

**PRINCE GEORGE'S COUNTY COUNCIL  
AGENDA ITEM SUMMARY**

**Meeting Date:** 2/11/97

**Reference No.:** CB-14-1997

**Proposer:** Maloney

**Draft No.:** 1

**Sponsors:** \_\_\_\_\_

**Item Title:** An Ordinance restricting M-X-T rezonings; amending adequate public facilities requirements for Detailed Site Plan approval; reducing max. floor area ratio; requiring required uses to constitute a specific portion of development; & providing for reversion of Zoning Classification if development doesn't occur within a certain time period

**Drafter:** Mary Lane,  
PZ&ED Committee Director

**Resource Personnel:** Andy Eppelmann  
Legislative Aide

**LEGISLATIVE HISTORY:**

**Date Presented:** 2/11/97

**Executive Action:** \_\_/\_\_/\_\_ \_\_

**Committee Referral:**(1) 2/11/97 PZED

**Effective Date:** \_\_/\_\_/\_\_

**Committee Action:**(1) \_\_/\_\_/\_\_ \_\_\_\_\_

**Date Introduced:** \_\_/\_\_/\_\_

**Pub. Hearing Date:** (1) \_\_/\_\_/\_\_ \_\_:\_\_ \_\_

**Council Action:** (1) \_\_/\_\_/\_\_ \_\_\_\_\_

**Council Votes:** DB:\_\_, SD:\_\_, JE:\_\_, IG:\_\_, AMc:\_\_, WM:\_\_, RVR:\_\_, AS:\_\_, MW:\_\_

**Pass/Fail:** \_

**Remarks:** \_\_\_\_\_

**BACKGROUND INFORMATION/FISCAL IMPACT**

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

The M-X-T (Mixed Use-Transportation Oriented) Zone was created in 1981, and there have been few amendments to the requirements and provisions of the Zone since that time. This legislation amends the APF requirement of the Zone at the time of Detailed Site Plan to include properties for which an APF finding was made less than six years ago; reduces the maximum allowable floor area

ratio (FAR) to 1.0; and requires each of the three required uses to constitute at least 25% of the development. It also restricts the rezoning of any property into the M-X-T Zone, and provides for the expiration of the zone if building permits are not issued within three years.

**CODE INDEX TOPICS: (ZONING)****Mixed Use Zones***Administrative provisions*

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