community groups**
- E) All of the above**

A comprehensive plan is required to be reviewed every 10 years:

A) True

B) False