

Prince George's County Council

Agenda Item Summary

Meeting Date: 7/23/2008
Reference No.: CB-026-2008
Draft No.: 1
Proposer(s): Dean, Exum
Sponsor(s): Dean, Exum, Olson
Item Title: An Ordinance amending the applicable required findings of approval for Comprehensive Design Plans for certain properties that were placed in a Comprehensive Design Zone through a master plan or sector plan approved after October 1, 2006.

Drafter: Jackie Brown, PZED Committee Director
Resource Personnel: Nellvenia W. Johnson, Legislative Aide

LEGISLATIVE HISTORY:

Date Presented:	5/6/2008	Executive Action:	
Committee Referral:	5/6/2008 - PZED	Effective Date:	9/8/2008
Committee Action:	5/27/2008 - FAV		
Date Introduced:	6/10/2008		
Public Hearing:	7/23/2008 - 10:00 AM		
Council Action (1)	7/23/2008 - ENACTED		
Council Votes:	MB:A, WC:A, SHD:A, TD:A, CE:A, AH:A, TK:-, EO:A, IT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

27-521

COMMITTEE REPORTS:

PLANNING, ZONING & ECONOMIC DEVELOPMENT

Date 5/27/2008

Committee Vote: Favorable, 3-0 (In favor: Council Members Dean, Knotts, and Olson)

Staff summarized the purpose of the legislation and informed committee members of written referral comments that were received. CB-26-2008 amends Section 27-521 of the Zoning Ordinance concerning required findings for approval of Comprehensive Design Plans for property placed in a Comprehensive Design Zone (CDZ) as part of a master plan, sector plan, or sectional map amendment zoning change and exemption from design guidelines and standards under Section 27-274. The legislation also requires the CDZ to follow Section 27-480(g) (1) to ensure the design guidelines and standards are consistent with the development concept recommended by the master plan, sector plan, or sectional map amendment zoning change and the referenced exhibit of record for the property will provide guidance for the development regulations to be incorporated in the Specific Design Plan. CB-26-2008 also requires the CDZ to follow Section 27-480(g)(2) by removing the limitations on the maximum percentage of townhouse and multifamily dwelling units, but the Planning Board or the District Council may impose similar restrictions when appropriate to implement the recommendations of the master plan or sector plan.

The Planning Board supports CB-26-2008. The Office of Law reviewed the bill and determined that it is in proper legislative form with no legal impediments to its enactment.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This legislation amends the findings of approval for Comprehensive Design Plans to provide that property placed in a Comprehensive Design Zone (CDZ) as part of a Sectional Map Amendment shall not be required to follow certain design guidelines and standards normally required for CDZs, but would follow the development regulations consistent with the development concept recommended by the applicable Sector Plan and the referenced exhibit of record for the property.

CODE INDEX TOPICS:

INCLUSION FILES:
