

of the District of Columbia, and the protection and promotion of the health, safety, morals, comfort, and welfare of the present and future inhabitants of the Regional District. *The adoption by the district council of Prince George's County of any general plan, including its parts, amendments, extensions, or additions, shall not be deemed to have the intent or the force and effect of a zoning plan as provided for under Section 81 of this subtitle, nor shall it shift from any applicant for amendment under Section 82 of this subtitle, the burden to prove either mistake in the zoning plan which existed prior to adoption of such general plan, or material change in the character of the immediate neighborhood of the subject property since adoption of such zoning plan, and the burden to prove also that such amendment will serve the zoning purposes.*

59-83.

(A) AUTHORIZED; PROCEDURE. EACH DISTRICT COUNCIL MAY FROM TIME TO TIME AMEND ITS REGULATIONS OR ANY REGULATION, INCLUDING THE MAPS OR ANY MAP; EXCEPT, THAT WHEN AN APPLICATION FOR CHANGE IN ZONING CLASSIFICATION, OR ANY SUCH CHANGE IN ZONING CLASSIFICATION THAT MAY BE INITIATED BY THE DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY, OR BY THE COMMISSION, OR BY ANY OTHER PERSON OR PERSONS, SHALL BE APPLICABLE TO LAND LOCATED WITHIN AN INCORPORATED MUNICIPALITY OF PRINCE GEORGE'S COUNTY, WHICH LAND HAS BEEN DESIGNATED BY THE GOVERNING BODY OF SAID INCORPORATED MUNICIPALITY WITH THE APPROVAL OF THE PLANNING COMMISSION AND AFTER NOTICE AND HEARING THEREON AS BEING AN "URBAN RENEWAL AREA" UNDER THE POWERS GRANTED TO SAID GOVERNING BODY BY THE GENERAL ASSEMBLY OF MARYLAND, THE DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY SHALL NOT GRANT OR APPROVE SUCH A CHANGE IN ZONING CLASSIFICATION OR SUCH AN AMENDMENT OR AMENDMENTS TO ITS REGULATIONS OR ANY REGULATION, INCLUDING THE MAPS OR ANY MAP, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE GOVERNING BODY OF SAID INCORPORATED MUNICIPALITY, PROVIDED, HOWEVER, THAT A MASTER PLAN FOR REDEVELOPMENT OF SAID URBAN RENEWAL AREA SHALL BE INITIATED AND SUBSTANTIALLY DEVELOPED WITHIN ONE (1) CALENDAR YEAR AND SHALL HAVE BEEN COMPLETED AND ADOPTED BY THE GOVERNING BODY OF SAID INCORPORATED MUNICIPALITY WITHIN TWO (2) CALENDAR YEARS AFTER THE EFFECTIVE DATE OF SAID AREA'S DESIGNATION AS AN URBAN RENEWAL AREA BY SAID GOVERNING BODY. PROVIDED FURTHER, THAT WHEN AN INCORPORATED MUNICIPALITY SHALL DESIGNATE AN AREA AS AN "URBAN RENEWAL AREA," AS AFORESAID, THE PLANNING COMMISSION SHALL APPROVE OR DISAPPROVE SAID DESIGNATION WITHIN 90 DAYS, NO SUCH AMENDMENT SHALL BE PASSED UNTIL IT FIRST BE SUBMITTED, AT LEAST 35 DAYS PRIOR TO THE HEARING REQUIRED BY SUBSECTION (C) HEREOF, TO THE COMMISSION FOR APPROVAL, DISAPPROVAL OR SUGGESTIONS; THE COMMIS-