

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 the Commission may include in the plan, or part thereof, and may so designate, any land or area of Prince George's County which 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 these bodies by the General Assembly. In an area so designated, and included in the plan or part thereof, the Commission, in accordance with procedures hereinafter provided for, may indicate that the land or area is reserved for urban renewal purposes. Further, the Commission may indicate a special zoning classification for this land or area, if applicable. The Commission shall then recommend to the district council an appropriate classification. However, if the governing body designating the land or area as an urban area fails to make substantial progress in development of plans for the redevelopment within one calendar year, or fails to complete and adopt a plan of redevelopment within one calendar year, or fails to complete and adopt a plan of redevelopment for the area within two calendar years of the date of the designation, the land or area may no longer be considered to be reserved for urban renewal purposes.

(k) 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 the 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, as soon as its resources permit, shall prepare and adopt, and from time to time may amend or revise, a local master plan for each planning area, each of which may contain a proposed zoning plan. Any local master plan or amendment adopted by the Commission prior to the adoption or amendment of the planning area map shall continue in force and not be invalidated by the fact that its boundaries do not correspond to the boundaries shown on the map. In any local master plan adopted hereafter, the Commission, on a map or in its resolution of adoption, shall define in detail the boundary of the area to which the plan applies and show its recommendations for the development of the local planning area and may include, in greater detail, all the elements, uses, and planning factors contained in the general plan.

In Prince George's County, in reviewing and making recommendations on proposed zoning amendments, the Commission and its technical staff may not make reference to any plan, staff study, or other document, purporting to be a