## COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL

## 2015 Legislative Session

Bill No.	CB-35-2015			
Chapter No.	17			
Proposed and Presented	d by Council Member Taveras			
Introduced by	duced by Council Member Taveras			
Co-Sponsors				
Date of Introduction	June 2, 2015			
ZONING BILL				
AN ORDINANCE concerning				
Approved Comprehensive Plans, Functional Plans and Development District Plans –				
Minor Amendment Process				
For the purpose of providing a minor plan amendment process for approved comprehensive				
plans, functional plans, development district plans, and associated approved Development				
District Overlay (D-D-O) Zones.				
BY repealing and reenacting with amendments:				
	Section 27-548.26,			
	The Zoning Ordinance of Prince George's County, Maryland,			
	being also			
SUBTITLE 27. ZONING.				
The Prince George's County Code				
(2011 Edition; 2014 Supplement).				
BY adding:				
	Section 27-642,			
	The Zoning Ordinance of Prince George's County, Maryland,			
	being also			
	SUBTITLE 27. ZONING.			
	The Prince George's County Code			
	(2011 Edition; 2014 Supplement).			

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 Section 27-548.26 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be and the same is hereby repealed and reenacted with the following amendments:			
SUBTITLE 27. ZONING.			
PART 10A. OVERLAY ZONES.			
DIVISION 3. D-D-O (DEVELOPMENT DISTRICT OVERLAY) ZONE.			
Sec. 27-548.26. Amendment of Approved Development District Overlay Zone.			
(a) District Council.			
(1) The following amendments to development requirements within the Development			
District may be initiated and approved by the District Council through the minor plan and			
Development District Overlay amendment procedure [and concurrent Sectional Map			
Amendment process,] in accordance with [Part 13, Divisions 2, and Part 3, Division 4:] Section			
27-642 of this Subtitle:			
(A) Changes to the boundary of the D-D-O Zone; and			
(B) Changes to the underlying zones, [or] the list of allowed uses, or [as			
modified by]-the Development District Standards.			
(2) [At] Notwithstanding the provisions of subsection (a), above, at the written			
request of a municipality in which development district property is located, the District Council			
may modify the Development District Standards under the following procedures. The District			
Council shall direct the Planning Board to prepare the amendment and shall specify which			
Development District Standards should be reviewed.			
* * * * * * * * *			
(b) Property Owner.			
(1) [A] Notwithstanding the provisions of subsection (a), above, a property owner			
may request that the District Council amend development requirements for the owner's property,			
as follows:			
* * * * * * * * *			
SECTION 2. BE IT FURTHER ENACTED that the Section 27-642 of the Zoning			
Ordinance he and the same is hereby added:			

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1	SUBTITLE 27. ZONING.	
2	PART 13. AREA MASTER PLANS,GENERAL PLANS,FUNCTIONAL MASTER	
3	PLANS AND PLANNING AREAS.	
4	DIVISION 2. PROCEDURES.	
5	Sec. 27-642. Minor Amendment to an Approved Master, Sector, Functional Plans, and	
6	Development District Overlay Zones.	
7	(a) Minor amendments of approved master, sector, functional plans and/or associated	
8	Development District Overlay Zones may be initiated by Resolution of the District Council, or	
9	by the Planning Board upon approval by Resolution of the District Council. At the time of	
10	initiation, a joint public hearing date shall be scheduled to occur within 60 days, in accordance	
11	with the notice requirements set forth in Sections 27-644 (b)(2)(A) through Section 27-	
12	644(b)(2)(D) of this Subtitle.	
13	(b) The minor amendment process may be utilized to:	
14	(1) advance the goals of an approved comprehensive plan, functional plan, or	
15	development district plan; or	
16	(2) safeguard the public safety health and welfare of citizens and residents within the	
17	plan area boundaries.	
18	(c) The scope of the minor amendment shall be limited to:	
19	(1) a geographic area which is not more than 50% of the underlying plan area, but not	
20	limited to a single property or property owner;	
21	(2) limited to specific issues regarding public planning objectives; or	
22	(3) for the purpose of correcting errors in the text or maps in the applicable plan.	
23	(4) Notwithstanding subsections (1) through (3), herein, the minor amendment	
24	process shall not be utilized for any amendment which would require major transportation	
25	analysis and/or modeling, revised water and sewer classifications, or any Adequate Public	
26	Facilities analysis.	
27	(d) The Resolution initiating a minor amendment shall set forth the purpose and scope of	
28	the proposed amendment, and shall state the date of the joint public hearing on the proposed	
29	amendment.	
30	(e) The Planning Board shall transmit a draft of the proposed amendment, a technical staff	
31	report analyzing the amendment, and the Planning Board's recommendation on the Developmen	

District Overlay Zone amendment and/or the Planning Board's adoption of the plan amendmen		
within 30 days of the date of the joint publ	lic hearing.	
(f) Within 90 days of receipt of the	Planning Board's recommendation, the District	
Council shall approve, approve with revision	ions, or disapprove the proposed minor amendment.	
SECTION 3. BE IT FURTHER EN	ACTED that this Ordinance shall take effect on the	
date of its adoption.		
Adopted this 7th day of July, 2015.		
	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	
В	Y:	
_	Mel Franklin	
ATTEST:	Chairman	
Redis C. Floyd Clerk of the Council		
KEY: <u>Underscoring</u> indicates language added to existing law.  [Brackets] indicate language deleted from existing law.  Asterisks *** indicate intervening existing Code provisions that remain unchanged.		