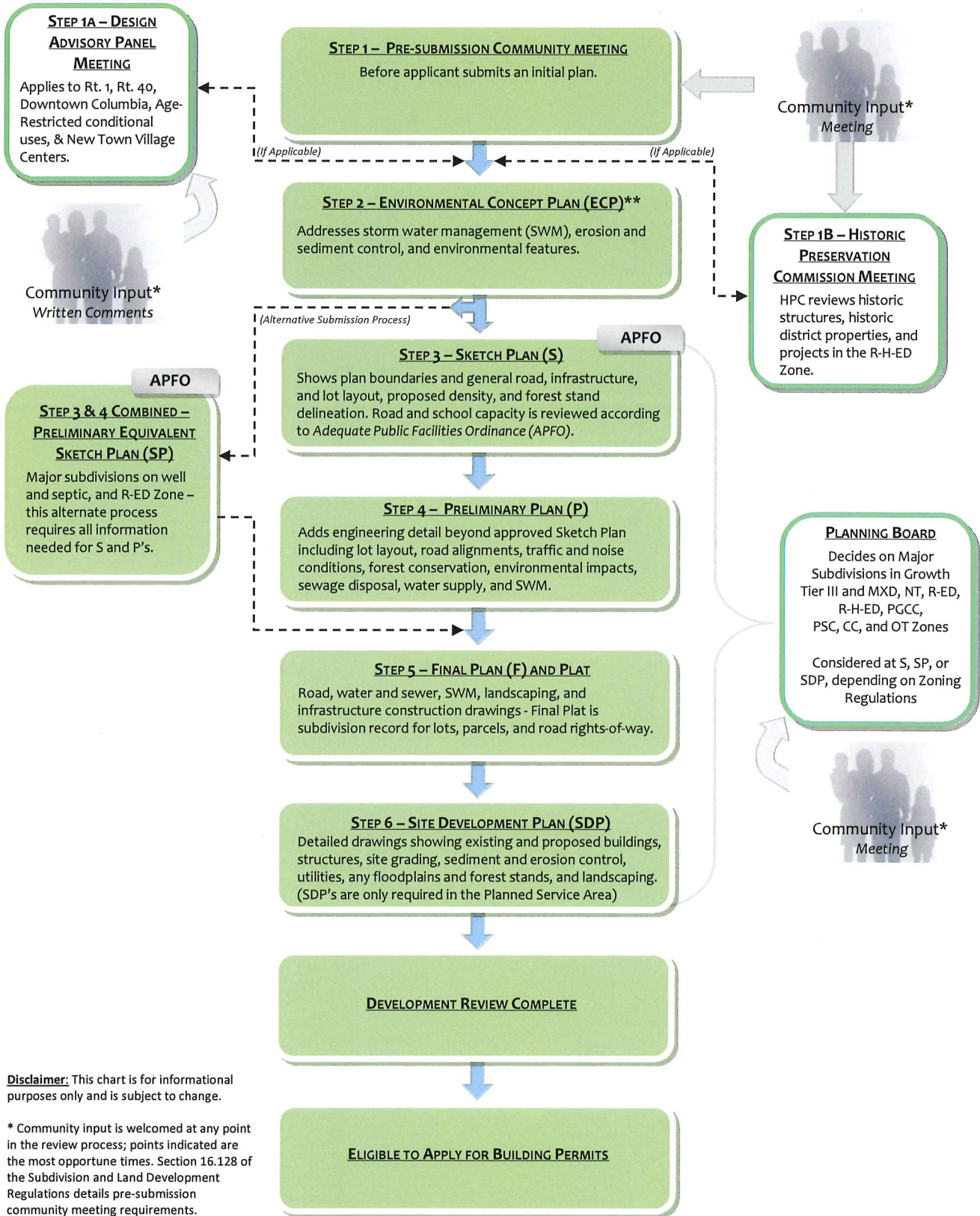


MAJOR SUBDIVISION PROCESS (5 LOTS OR MORE)

