

Clerks Note: “% percent” has been changed to “%” on Lines 36 and 43. The closing double bracket on line 130 has been removed.

CORRECTED COPY

Ordinance No.: 20-03
Zoning Text Amendment No.: 23-02
Concerning: Regulatory Approvals –
[[Mixed-Use]] Mixed-
Income Housing
Community
Revised: 7/18/2023 Draft No.: 4
Introduced: March 28, 2023
Public Hearing: May 2, 2023
Adopted: July 18, 2023
Effective: August 7, 2023

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsors: Councilmembers Sayles and Friedson
Co-Sponsors: Councilmembers Luedtke, Stewart, and Council President Glass

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) define a ~~[[Mixed-Use]]~~ Mixed-Income Housing Community;
- (2) provide an expedited approval process for a ~~[[Mixed-Use]]~~ Mixed-Income Housing Community plan; and
- (3) generally amend the development standards for mixed-use properties.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

Division 1.4.	“Defined Terms”
Section 1.4.2.	“Specific Terms and Phrases Defined”
Division 3.1.	“Use Table”
Section 3.1.6.	“Use Table”
Division 4.4.	“Residential Zones”
Section 4.4.2.	“Optional Method Development”
Division 4.5.	“Commercial/Residential Zones”
Section 4.5.4.	“Optional Method Development”
Division 7.3.	“Regulatory Approvals”
Section 7.3.3.	“Sketch Plan”
Division 7.5.	“Notice Standards”
Section 7.5.1.	“Noticed Required”

And by adding the following sections:

<u>Section 3.3.4.</u>	“ [[Mixed-Use]] <u>Mixed-Income Housing Community</u> ”
<u>Section 7.3.7.</u>	“ [[Mixed-Use]] <u>Mixed-Income Housing Community</u> ”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. DIVISION 59-1.4 is amended as follows:

Division 1.4. Defined Terms

* * *

Section 1.4.2. Specific Terms and Phrases Defined

* * *

[[Mixed-Use]] Mixed-Income Housing Community: See Section 3.3.4.

* * *

Sec. 2. DIVISION 59-3.1 is amended as follows:

Division 3.1. Use Table

* * *

Section 3.1.6. Use Table

The following Use Table identifies uses allowed in each zone. Uses may be modified in Overlay zones under Division 4.9.

USE OR USE GROUP	Definitions and Standards	Ag	Rural Residential			Residential												Commercial / Residential			Employment				Industrial			
						Residential Detached						Residential Townhouse			Residential Multi-Unit													
			AR	R	RC	RNC	RE-2	RE-2C	RE-1	R-200	R-90	R-60	R-40	TLD	TMD	THD	R-30	R-20	R-10	CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM
* * *																												
RESIDENTIAL																												
* * *																												
Accessory Residential Uses	3.3.3																											
* * *																												
[[Mixed-Use]] <u>Mixed-Income Housing Community</u>	<u>3.3.4</u>														⌋	⌋	⌋	⌋	⌋	⌋	⌋	⌋	⌋	⌋	⌋			
* * *																												

15 **Sec. 3. Division 59-3.3 is amended as follows:**

16 **Division 3.3. Residential Uses**

17 * * *

18 **Section 3.3.4. ~~[[Mixed-Use]] Mixed-Income Housing Community~~**

19 **A. Defined**

20 ~~[[Mixed-Use]] Mixed-Income Housing Community means at least 150,000~~
 21 ~~square feet of new ~~[[commercial and]] residential floor area containing~~~~
 22 ~~Multi-Unit Living under Section 3.3.1.E. A Mixed-Income Housing~~
 23 ~~Community may contain ~~[[and at least 2 commercial]] non-residential uses~~~~
 24 ~~allowed in the underlying zone. A ~~[[Mixed-Use]] Mixed-Income Housing~~~~
 25 ~~Community must have 30 or more dwelling units and ~~[[either]]:~~~~

- 26 1. ~~at least 50% of the units ~~[[must satisfy the requirements for an MPDU~~~~
 27 ~~in Chapter 25A or a DHCA equivalent; or]] built under a government~~
 28 ~~regulation or binding agreement that limits the price charged for at~~
 29 ~~least 30 years and affordable to households earning 60 percent or less~~
 30 ~~of Area Median Income (AMI);~~
- 31 2. ~~at least ~~[[35%]] 30% of the units built under a government regulation~~~~
 32 ~~or binding agreement that limits the price charged for at least 30 years~~
 33 ~~~~[[must satisfy the requirements for an MPDU in Chapter 25A or a~~~~
 34 ~~DHCA equivalent]] with ~~[[15%]] at least 10% of the total units~~~~
 35 ~~affordable to ~~[[a household with a household income of]] households~~~~
 36 ~~earning 30% of Area Median Income (AMI) or below ~~[[for at least 30~~~~
 37 ~~years.]] and at least 20% of the total units affordable to households~~
 38 ~~earning incomes eligible for the MPDU program in Chapter 25A;~~
- 39 3. ~~at least 30% of the units built under a government regulation or~~
 40 ~~binding agreement that limits the price charged for at least 30 years~~
 41 ~~with at least 20% of the total units affordable to households earning~~

