

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2011 Legislative Session

Bill No. CB-41-2011

Chapter No. 25

Proposed and Presented by Council Member Turner

Introduced by Council Members Turner, Toles, Patterson and Lehman

Co-Sponsors _____

Date of Introduction October 18, 2011

ZONING BILL

1 AN ORDINANCE concerning

2 Site Plans – Comprehensive Design Plans and Specific Design Plans - Master Plans – Required
3 Referrals

4 For the purpose of requiring the Planning Board to refer Conceptual Site Plan, Detailed Site
5 Plan, Comprehensive Design Plan, Specific Design Plan, and Master Plan proposals to the Prince
6 George’s County Health Department for a health impact assessment review identifying the health
7 impacts or implications of proposed development on the community, and establishing referral
8 requirements for Specific Design Plan applications.

9 BY repealing and reenacting with amendments:

10 Sections 27-107.01, 27-275, 27-284, 27-519, and 27-644,
11 The Zoning Ordinance of Prince George's County, Maryland,
12 being also
13 SUBTITLE 27. ZONING.
14 The Prince George's County Code
15 (2007 Edition, 2010 Supplement).

16 BY adding:

17 Section 27-527.01,
18 The Zoning Ordinance of Prince George's County, Maryland,
19 being also
20 SUBTITLE 27. ZONING.

1 The Prince George's County Code
2 (2007 Edition, 2010 Supplement).

3 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
4 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
5 District in Prince George's County, Maryland, that Sections 27-107.01, 27-275, 27-284, 27-519,
6 and 27-644 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle
7 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with
8 the following amendments:

9 **SUBTITLE 27. ZONING.**

10 **PART 2. GENERAL.**

11 **DIVISION 1. DEFINITIONS.**

12 **Sec. 27-107.01. Definitions.**

13 (a) Terms in the Zoning Ordinance are defined as follows:

14 * * * * *

15 (112.2) Health Impact Assessment Review: In this preliminary stage of
16 implementing the health impact assessment review, it is defined as a tool that may include a
17 combination of procedures, methods and tools by which a policy, program or project may be
18 evaluated as to its potential effects on the health of a population, the distribution of those effects
19 within the population, and provide a platform to make our communities healthier.

20 **PART 3. ADMINISTRATION.**

21 **DIVISION 9. SITE PLANS.**

22 **Subdivision 2. Requirements for Conceptual Site Plans.**

23 **Sec. 27-275. Referral.**

24 Prior to taking action on the Conceptual Site Plan, the Planning Board shall refer the Plan to
25 the Historic Preservation Commission (Part 14), when appropriate, and to all of those agencies
26 which the Planning Board deems appropriate to review and comment on the Conceptual Site
27 Plan. In general, the agencies will include all of those whose action is likely to have a
28 substantive effect on the plan under review. The Planning Board shall maintain a list of referral
29 agencies. The plan shall also be referred to the Prince George's County Health Department at
30 the time of the Subdivision and Development Review Committee. The Health Department shall
31 perform an initial health impact assessment review of the proposed development identifying the

1 potential effects on the health of the population, and the distribution of those effects within the
 2 population, including recommendations for design components to increase positive health
 3 outcomes and minimize adverse health outcomes on the community. The agencies shall have
 4 thirty (30) days (from the date of referral) within which to submit written comments.

6 **Subdivision 3. Requirements for Detailed Site Plans.**

7 **Sec. 27-284. Referral.**

8 Prior to taking action on the Detailed Site Plan, the Planning Board shall refer the [P] plan to
 9 the Historic Preservation Commission (Part 14) and to all [of those] agencies which the Planning
 10 Board deems appropriate [,] for review and comment. [on the Detailed Site Plan. In general, t]
 11 The agencies [will] shall include all of those whose action is likely to have a substantive effect
 12 on the plan under review. The Planning Board shall maintain a list of referral agencies. The
 13 plan shall also be referred to the Prince George's County Health Department at the time of the
 14 Subdivision and Development Review Committee. The Health Department shall perform a
 15 health impact assessment review of the proposed development identifying the potential effects on
 16 the health of the population, and the distribution of those effects within the population, including
 17 recommendations for design components to increase positive health outcomes and minimize
 18 adverse health outcomes on the community.

19 **PART 8. COMPREHENSIVE DESIGN ZONES.**

20 **DIVISION 4. COMPREHENSIVE DESIGN PLANS AND SPECIFIC DESIGN PLANS.**

21 **Subdivision 1. Comprehensive Design Plans.**

22 **Sec. 27-519. Submission to public agencies.**

23 Prior to Planning Board action, the Planning Board shall submit copies of the proposal to all
 24 public agencies concerned (including municipalities) with operational or planning
 25 responsibilities within the area of the plan. In addition, the proposal shall be referred to the
 26 Prince George's County Health Department for a health impact assessment review identifying
 27 the potential effects on the health of the population, and the distribution of those effects within
 28 the population, as well as recommendations for design components to increase positive health
 29 outcomes and minimize adverse health outcomes on the community. These agencies and
 30 municipalities shall have thirty (30) days (from the date of referral) within which to submit
 31 written comments.

PART 13. AREA MASTER PLANS, GENERAL PLANS, FUNCTIONAL MASTER PLANS, SECTOR PLANS, AND PLANNING AREAS.

DIVISION 2. PROCEDURES.

Sec. 27-644. Preliminary Plan.

(a) Preparation by Planning Board.

(1) Within one (1) month following initiation, the District Council shall review the project description and recommended goals, concepts, guidelines, and the public participation program, and (after approval) direct the Planning Board to prepare a preliminary plan. The Planning Board shall coordinate its efforts with appropriate Federal, State, County, and municipal agencies whose activities may affect the planning process in the area. In addition, the preliminary plan shall be referred to the Prince George’s County Health Department to collaborate with planning staff for a health impact assessment review identifying the potential effects on the health of the population, and the distribution of those effects within the population, as well as recommendations for design components to increase positive health outcomes and minimize adverse health outcomes on the community.

(2) The Planning Board shall grant permission to print the preliminary plan not more than eight (8) months after the District Council directs its preparation.

(3) If issues arise during the preparation of the preliminary plan which the Planning Board believes sufficient analysis would result in an extension beyond the eight (8) months preparation time, the issues shall be brought to the attention of the District Council. If the District Council concurs, they shall grant an appropriate amount of time to perform the additional analysis.

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SECTION 2. BE IT FURTHER ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Section 27-527.01 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby added:

SUBTITLE 27. ZONING.

PART 8. COMPREHENSIVE DESIGN ZONES.

DIVISION 4. COMPREHENSIVE DESIGN PLANS AND SPECIFIC DESIGN PLANS.

Subdivision 2. Specific Design Plans.

Sec. 27-527.01. Referral.

Prior to taking action on the Specific Design Plan, the Planning Board shall refer the plan to the Historic Preservation Commission (Part 14) as needed and to all agencies which the Planning Board deems appropriate for review and comment. The agencies shall include all of those whose action is likely to have a substantive effect on the plan under review. The Planning Board shall maintain a list of referral agencies. The plan shall also be referred to the Prince George’s County Health Department at the time of the Subdivision and Development Review Committee. The Health Department shall perform a health impact assessment review of the proposed development identifying the potential effects on the health of the population, and the distribution of those effects within the population, including recommendations for design components to increase positive health outcomes and minimize adverse health outcomes on the community.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 15th day of November, 2011.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Ingrid M. Turner
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.