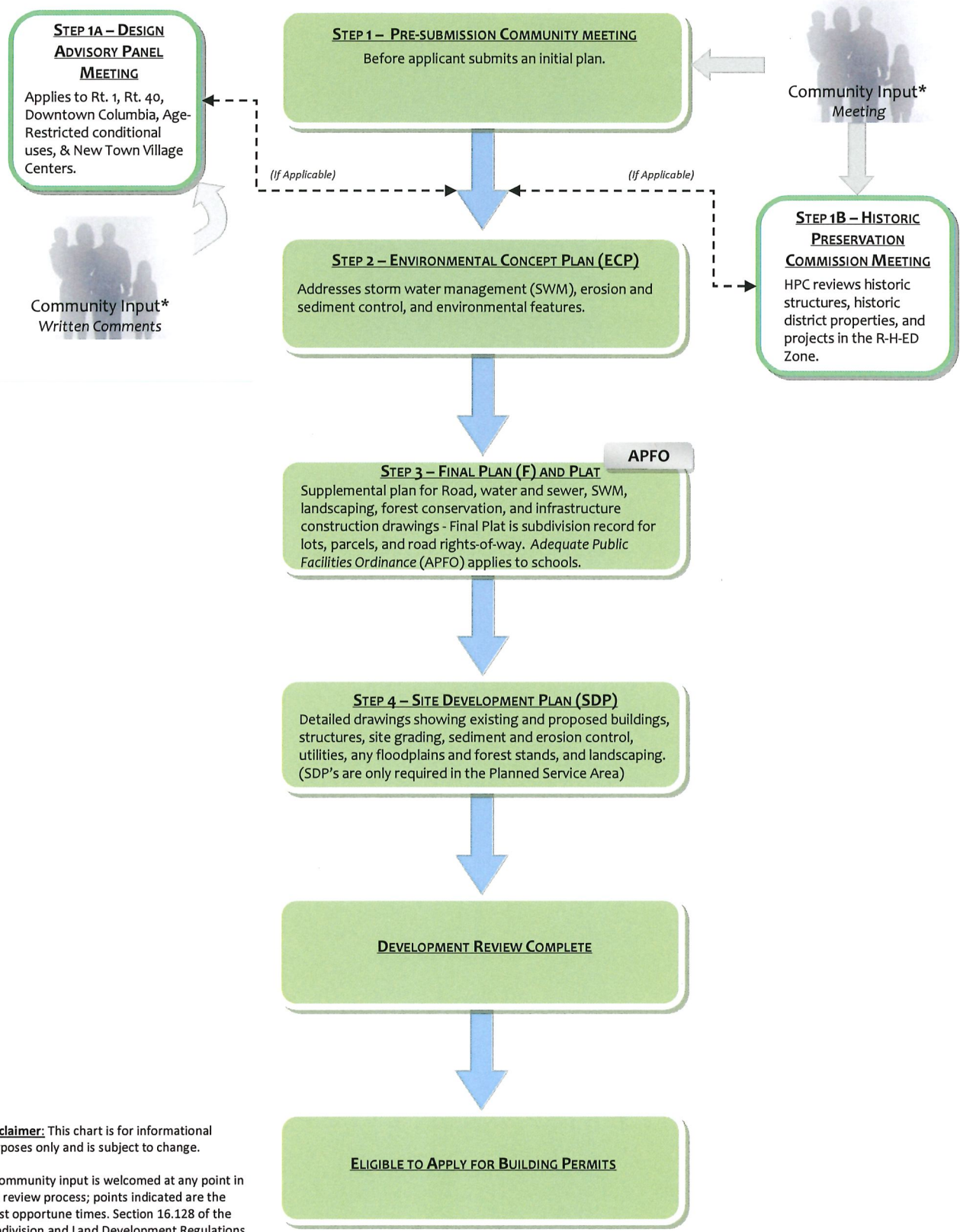


Disclaimer: This chart is for informational purposes only and is subject to change.

* Community input is welcomed at any point in the review process; points indicated are the most opportune times. Section 16.128 of the Subdivision and Land Development Regulations details pre-submission community meeting requirements.

** Environmental Concept Plan (ECP) must be submitted with S or SP and prior to SDP and Resubdivision Final Plans.

MINOR SUBDIVISION PROCESS (4 LOTS OR LESS)



Disclaimer: This chart is for informational purposes only and is subject to change.

* Community input is welcomed at any point in the review process; points indicated are the most opportune times. Section 16.128 of the Subdivision and Land Development Regulations details pre-submission community meeting requirements.

Residential Development Process Scenarios

(Average times derived from <https://tinyurl.com/HowardCountyPlans> 10-year history in residential zones (R-), 2010 to 2020)*

All residential development projects are required to hold a Presubmission Community Meeting before submitting a plan to DPZ. Developers have up to one year to submit a plan following their presubmission Community Meeting.