42 50% of Area Median Income (AMI) or below and at least 10% of the
 43 total units affordable to households earning incomes eligible for the
 44 MPDU program in Chapter 25A; or
 45 4. the project receives an award of 9% Low-Income Housing Tax
 46 Credits (LIHTC) from the Maryland Department of Housing and
 47 Community Development (DHCD).

48 **B. Exemptions**

49 1. A sketch plan and a site plan are not required for a [[Mixed-Use]]
 50 Mixed-Income Housing Community if the Planning Board approves a
 51 [[Mixed-Use]] Mixed-Income Housing Community plan under
 52 Section 7.3.7.

53 2. After a [[Mixed-Use]] Mixed-Income Housing Community is
 54 approved, subsequent additions or expansions of the [[Mixed-Use]]
 55 Mixed-Income Housing Community building or buildings, in any size
 56 or amount, will be processed under Section 7.3.7 as amendments. The
 57 plan, as amended, must still qualify as a [[Mixed-Use]] Mixed-Income
 58 Housing Community plan under Section 3.3.4.A.

59 3. No off-street parking is required for a [[Mixed-Use]] Mixed-Income
 60 Housing Community that is located on property:

61 a. within a red policy area including contiguous properties
 62 separated from a red policy area only by a public right-of-way;

63 or

64 b. within ½ mile of a planned or existing Bus Rapid Transit route
 65 including the Corridor Connectors.

66 [[4. The Planning Board may grant a waiver of the commercial use
 67 requirement if:

68 a. the maximum residential density allowed is used; and

69 b. the commercial space requirement would result in particular or
70 unusual practical difficulty, exceptional or undue hardship, or
71 significant economic burden.]]

72 * * *

73 **Sec. 4. Division 59-4.4 is amended as follows:**

74 **Division 4.4. Residential Zones**

75 * * *

76 **Section 4.4.2. Optional Method Development**

77 * * *

78 **A. Optional Method MPDU Development**

79 * * *

80 **1. Development Approval Procedure**

81 Site plan approval under Section 7.3.4 is required unless a [[Mixed-Use]]
82 Mixed-Income Housing Community plan is approved under Section 7.3.7.

83 * * *

84 **Sec. 5. DIVISION 59-4.5 is amended as follows:**

85 **Division 4.5. Commercial/Residential Zones**

86 * * *

87 **Section 4.5.4. Optional Method Development**

88 The CRT and CR zones allow development under the optional method.

89 **A. General Requirements**

90 **1. Procedure for Approval**

91 A sketch plan must be approved under Section 7.3.3, unless a
92 Signature Business Headquarters plan is approved under Section
93 7.3.5, [or] a Biohealth Priority Campus plan is approved under
94 Section 7.3.6, or a [[Mixed-Use]] Mixed-Income Housing Community
95 plan is approved under Section 7.3.7. A site plan must be approved

96 under Section 7.3.4 for any development on a property with an
97 approved sketch plan.

98 * * *

99 **Sec. 6. DIVISION 59-4.6 is amended as follows:**

100 **Division 4.6. Employment Zones**

101 **Section 4.6.4. Optional Method Development**

102 The LSC and EOF zones allow development under the optional method.

103 **A. General Requirements**

104 **1. Procedure for Approval**

105 A sketch plan must be approved under Section 7.3.3, unless a
106 Signature Business Headquarters plan is approved under Section
107 7.3.5, [or] a Biohealth Priority Campus plan [must be] is approved
108 under Section 7.3.6, or a ~~[[Mixed-Use]]~~ Mixed-Income Housing
109 Community plan is approved under Section 7.3.7. A site plan must be
110 approved under Section 7.3.4 for any development on a property with
111 an approved sketch plan.

112 * * *

113 **Sec. 7. DIVISION 59-7.3 is amended as follows:**

114 **Division 7.3. Regulatory Approvals**

115 * * *

116 **Section 7.3.3. Sketch Plan**

117 **A. Applicability and Description**

118 1. Development under optional method in the CRT, CR, EOF, or LSC
119 zone requires approval of a sketch plan, unless the development is
120 approved as a Signature Business Headquarters plan under Section
121 7.3.5, [or] a Biohealth Priority Campus plan under Section 7.3.6[.], or

122 a [[Mixed-Use]] Mixed-Income Housing Community plan under
123 Section 7.3.7.

124 * * *

125 **Section 7.3.7. [[Mixed-Use]] Mixed-Income Housing Community Plan**

126 **A. Applicability and Description**

127 A [[Mixed-Use]] Mixed-Income Housing Community plan provides a
128 detailed overview of a proposed [[Mixed-Use]] Mixed-Income Housing
129 Community. A [[Mixed-Use]] Mixed-Income Housing Community plan
130 review will be used to determine if the proposed development satisfies
131 current laws, regulations, and this Chapter, and substantially conforms with
132 the intent of the applicable master plan and approved guidelines.

133 **B. Application Requirements**

134 1. Ownership

135 a. An applicant must own the subject property or be authorized by
136 the owner to file the application.

137 b. If any land or right-of-way encompassed by a [[Mixed-Use]]
138 Mixed-Income Housing Community plan application is owned
139 or controlled by the State, County, or any other entity or
140 agency, a written agreement or authorization from that entity or
141 agency must be submitted with the [[Mixed-Use]] Mixed-
142 Income Housing Community plan application.

143 2. A [[Mixed-Use]] Mixed-Income Housing Community plan
144 application must include:

145 a. a legally binding commitment or other evidence accepted by the
146 Planning Director that the [[Mixed-Use]] Mixed-Income
147 Housing Community will meet the requirements of Section
148 3.3.4;

- 149 b. an application form and fees required by the Planning Director;
- 150 c. a vicinity map at 1" = 200", and a site map showing existing
- 151 buildings, structures, circulation routes, significant natural
- 152 features, historic resources, and zoning and legal descriptions
- 153 on the proposed development site and within 500 feet of the
- 154 perimeter boundary;
- 155 d. a list of abutting and confronting property owners in the State
- 156 tax records;
- 157 e. a list of any civic, homeowners, and renters associations that
- 158 are registered with the Planning Department and located within
- 159 ½ mile of the site;
- 160 f. documentation of property interest in the proposed development
- 161 site under Section 7.3.7.B.1 and, if applicant is not the property
- 162 owner, documentation from the property owner authorizing the
- 163 application;
- 164 g. a statement of justification outlining how the proposed
- 165 development satisfies the standards and criteria required to
- 166 grant the application;
- 167 h. verification that the applicant has posted notice on the property,
- 168 notified affected properties, and held a pre-submittal
- 169 community meeting that followed the Planning Department's
- 170 Administrative Procedures for Development Review process;
- 171 i. a Traffic Statement or Study accepted by the Planning Director,
- 172 if not submitted with a previous or concurrent application;
- 173 j. environmental documentation or exemption for:
 - 174 i. an approved Natural Resources Inventory/Forest Stand
 - 175 Delineation;

- 176 ii. a Stormwater Management Concept Plan application or,
 177 if required, a Water Quality Plan application; and
 178 iii. a final Forest Conservation Plan application;
 179 k. existing and proposed dry and wet utility plan;
 180 l. plans of proposed development showing:
 181 i. use, ground-floor layout, building footprints, massing,
 182 and heights of all on-site buildings and structures, and
 183 approximate footprints and height for buildings located
 184 on abutting and confronting lots;
 185 ii. required open spaces and recreational amenities;
 186 iii. detailed layout and dimensions for all sidewalks, trails,
 187 paths, roadways, parking, loading, and bicycle storage
 188 areas;
 189 iv. grading;
 190 v. landscaping and lighting; and
 191 m. a development program and inspection schedule detailing the
 192 construction schedule for the project.
 193 3. The applicant must submit an initial application to the Planning
 194 Director for approval of completeness. The Planning Director must
 195 review the application for completeness within 3 business days after
 196 receipt. An application is incomplete if any required element is
 197 missing or is facially defective, e.g., a drawing that is not to scale or
 198 lacks proper signatures. The assessment of completeness must not
 199 address the merits of the application.
 200 4. The applicant must submit any required revisions to the Planning
 201 Director. The Planning Director must review the revised application
 202 for completeness within 2 business days after receipt.

203 5. Once the Planning Director verifies that the application is complete,
204 the applicant must file the final application with the Planning
205 Director, who will accept the application and establish a hearing date
206 under Section 7.3.7.C.

