

The Planning Board and the Municipal Association support the legislation. Planning staff suggested that the bill be reorganized to prevent redundancy. This proposal was rejected by the Committee. Planning staff also proposed that language be included to make it impossible for the institution to use all, or a disproportionate amount, of the F.A.R. allocated to the entire Basic Plan. The Committee members did not feel this type of amendment was necessary, particularly since the consent of all owners of the property would be required when the CDP is filed.

Bob Manzi, representing Ammendale, supported the legislation, but requested that the requirement for 400 acres be amended to 150 acres, in order to make the legislation applicable to Ammendale. The City of Bowie proposed amending the legislation to limit its application only to Ammendale. On page 2, Section 27-518(c)(2) would be amended as follows: "In the E-I-A Zone, a reduced Comprehensive Design Plan shall be allowed under the following circumstance: (2) where the reduced Comprehensive Design Plan is solely for the use of an eleemosynary or philanthropic institution, provided an eleemosynary or philanthropic institution existed on the site at the time of approval of the original Basic Plan." The Committee agreed to these two amendments.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

This bill is necessary in order to permit an eleemosynary or philanthropic institution to construct in the E-I-A Zone without having to bear the costs of review and approval of a Comprehensive Design Plan for the entire site approved by the Basic Plan. In these cases, a reduced CDP would be permitted, requiring the same detail and scope of review as the CDP, but limited to the area to be used solely by the eleemosynary or philanthropic institution.

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