TMDL Implementation Guidance for Local Governments: Land Use Planning

Presented at the TMDL Implementation Guidance Review Workshop for Local Governments

June 14, 2005
Presentation Overview

• Maryland’s Planning Tradition
• Road Map
• Future Steps
Land Use Planning in Maryland

A Tradition of Environmental Protection through Land Use Planning:

Maryland’s Economic Growth, Resource Protection and Planning Act of 1992
8 Visions of Land Use Planning

(1) **Development is concentrated in suitable areas;**

(2) **Sensitive areas are protected;**

(3) **In rural areas, growth is directed to existing population centers, and resource areas are protected;**

(4) **Stewardship of the Chesapeake Bay and the land is a universal ethic;**

(5) **Conservation of resources, including a reduction in resource consumption, is practiced;**
8 Visions of Land Use Planning (Con’t)

(6) Economic growth is encouraged and regulatory mechanisms are streamlined;

(7) Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur; and

(8) Funding mechanisms are addressed to achieve these visions.
A Range of Land Use Planning Stages

- Site Design and Planning
- Local Ordinances: Subdivisions, Zoning, Adequate Public facilities
- Functional Planning: Schools, Roads, Water & Sewer
- Local Comprehensive Planning
- The Eight Visions
Land Use Planning: Road Map

- **Challenge:**
  Balanced Integration of Land Use Planning and Watershed Planning

- **Issues to Consider:**
  - Watershed Perspective – Everyone is Downstream
  - Multi-jurisdictional Coordination
  - Performance Standards
  - Analyses Based on Standards
  - Targeted Development and Redevelopment
Land Use Planning: Road Map (con’t)

• Issues to Consider:
  – Avoiding Unintended Consequences
  – Protect Forest Lands
  – Density
  – Rural Land Use Strategies
Land Use Planning: Future Steps

- Regional Forums this Fall
- Guidance Refinement in 2006
QUESTIONS?

COMMENTS?