

time, amend, extend, or add to, a [G] general [P] plan for the [P] physical [D] development of the District, *which shall be known as the General Plan for the Maryland-Washington Regional District.* The general plan, including maps, plats, charts and descriptive matter shall show the Commission's recommendations for the development of the District, which may include, among other things, such matters as (1) the location, arrangement, character and extent of roads, waterways, waterfronts, beaches, docks and wharves, parks, forests, squares, aviation fields, airways, subways, wildlife refuges, open development areas and other ways, grounds and open spaces; (2) the general location of public, including Federal, buildings and other public properties; (3) the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for light, transportation, communication, power, sewer, water, and other purposes; (4) the preservation and development of forests and natural scenery; (5) the general location and extent of housing and community projects and developments; and (6) a zoning plan for the regulation of the height, area, bulk, location, and uses of buildings and the uses of land, and other factors of urban, suburban, rural, and regional planning [E], further, the Commission may include in said plan, or part thereof, and may so designate, any land or area of Prince George's County which shall have been designated as an "Urban Renewal Area" by the Commission and by the County Commissioners of Prince George's County or by the governing body of any incorporated municipality of Prince George's County and under the authority granted to such Commissioners or body by the General Assembly; in an area so designated, and included in said plan or part thereof, the Commission may, in accordance with procedures hereinafter provided for, indicate that said land or area is reserved for Urban Renewal purposes, and further, the Commission may indicate a special zoning classification for said land or area, if applicable. The Commission shall then recommend to the District Council an appropriate classification. However, if the governing body so designating such land or area as an Urban Area fails to make substantial progress in development of plans for such redevelopment within one (1) calendar year, or fails to complete and adopt a plan of redevelopment for said area within two (2) calendar years of the date of such designation, said land or area shall no longer be considered to be reserved for Urban Renewal purposes].

[(b) Adoption; procedure. As the work of making the general plan progresses, the Commission, from time to time, may adopt a part or parts thereof, any such part to cover one or more sections of the Regional District or one or more of the aforesaid or other functional subjects-matter to be included in the plan.]

*(b) Adoption of Planning Area Map and Local Master Plans. The Commission shall prepare and the respective District Councils may adopt and, from time to time amend, a map showing a subdivision of the entire area of the district into local planning areas. Prior to such adoption or amendment, each District Council shall consult with the Commission with respect to the boundaries of the local planning areas located wholly or partially within its county, and in the event of disagreement as to boundaries, the decision of the county governing body shall prevail within the area of its jurisdiction. The Commission shall, as soon as its resources permit, prepare and adopt, and may from time to time amend or revise, a local*