
A G E N D A I T E M S U M M A R Y

Reference No: CB-26-1991

Draft No: 2

P r i n c e G e o r g e ' s

Meeting Date: 5/21/91

C o u n t y C o u n c i l

Requester: MC

Item Title: An Ordinance including a finding of adequacy of trans. facilities in the requirements for certain Conceptual & Detailed Site Plan approvals for the M-X-T Zone.

Sponsors MC D B M C WI

Date Presented	3/26/91	Executive Action	____/____/____	—
Committee Referral	(1) 3/26/91	P&Z	Effective Date	6/30/91
Committee Action	(1) 4/25/91	FAV(A)		
Date Introduced	4/30/91			
Pub. Hearing Date	(1) 5/21/91	1:30 PM		
Council Action	(1) 5/21/91	Enacted		
Council Votes	CA: A_, B_: A_, C_: A_, D_: A_, F_: A_, MC: A_, M_: A_, P_: A_, WI: A_, __: __, __: __, __: __			
Pass/Fail	P			

Remarks _____

Drafter: Mary Lane
Committee Director

Resource Joyce Birkel
Personnel: Principal Counsel

LEGISLATIVE HISTORY

PLANNING AND ZONING COMMITTEE REPORT

DATE: 4/25/91

Committee Vote: Favorable as amended, 6-0-0 (In favor: Council Members Casula, Del Giudice, Fletcher, MacKinnon, Mills and Wineland).

Staff directed the Committee's attention to a proposed Draft 2 of the legislation. This proposal continues to require a test for adequate transportation facilities in the M-X-T Zone at the time of Conceptual Site Plan, if the property was placed in the zone through an SMA. The section regarding an APF test at Detailed Site Plan, however, was amended to require the test only if more than six years have elapsed since a finding of adequacy was made at another stage of review. This generally would only apply to very large projects, with staging plans, which have been granted extensions of their preliminary plats.

The Municipal Association and the City of Bowie support the legislation, and the M-NCPPC and SMBIA support the portion of the legislation regarding Conceptual Site Plan approval, but oppose the sections regarding an APF test at Detailed Site Plan. The Association of Realtors opposes the legislation. These positions were based on Draft 1, and no comments were offered at the meeting regarding the amendments by these organizations.

Michelle LaRocca spoke in support of the amendments, and indicated the support of the Chamber of Commerce for the legislation as amended.

BACKGROUND INFORMATION/FISCAL IMPACT

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

Approval of development in the Comprehensive Design Zones includes a finding of adequate public facilities at all three phases of approval: Basic Plan, Comprehensive Design Plan, and Specific Design Plan. In the M-X-T Zone, this finding is required at the time of zoning approval, but not at subsequent Site Plan reviews. Therefore, property placed within the M-X-T Zone through the Sectional Map Amendment process does not undergo an APF review by the District Council. This legislation incorporates a review for adequate transportation facilities into the Conceptual Site Plan approval process if the property was rezoned through the SMA process, and at Detailed Site Plan approval.