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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session

1992

Bill No. _____ CB-35-

1992

Chapter No.

17

Proposed and Presented by _____ Council Member
Casula _____

Introduced by _____ Council Members Casula, Bell,
Fletcher _____

_____ and
Wineland _____

Co-Sponsors

Date of Introduction _____ May 5,
1992 _____

ZONING BILL

AN ORDINANCE concerning

Comprehensive Design Plans

FOR the purpose of creating a reduced Comprehensive Design Plan
for eleemosynary or philanthropic institutions in the E-I-A
Zone pursuant to certain criteria.

BY repealing and reenacting with amendments:

Sections 27-516(a), and
27-518,

The Zoning Ordinance of Prince George's County, Maryland,
being also

SUBTITLE 27. ZONING.

The Prince George's County Code
(1991 Edition).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Sections 27-516(a) and 27-518 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 8. COMPREHENSIVE DESIGN ZONES.

DIVISION 4. COMPREHENSIVE DESIGN PLANS AND SPECIFIC DESIGN PLANS.

Subdivision 1. Comprehensive Design Plans.

Sec. 27-516. Filing.

(a) A Comprehensive Design Plan, generally for the entire area included in a Basic Plan, shall be filed either prior to, or at the same time as, the preliminary plat of subdivision (in accordance with the requirements of Subtitle 24 of this Code).

A Comprehensive Design Plan may include less than the entire area included in a Basic Plan only where the Basic Plan acreage has been divided in accordance with Section 27-197(b) or where a reduced Comprehensive Design Plan is approved in accordance with Section 27-518(c).

Sec. 27-518. Contents of Plan.

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(c) In the E-I-A Zone, a reduced Comprehensive Design Plan shall be allowed under the following circumstance: (1) for parcels containing a minimum of five (5) acres of land, provided the total property zoned E-I-A in the approved Basic Plan is in excess of one hundred fifty (150) acres, and (2) where the reduced Comprehensive Design Plan is solely for the use of an eleemosynary or philanthropic institution, provided an eleemosynary or philanthropic institution existed on the property at the time of approval of the original Basic Plan. A reduced Comprehensive Design Plan shall consist of the following with regard to the acreage within such reduced Comprehensive Design Plan:

(1) A reproducible drawing (with ten (10) prints) showing the proposed development of the parcel. This drawing shall be in conformance with the approved Basic Plan. The drawing shall show the approximate location and intensity of non-residential buildings, and the zoning of adjoining properties;

(2) A schedule and text, including the delineation of any staged units to be developed at different times;

(3) A description of design principles proposed to govern the project;

(4) The estimated employment population for this reduced Comprehensive Design Plan;

(5) The anticipated priority of development of each staged unit (if staging is proposed);

(6) The standards proposed to be used for height, open space, building intensity, population density, and public improvements; and

(7) Traffic feasibility studies, as necessary.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on June 30, 1992.

Adopted this 26th day of May, 1992.

OF	COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY,	COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART
	THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S
	MARYLAND

BY:

Richard J. Castaldi
Chairman

ATTEST:

Joyce T. Sweeney
Acting Clerk of the Council

KEY:

Underscoring indicates language added to existing law.
Asterisks *** indicate intervening existing Code provisions
that
 remain unchanged.