
A G E N D A I T E M S U M M A R Y**Reference No:** CB-20-1990**Draft No:** 3**P r i n c e G e o r g e ' s****Meeting Date:** 6/12/90**C o u n t y C o u n c i l****Requestor:** DQSC

Item Title: An Ordinance to implement new site
Planning Guidelines

Sponsors B P

Date Presented	2/20/90	Executive Action	<u> </u> / <u> </u> / <u> </u> —
Committee Referral	(1) 2/20/90 F&P	Effective Date	7/30/90
Committee Action	(1) 3/19/90 NR(A)		
Date Introduced	4/3/90		
Pub. Hearing Date	(1) 5/15/90 11:00 AM		
Council Action	(1) 6/12/90 Enacted		
Council Votes	B_: A_, CA: A_, C_: A_, CI: A_, H_: --, M_: A_, P_: A_, W_: N_, WI: A_, __: __, __: __, __: __		
Pass/Fail	P		

Remarks

Drafter: Wendy Irminger, M-NCPPC	Resource Steve Adams, M-NCPPC
	Personnel: Wendy Martz, M-NCPPC

LEGISLATIVE HISTORYFISCAL AND PLANNING COMMITTEE REPORT**DATE:** 3/19/90

Committee Vote: No Recommendation as amended, 4-0-0 (In favor:
Council Members Castaldi, Casula, Wilson and
Wineland)

Larry Taub, Chairman of the Site Planning Subcommittee of the Development Quality Steering Committee, presented the Committee with a brief summary of the legislation. Mr. Appleton, representing the AIA, stated the general support of his organization, but expressed concern over a number of provisions that are vaguely written. The Committee incorporated several of his proposed amendments into the legislation. Tom Haller, representing the Prince George's Chamber of Commerce, stated their support for the legislation, and Hamer Campbell of the SMBIA indicated that the legislation is currently being reviewed by his organization. M-NCPPC supports the legislation with minor amendments,

most of which were incorporated into the Council staff's recommendation.

Council staff presented a number of amendments to the legislation that were accepted by the Committee. The amendments, other than technical amendments, are as follows:

Page 2, lines 8-18. Deleted.

Page 2, line 1. The title of Section 27-274 was changed to "Design Guidelines".

Page 4, line 1. Guideline (i) was deleted.

Page 4, line 15. In guideline (vi), the words "close to building entrances" were deleted.

Page 5, line 4. Following the word "lot", the words "and should provide adequate acceleration and deceleration lanes, if necessary" were added.

Page 6, line 3. Deleted "to major destinations on the site".

Page 7, lines 10-12. Goal (A) was rewritten as follows, "For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character". The word "safe" was deleted from the Section, upon the advice of the Legislative Officer.

Page 7, lines 18-19. Guideline (ii) was revised to include Public Spaces.

Page 8, lines 1-2. The sentence "The standards should not be so tall or numerous as to be visually offensive" was deleted.

Page 8, lines 7-8. Guideline (vi) was deleted.

Page 8, line 9, through page 9, line 6. The Section regarding "Views" was revised as follows: "Site design techniques should be used to preserve, create or emphasize scenic views from public areas".

Page 10, lines 2-4. Guideline (vii) was deleted.

Page 10, line 7 through Page 11, line 10. Subsections 6 and 7, "Streetscape" and "Site Amenities" were combined into one Subsection called "Site and Streetscape Amenities".

Page 10, line 13; Page 11, line 2. "Street furniture" was defined, per the Legislative Officer.

Page 11, lines 15-17. Deleted "where appropriate, naturalistic landforms are preferred over rigid, rectilinear landforms".

Page 13, lines 25-26. Guideline (6) was retained in the Code.

Guidelines that were originally included in CB-1, the Building Design Guidelines, regarding Service Areas and Public Spaces, were incorporated into this legislation.

BACKGROUND INFORMATION/FISCAL IMPACT

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

The Development Quality Steering Committee, created by CR-93-1987, was directed to promulgate regulations "according to imaginative ... urban design principles, site and building design relationships ... grading, orientation ..." which "provide for safe, convenient and pleasant pedestrian movement and safe and efficient vehicular circulation and attractive parking facilities." The proposed guidelines replace existing site design guidelines without introducing any new processes or procedures.