

Prince George's County Council

Agenda Item Summary

Meeting Date: 6/8/2004
Reference No.: CB-016-2004
Draft No.: 2
Proposer(s): Dean, Exum, Harrington, Peters
Sponsor(s): Dean, Exum, Harrington, Peters
Item Title: An Ordinance authorizing amendments to approved Basic Plans under certain circumstances

Drafter: Jackie Brown, Director, PZED Committee
Resource Personnel: Richard J. Santos, Legislative Aide

LEGISLATIVE HISTORY:

Date Presented:	3/30/2004	Executive Action:	
Committee Referral:	3/30/2004 - PZED	Effective Date:	7/26/2004
Committee Action:	4/7/2004 - FAV		
Date Introduced:	4/20/2004		
Public Hearing:	6/8/2004 - 10:00 AM		
Council Action (1)	6/8/2004 - ENACTED		
Council Votes:	MB:A, SHD:A, TD:A, CE:A, DCH:A, TH:A, TK:A, DP:A, PS:-		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

27-197

COMMITTEE REPORTS:

PLANNING, ZONING & ECONOMIC DEVELOPMENT COMMITTEE

Date 4/7/2004

Committee Vote: Favorable, 4-0 (In favor: Council Members Dernoga, Harrington, Dean and Exum)

Staff summarized the purpose of the bill and informed the committee of referral comments that were received. The legislation would authorize the streamlined amendment of an approved Basic Plan for the purpose of accommodating a "Planned Environmental Preservation Community." A Planned Environmental Preservation Community was defined by CB-35-2003.

The Planning Board supports CB-16-2004 and offers the following comments. The existing streamlined amendment process is intended to apply only if the proposed amendment does not involve a change in land area or an increase in land use density or intensity. The streamlined process is, in this case, being used to accommodate a specific use that could have different implications for the surrounding area. The accelerated approval process reduces staff time to obtain referrals from other agencies and time to perform the required analysis. This appears to be a limited exception. However, a further expansion of the streamlined amendment process to accommodate specific uses could adversely affect the staff's ability to perform thorough reviews.

Joe Meinert, City of Bowie Planning Director, indicated that the City opposes CB-16 and recommended that the

committee reject the legislation. Mr. Meinert referred to the April 6, 2004 letter from Mayor Robinson to PZED Committee Chairman Dernoga that expresses the City Council's concern with the expedited review process proposed in CB-16.

Arthur Horne, of Shipley & Horne, P.A., representing MIE Properties, Inc., spoke in support of the legislation. Robert Antonetti, Jr., also representing MIE Properties, Inc. submitted a statement in support.

The County Executive takes no position on this legislation.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

Section 27-197 provides criteria for amending Basic Plans and procedures for these amendments. This legislation authorizes an additional type of amendment to a Basic Plan for the purpose of adding a Planned Environmental Preservation Community.

CODE INDEX TOPICS:

INCLUSION FILES:
