



Attachment A

Committee: PHP
Committee Review: At a future date
Staff: Livhu Ndou, Senior Legislative Attorney
Purpose: To introduce agenda item – no vote expected

AGENDA ITEM #2A
April 14, 2026
Introduction

SUBJECT

Subdivision Regulation Amendment (SRA) 26-01, Subdivision of Land – Continuation of Roads

Lead Sponsor: Councilmember Mink

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- To introduce agenda item – no vote expected

DESCRIPTION/ISSUE

SRA 26-01 will prohibit the continuation of roads on certain street classifications if in a Local Area Transportation Improvement Program (LATIP) area.

SUMMARY OF KEY DISCUSSION POINTS

- Chapter 50, the subdivision chapter of the County Code, requires the continuation of roads in satisfaction of the Road Design and Construction Code.
- SRA 26-01 will prohibit the Planning Board from approving a subdivision application that connects a Neighborhood Street or Neighborhood Yield Street within the boundary of a Local Area Transportation Improvement Program (LATIP) with a new development also in a LATIP.
- Section 49-31 of the County Code defines a “Neighborhood Street” as “a street that provides internal circulation within suburban areas. Access to abutting properties is expected. These streets were previously classified as secondary and tertiary residential streets.”
- Section 49-31 of the County Code defines a “Neighborhood Yield Street” as “a Neighborhood Street that is designed as a bi-directional one-lane street.”
- The County’s only current LATIP is in the White Oak area. A map of the White Oak LATIP is attached to this staff report.
- A public hearing is tentatively scheduled for June 9, 2026.

This report contains:

SRA 26-01
LATIP Map

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Ordinance No.: _____
Subdivision Regulation Amendment No.: 26-01
Concerning: Subdivision of Land –
Continuation of Roads
Revised: 4/7/2026 Draft No.: 1
Introduced: April 14, 2025
Public Hearing: _____
Adopted: _____
Effective: _____

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Councilmember Mink

AN AMENDMENT to:

- (1) prohibit the continuation of roads on certain street classifications if in a Local Area Transportation Improvement Program (LATIP) area; and
- (2) generally amend the subdivision requirements for roads.

By amending

Montgomery County Code
Chapter 50. "Subdivision of Land"
Division 50.4. "Preliminary Plan"
Section 50.4.3. "Technical Review"

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

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- e. *Non-through roads.* The Board must not approve any road that does not connect to another road at its beginning and end, unless a determination is made that:
 - i. a through road is infeasible due to a property's unusual shape, size, topography, environmentally sensitive areas, or the characteristics of abutting property;
 - ii. the road provides access to no more than 75 dwelling units[.];
 - iii. the road, excluding alleys, is properly terminated in a cul-de-sac or other turnaround; and
 - iv. the road is less than 500 feet in length, measured along its centerline to the nearest through street, unless the Board determines that a longer length is necessary because of the unusual shape, size, topography, or environmentally sensitive areas of the subdivision.

Approved:

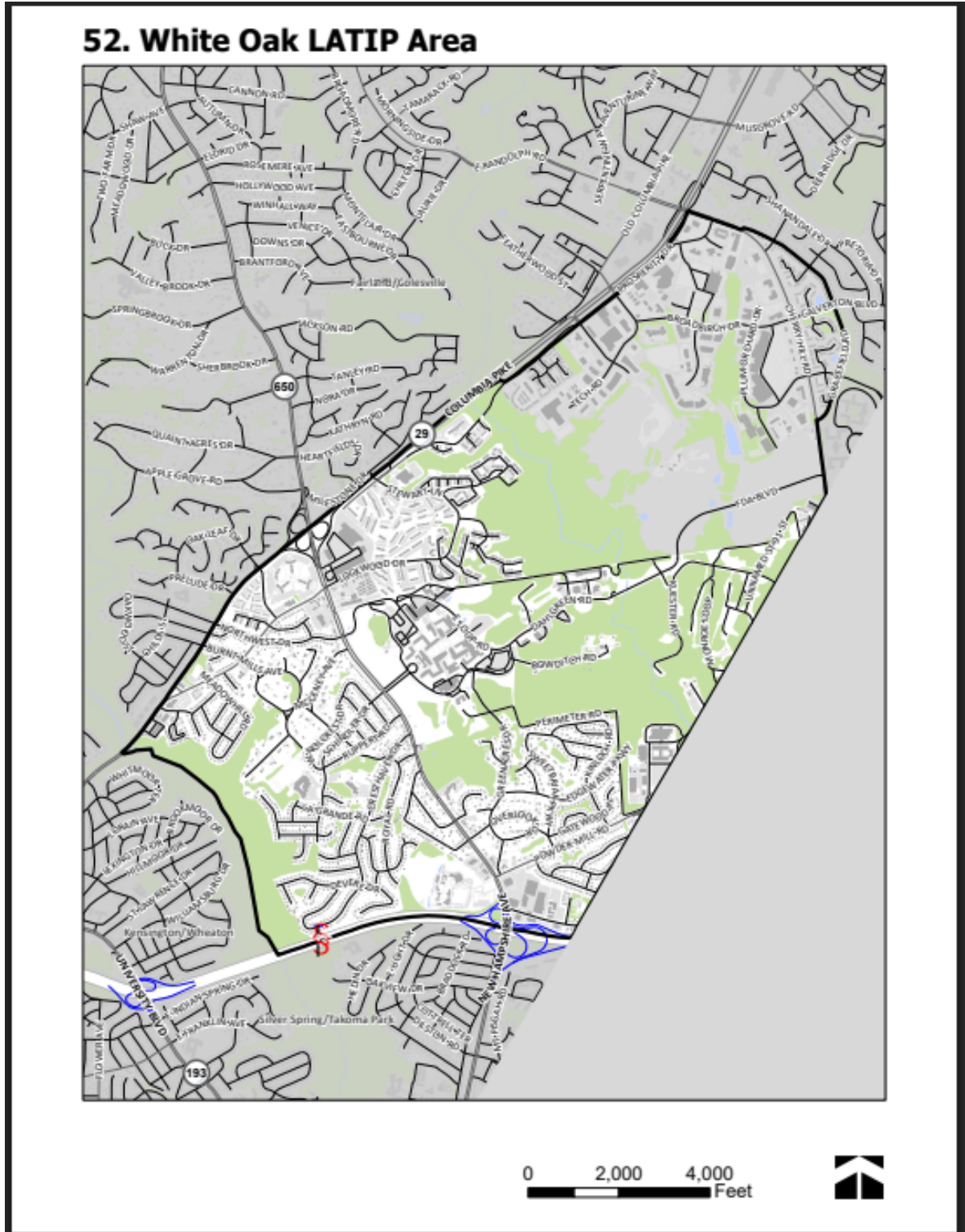
Marc Elrich, County Executive

Date

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council

Date



Resolution 20-651, 2024-2028 Growth and Infrastructure Policy

https://apps.montgomerycountymd.gov/ccllms/DownloadFilePage?FileName=12341_1_25989_Resolution_20-651_Adopted_20241112.pdf