

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
1998 Legislative Session

Bill No. _____ CB-59-1998
 Chapter No. _____
 Proposed and Presented by _____ Council Member Del Giudice
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Adequate Public School Facilities

3 For the purpose of redefining the adequate public facilities test for schools during the
 4 Comprehensive Design Plan and Specific Design Plan process.

5 BY repealing and reenacting with amendments:

6 Sections 27-521 and 27-528,

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

11 (1995 Edition, 1996 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 14 District in Prince George's County, Maryland, that Sections 27-521 and 27-528 of the Zoning
 15 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
 16 County Code, be and the same are hereby repealed and reenacted with the following
 17 amendments:

SUBTITLE 27. ZONING.

PART 8. COMPREHENSIVE DESIGN ZONES.

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

Subdivision 1. Comprehensive Design Zones.

Sec. 27-521. Required findings for approval.

(a) Prior to approving a Comprehensive Design Plan, the Planning Board shall find that:

* * * * *

(7) [The staging of development will not be an unreasonable burden on available public facilities;] Transportation facilities (including streets and public transit) which are existing, which are under construction, or for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

(8) The staging of development will be adequate and will not be an unreasonable burden on available public school facilities, to be determined in accordance with Section 24-122.02;

(9) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

[(8)] (10) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

(A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;

(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;

(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental

1 setting, are in keeping with the character of the Historic Site;

2 [(9)] (11) The Plan incorporates the applicable design guidelines set forth in Section
3 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan,
4 with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);
5 and

6 [(10)] (12) The Plan is in conformance with an approved Tree Conservation Plan.

7 **PART 8. COMPREHENSIVE DESIGN ZONES.**

8 **DIVISION 4. COMPREHENSIVE DESIGN PLANS AND SPECIFIC**
9 **DESIGN PLANS.**

10 **Subdivision 2. Specific Design Plans.**

11 **Sec. 27-528. Planning Board action.**

12 (a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

13 * * * * * * *

14 (2) The development will be adequately served within a reasonable period of time
15 with existing or programmed public facilities either shown in the appropriate Capital
16 Improvement Program or provided as part of the private development. Adequacy shall be
17 determined in accordance with Section 24-122.02;

18 * * * * * * *

19 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
20 (45) calendar days after its adoption.

Adopted this _____ day of _____, 1998.

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: _____
Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
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.