Major Subdivision (outside PSA – RR and RC zones):

ECP/Preliminary Equivalent Sketch > Final Subdivision

(0.58 years/1.91 years > 1.04 years = **2.95 years**, then can receive building permits & since no SDP required there is no time limit within which builder has to apply for a building permit

Minor Subdivision (outside PSA – RR and RC zones):

ECP > Final Subdivision

(0.58 years > 1.04 years = **1.62 years**, then can receive building permits & since no SDP required there is no time limit within which one has to apply for a building permit

Major Subdivision (within PSA – all residential zones except RR and RC):

ECP/Sketch > Preliminary > Final Subdivision > Site Development Plan

(0.51 years/1.20 > 0.69 > 1.13 > 0.86 years = **3.88 years**, then has 1 year to apply for first building permit and up to 5 years to apply for all building permits for SFD units, and up to 2 years to apply for all building permits for SFA and APT units.

OR

ECP/Preliminary Equivalent Sketch > Final Subdivision > Site Development Plan

(0.51 years/1.01 > 0.56 > 1.13 > 0.86 years = **3.56 years**, then has 1 year to apply for first building permit and up to 5 years to apply for all building permits for SFD units, and up to 2 years to apply for all building permits for SFA and APT units.

Minor Subdivision (within PSA – all residential zones except RR and RC):

ECP > Final Subdivision > Site Development Plan

(0.51 years > 1.09 > 0.82 years = **2.42 years**, then has 1 year to apply for first building permit and up to 5 years to apply for all building permits for SFD units.

*The dashboard accessed here: <https://tinyurl.com/HowardCountyPlans> includes more than 6,000 plans approved by DPZ since the year 2000. Plans can be filtered by zoning and by year to determine average times for plan approvals. The above represents only particular filter settings (past 10 years for residential zones).

	Actual Enrollment/Capacity							Projected Feasibility Enrollment Numbers/Capital Improvement Program									MD Dept Planning 10 year projections	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	MDP	Enrollment Increase 2020-28	
ES enrollment	23355	23730	24283	24619	25012	25353	25499	25784	26099	26259	26606	27000	27481	27855	28346	26960	1,607	
MS enrollment	11909	12296	12730	12914	13196	13448	13838	14015	14,072	14,151	14,182	14,429	14,546	14,845	14,966	15150	1,702	
HS enrollment	16417	16485	16621	16803	17262	17769	18171	18355	18,699	19,050	19,432	19,585	19,788	19,783	19,963	20960	3,191	
Total enrollment	51681	52511	53634	54336	55470	56570	57508	58,134	58,870	59,460	60,220	61,014	61,815	62,483	63,275	63070	6,500	
ES delta		424	615	390	417	364	146	285	315	160	347	394	481	374	491			
MS delta		387	434	184	282	252	390	177	57	79	31	247	117	299	121			
HS delta		68	136	182	459	507	402	184	344	351	382	153	203	-5	180			
total new enrollment		879	1185	756	1158	1123	938	626	716	590	760	794	801	668	792			

Elementary Details	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	MDP
Enrollment	23355	23730	24283	24619	25012	25353	25499	25784	26,099	26,259	26,606	27,000	27,481	27,855	28,346	26960
Capacity	24699	24881	25093	25093	25749	25749	25749	25749	25749	25934	25912	25912				
Avail Seats	1344	1151	810	474	737	223	225	-60	-375	-325	-672	-1066				
Utilization	94.5	95.3	96.7	98.1	97.1	99.1	99.1	100.2	101.4	101.2	102.5	104.1				
ES new enrollment	628	424	615	390	417	364	146	285	315	160	347	394	481	374	491	
New capacity	1070	100	100	515	0	1155	0	0	0	210	0	0				

Middle Details	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	MDP
Enrollment	11909	12296	12730	12914	13196	13448	13838	14015	14,072	14,151	14,182	14,429	14,546	14,845	14,966	15150
Capacity	13047	13086	13125	13418	13457	13436	13457	13457	13457	13457	13457	13457				
Avail Seats	1138	790	395	504	261	12	-381	-558	-615	-694	-725	-972				
Utilization	97	99	101	96.2	99	100	102.8	104	104.5	105.1	105.3	107.2				
MS new enrollment	408	387	434	184	282	252	390	177	57	79	31	247	117	299	121	
New capacity	625	662	0	0	293	0	0	0	0	0	0	0				

High School Details	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	MDP
Enrollment	16417	16485	16621	16803	17262	17769	18171	18355	18,699	19,050	19,432	19,585	19,788	19,783	19,963	20960
Capacity	17146	17146	17246	17246	17224	17246	17246	17246	17246	17246	19104	19104				
Avail Seats	729	661	625	443	-38	-523	-925	-1109	-1453	-1804	-336	-489				
Utilization	96	97	97	100	103	103	105.3	106.4	108.4	110.4	101.7	102.5				
HS new enrollment	-283	68	136	182	459	507	402	184	344	351	382	153	203	-5	180	
HS new capacity	0	0	0	0	-22	0	0	0	0	0	1850	0				