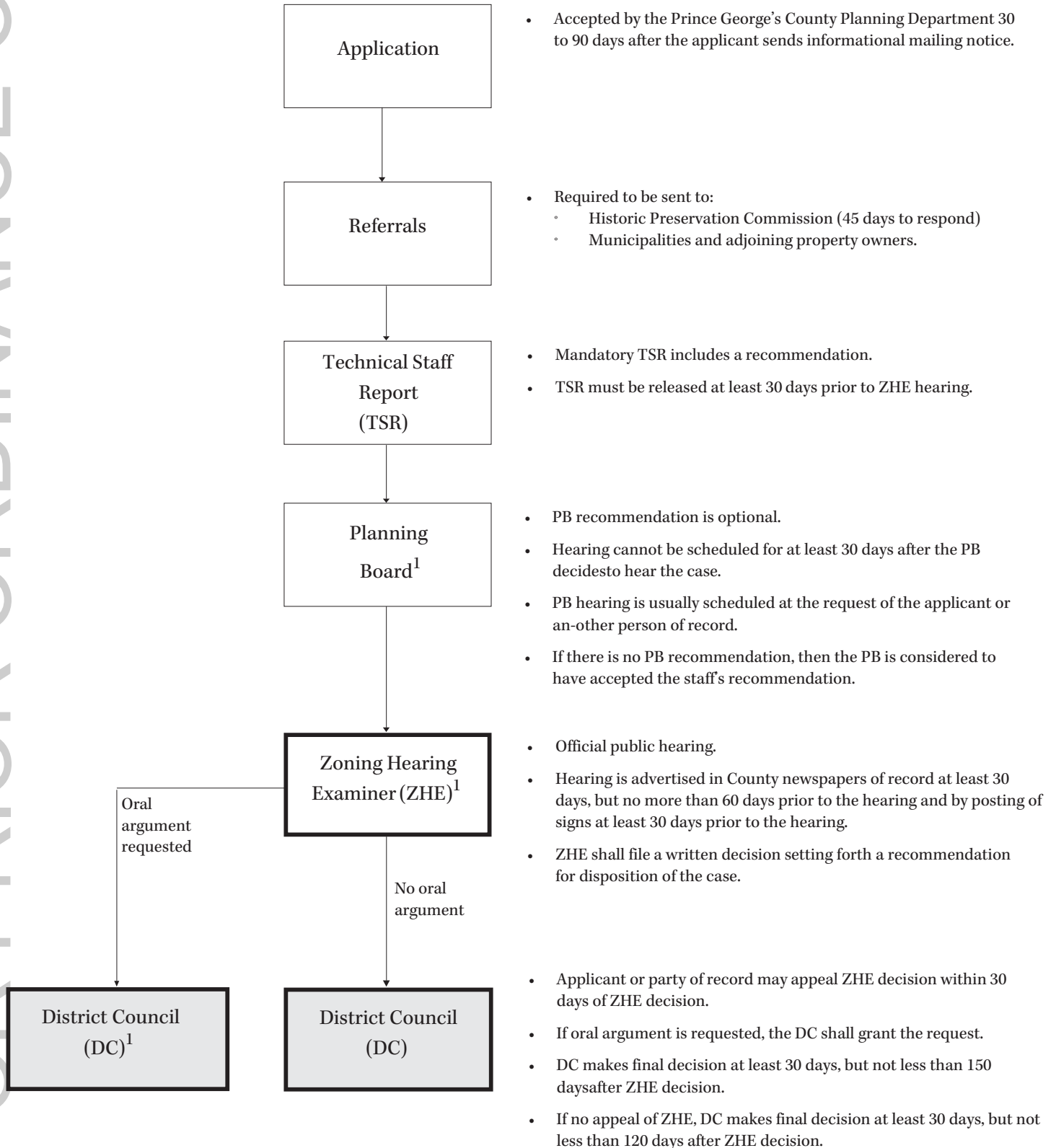


Zoning Map Amendment Mixed Use (M-X-T and M-X-C) Zones

Approximate Processing Time: 8-10 Months



- Accepted by the Prince George's County Planning Department 30 to 90 days after the applicant sends informational mailing notice.
- Required to be sent to:
 - Historic Preservation Commission (45 days to respond)
 - Municipalities and adjoining property owners.
- Mandatory TSR includes a recommendation.
- TSR must be released at least 30 days prior to ZHE hearing.
- PB recommendation is optional.
- Hearing cannot be scheduled for at least 30 days after the PB decision to hear the case.
- PB hearing is usually scheduled at the request of the applicant or another person of record.
- If there is no PB recommendation, then the PB is considered to have accepted the staff's recommendation.
- Official public hearing.
- Hearing is advertised in County newspapers of record at least 30 days, but no more than 60 days prior to the hearing and by posting of signs at least 30 days prior to the hearing.
- ZHE shall file a written decision setting forth a recommendation for disposition of the case.
- Applicant or party of record may appeal ZHE decision within 30 days of ZHE decision.
- If oral argument is requested, the DC shall grant the request.
- DC makes final decision at least 30 days, but not less than 150 days after ZHE decision.
- If no appeal of ZHE, DC makes final decision at least 30 days, but not less than 120 days after ZHE decision.

¹ Public hearings

FOR PRIOR ORDINANCE ONLY

Zoning Map Amendment

Mixed Use (M-X-T and M-X-C) Zones Required Findings, Section 27-213

- (a) Criteria for approval
- (1) The District Council shall only place land in the M-X-T Zone if at least one of the following two criteria is met:
 - (A) Criterion 1. The entire tract is located within the vicinity of either:
 - (i) A major intersection or major interchange (being an intersection or interchange in which at least two of the streets forming the intersection or interchange are classified in the Master Plan as an arterial or higher classified street reasonably expected to be in place within the foreseeable future.
 - (ii) A major transit stop or station (reasonably expected to be in place within the foreseeable future).
 - (B) Criterion 2. The applicable Master Plan recommends mixed land uses similar to those permitted in the M-X-T Zone.
 - (2) Prior to approval, the Council shall find that the proposed location will not substantially impair the integrity of an approved General Plan, Area Master Plan, or Functional Master Plan and is in keeping with the purposes of the M-X-T Zone. In approving the M-X-T Zone, the District Council may include guidelines to the Planning Board for its review of the Conceptual Site Plan.
 - (3) Adequate transportation facilities
 - (A) Prior to approval, the Council shall find that transportation facilities that are existing, are under construction, or for which 100 percent of construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry anticipated traffic for the proposed development.
 - (B) The finding by the Council of adequate transportation facilities at this time shall not prevent the Planning Board from later amending this finding during its review of sub-division plats.