

(a) General plan. The Commission [is authorized and empowered to] MAY make and adopt and, from time to time, amend extend, or add to, a general plan for the physical 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[: further,]. FURTHER the Commission may include in [said] THE plan, or part thereof, and may so designate, any land or area of Prince George's County which [shall have] HAS 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] THESE [Commissioners or body] BODIES by the General Assembly[: in]. IN an area so designated, and included in [said] THE plan or part thereof, the Commission [may], in accordance with procedures hereinafter provided for, MAY indicate that [said] THE land or area is reserved for Urban Renewal purposes[: and further]. FURTHER, the Commission may indicate a special zoning classification for [said] THIS 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] THE land or area as an Urban Area fails to make substantial progress in development of plans for [such] THE redevelopment within one [(1)] calendar year, or fails to complete and adopt a plan of redevelopment within one [(1)] calendar year, or fails to complete and adopt a plan of redevelopment for [said] THE area within two [(2)] calendar years of the date of [such] THE designation, [said] THE land or area [shall] MAY no longer be considered to be reserved for Urban Renewal purposes.