

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

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**Meeting Date:** 6/4/2002

**Reference No.:** CB-23-2002

**Proposer:** Scott

**Draft No.:** 1

**Sponsors:** Scott

**Item Title:** An Ordinance authorizing the Planning Director to  
approve minor amendments to approved Basic Plans  
under certain circumstances

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**Drafter:**

**Resource** Betsy Burian  
**Personnel:** Legislative Aide

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**LEGISLATIVE HISTORY:**

**Date Presented:** 4/9/2002

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

**Committee Referral:** 4/9/2002 PZED

**Effective Date:** 7/22/2002

**Committee Action:** 4/24/2002 FAV

**Date Introduced:** 4/30/2002

**Public Hearing:** 6/4/2002 10:00 A.M.

**Council Action:** 6/4/2002 ENACTED

**Council Votes:** PS:A, DB:A, TD:N, JE:-, TH:A, TK:A; RVR:A, AS:A, MW:A

**Pass/Fail:** P

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

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**PLANNING, ZONING & ECONOMIC DEV. COM. REPORT**

**DATE:** 4/24/02

Committee Vote: Favorable, 3-0 (In favor: Council Members Russell, Hendershot and Wilson).

This bill allows the Planning Director to approve certain minor amendments to approved Basic Plans. Previous bills enacted by the Council, CB-20-2001 and CB-61-2001, granted this authorization to the Planning Director for certain Basic Plan amendments for property in the M-A-C, R-S or R-L Zones. CB-23-2002 allows the Director to approve an amendment changing a use from office to hotel in the M-A-C Zone.

The bill's sponsor informed the Committee that the legislation is intended to allow the development of a long-term stay hotel on property located behind the Bowie Town Center. The hotel has been accepted by the community as a preferred use over the office use proposed in the original Basic Plan.

The Planning Board opposes CB-23 noting that the change in use from commercial to residential is not considered a minor amendment and that this would normally require a new Basic Plan application for this type of change. The County Executive takes no position. The Office of Law found the bill to be in proper legislative form.

The Office of Audits and Investigations determined there should not be any negative fiscal impact on the County as a result of enacting CB-23-2002. It should be noted however, that changes or amendments to the Zoning Ordinance have an unpredictable future affect on the County that may cause fiscal impact in later years. There are a number of variables which may be affected by Zoning Ordinance changes that cannot be determined at this time.

### **BACKGROUND INFORMATION/FISCAL IMPACT**

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

The bill authorizes the Planning Director to approve certain minor amendments to approved Basic Plans. It amends CB-20-2001 and CB-61-2001, which authorized certain Planning Director amendments of Basic Plans in the M-A-C Zone.

### **CODE INDEX TOPICS:**