

Prince George's County Council

Agenda Item Summary

Meeting Date: 10/10/2006
Reference No.: CB-076-2006
Draft No.: 3
Proposer(s): Park & Planning
Sponsor(s): Dean
Item Title: An Ordinance revising the Sectional Map Amendment process to allow rezoning to a Comprehensive Design Zone without filing a formal rezoning application.

Drafter: M-NCPPC Staff
Resource Personnel: Jackie Brown, Director PZED Committee

LEGISLATIVE HISTORY:

Date Presented:	9/19/2006	Executive Action:	
Committee Referral:	9/19/2006 - PZED 10/10/2006 - C.O.W.	Effective Date:	12/18/2006

Committee Action: 9/20/2006 - HELD
10/10/2006 - FAV(A)

Date Introduced: 10/10/2006
Public Hearing: 10/31/2006 - 10:00 AM

Council Action (1) 10/31/2006 - ENACTED
Council Votes: MB:A, WC:A, SHD:A, TD:A, CE:A, DCH:A, TH:A, TK:A, DP:A
Pass/Fail: P
Remarks:

AFFECTED CODE SECTIONS:

27-223, 27-225, 27-226, 27-644, 27-646

COMMITTEE REPORTS:

COMMITTEE OF THE WHOLE

Date 10/10/2006

Committee Vote: 8-0 In favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Hendershot, Knotts and Peters. (Absent: Council Member Harrington)

BACKGROUND INFORMATION/FISCAL IMPACT:

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

Currently, Comprehensive Design Zones (CDZs) can only be approved in a Sectional Map Amendment (SMA) if the Planning Board has reviewed an individual application with a “basic plan” for development and made a recommendation on that application.

To facilitate the use of CDZs, which were designed as master plan implementation zones, and streamline the rezoning process, it is recommended that the Sectional Map Amendment process be revised to allow rezoning to a CDZ without the filing of a formal rezoning application by an applicant. The recommendations of the master/sector plan and the SMA zoning change should be identified as the “basic plan” for development to be further refined as regulations are established in subsequent site plan review procedures. Because there may be added expenses associated with the site plan reviews for development of property in a CDZ (relative to development in less flexible conventional zones), or concerns about increased property taxes, the proposed legislation provides an opportunity for property owners to “opt out” of the rezoning and retain an alternative, base-density zone.

This bill also revises the Zoning Ordinance to correct conflicting language in the plan/SMA approval process, where several provisions of CB-39-2005 and CB-48-2005 reflect conflicting language that leads to confusion regarding dates and processes. Legislative changes are proposed to Sections 27-226 and 27-646 regarding notices for public hearings, the public hearing record, and plan or SMA amendment decisions made by the District Council.

CODE INDEX TOPICS:

INCLUSION FILES:
