

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session _____ 1990

Bill No. _____ CB-85-1990

Chapter No. _____ 68

Proposed and Presented by Council Members Pemberton & Bell

Introduced by Council Members Pemberton, Bell and Wilson

Co-Sponsors _____

Date of Introduction _____ June 26, 1990

SUBDIVISION BILL

AN ACT concerning

Moderately Priced Dwelling Units

FOR the purpose of incorporating the requirements of the Moderately Priced Dwelling Unit Program into the subdivision process.

BY repealing and reenacting with amendments:

SUBTITLE 24. SUBDIVISIONS.

Sections 24-104,

24-115,

24-116, and

24-120,

The Prince George's County Code

(1987 Edition, 1989 Supplement,

as amended by CB-33-1990).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 24-104, 24-115, 24-116 and 24-120 of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 24. SUBDIVISIONS.

DIVISION 1. GENERAL PROVISIONS.

Subdivision 2. General Requirements.

Sec. 24-104. Purposes.

(a) The purposes of this Subtitle are as follows:

* * * * *

(10) To encourage creative residential subdivision design that accomplishes these purposes in a more efficient, attractive, and environmentally sensitive manner than would be otherwise accomplished, through the provisions of the optional residential design approach [and];

(11) To protect historic resources listed on the Inventory of Historic Resources of the adopted and approved Historic Sites and Districts Plan[.]; and

(12) To facilitate the implementation of the Moderately Priced Dwelling Unit Program established in Subtitle 13, Division 8 of this Code.

DIVISION 2. APPLICATION PROCEDURES AND DOCUMENTS.

Sec. 24-115. General description; procedures, documents, fees.

* * * * *

(h) When an application for a development includes moderately priced dwelling units required pursuant to Subtitle 13, Division 8,

and Subtitle 27, Part 4A of this Code, the location of the proposed units shall be shown on the plat of the proposed subdivision.

(i) When an application is for a development for which an alternative method of compliance is proposed pursuant to the requirement for moderately priced dwelling units set forth in Subtitle 13, Division 8, and Subtitle 27, Part 4A of this Code, a joint letter signed by the County Executive and Chairman of the County Council approving the alternative method of compliance shall be submitted.

Sec. 24-116. Subdivision Review Committee.

* * * * *

(b) Committee Membership. The Committee shall be composed of representatives from the following agencies, departments, and offices: the Planning Department, the Department of Parks and Recreation, the Police Department, the Department of Public Works and Transportation, the Washington Suburban Sanitary Commission, the Department of Environmental Resources, the Fire Department, the State Highway Administration, [the Department of Program Planning and Economic Development,] the Soil Conservation District, the Department of Housing and Community Development, and, when appropriate, the Health Department, the Historic Preservation Commission, and the Board of Education.

* * * * *

Sec. 24-120. Documents required for major subdivisions.

(a) Preliminary Plats. The subdivider shall present to the Planning Department a reproducible preliminary plat prepared by a

registered surveyor. If the preliminary plat has been prepared by a Property Line Surveyor, the horizontal location of all right-of-way lines, as shown on the plat, shall be certified by either a Professional Land Surveyor or a Professional Engineer. Preferably, the plat shall be prepared at a scale of one (1) inch equals one hundred (100) feet. The following information shall be shown:

* * * * *

(27) The lots proposed to be moderately priced dwelling units pursuant to Subtitle 13, Division 8, and Subtitle 27, Part 4A of this Code.

(28) Such additional information as may be needed to show compliance with the optional approaches described in Division 6.

(b) Final Plat.

* * * * *

(6) The Final Plat shall show:

* * * * *

(J) Vicinity map showing location of platted property when it is in an outlying area not adjoining a recorded subdivision [and];

* * * * *

(L) Cemeteries, delineated by metes and bounds, if appropriate; and [.]

(M) The lots designated to be moderately priced dwelling units pursuant to Subtitle 13, Division 8, and Subtitle 27, Part 4A of this Code.

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SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act shall not apply to preliminary plats of subdivision for which an application has been filed prior to January 1, 1991, and approval is granted prior to July 1, 1991. The provisions of this Act shall not apply to any construction or development of dwelling units within any property placed within a Comprehensive Design Zone (C-D-Z), Mixed Use Transportation Oriented Zone (M-X-T), Recreational Planned Community Zone (R-P-C), or Transit District Overlay Zone (T-D-O) prior to January 1, 1991.

SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect on January 1, 1991.

Adopted this 4th day of September, 1990.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
Clerk of the Council

APPROVED:

DATE: _____

BY: _____
Parris N. Glendening
County Executive

KEY:

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