207 6. Public notice is required under Division 7.5.

208 **C. Hearing Date**

209 The Planning Board must schedule a public hearing to begin 60 to 65 days after the
210 date an application is accepted. If the next regularly scheduled hearing date would
211 fall after the 60- or 65-day period due to a holiday or recess, then the next regularly
212 scheduled hearing date should be used. The applicant may request an extension
213 with Planning Director approval. Any extension of the public hearing must be
214 noticed on the hearing agenda with the new public hearing date indicated.

215 **D. Review and Recommendation**

216 1. State and County Agencies

217 a. Reviewing State and County agencies and utilities must submit
218 comments within 15 days after the date an application is
219 accepted. If no comments are submitted within that time, the
220 reviewing agency or utility's portion of the application is
221 deemed approved.

222 b. The applicant must submit revised drawings to address the
223 comments a minimum of 25 days before the date of the hearing.
224 The Planning Director may extend the deadline if the applicant
225 submits a written request within 5 days after the revised
226 drawings were due.

227 2. Planning Director

228 The Planning Director must publish a report and recommendation a
229 minimum of 10 days before the Planning Board hearing.

230 3. Withdrawal of an Application
 231 The Planning Board must send a notice to all parties entitled to notice
 232 of the hearing when an applicant withdraws an application for a
 233 [[Mixed-Use]] Mixed-Income Housing Community plan.

234 **E. Necessary Findings**

235 To approve a [[Mixed-Use]] Mixed-Income Housing Community plan, the
 236 Planning Board must find that the proposed development:

- 237 1. satisfies any previous approval that applies to the site, unless exempt
 238 under Section 3.3.4 or amended;
- 239 2. satisfies the applicable use and development standards and general
 240 requirements of this Chapter;
- 241 3. satisfies the applicable requirements of Chapter 19 and Chapter 22A;
- 242 4. provides safe, well-integrated parking, circulation patterns, building
 243 massing, and site amenities;
- 244 5. substantially conforms with the intent of the applicable master plan,
 245 existing and approved or pending adjacent development, the
 246 requirements of this Chapter, and any guidelines approved by the
 247 Planning Board that implement the applicable plan;
- 248 6. if on a property in a master plan area that requires staging based on
 249 Non-Auto Driver Mode Share (NADMS), is exempt from the staging
 250 requirement if:
 - 251 a. the applicant agrees to enter into a Transportation Demand
 252 Management plan that provides an action plan for substantial
 253 achievement of the applicable NADMS goal;
 - 254 b. parking below the minimum required under Section 6.2.4 is
 255 provided; and

- 256 c. transit, bicycle, and pedestrian infrastructure required by the
 257 applicable stage of the master plan is funded in the Capital
 258 Improvements Program or Consolidated Transportation
 259 Program, or provided by the applicant; and
 260 7. will be served by adequate public services and facilities, including
 261 schools, police and fire protection, water, sanitary sewer, public roads,
 262 storm drainage, and other public facilities.

263 **F. Decision**

- 264 1. The Planning Board must act upon the close of the record of the
 265 public hearing by majority vote of those present to approve, approve
 266 with modifications or conditions, or deny the application. The
 267 Planning Board must issue a resolution reflecting its decision within 7
 268 days of the Planning Board vote.
 269 2. Any party aggrieved by a decision of the Planning Board may file a
 270 petition for judicial review of the decision within 30 days after the
 271 Planning Board's action.
 272 3. Within 30 days of submission, the final [[Mixed-Use]] Mixed-Income
 273 Housing Community plans must be certified by the Planning Director
 274 to confirm that the drawings reflect the Planning Board's approval. If
 275 the certified plans do not address or comply with the Planning Board's
 276 approval, the plans will be rejected with comments for the applicant to
 277 address. If no action is taken by the Planning Director within 30 days,
 278 the plan is deemed approved and certified.

279 **G. Conforming Permits**

- 280 For any development requiring a [[Mixed-Use]] Mixed-Income Housing
 281 Community plan, DPS must not issue a sediment control permit, building permit,
 282 or use-and-occupancy permit unless the Planning Board has approved a [[Mixed-

283 Use]] Mixed-Income Housing Community plan and a bond has been approved
284 under Section 7.3.7.K.4.

285 **H. Duration of Approval**

286 1. A [[Mixed-Use]] Mixed-Income Housing Community plan expires
287 unless a certified [[Mixed-Use]] Mixed-Income Housing Community
288 plan is approved by the Planning Director within 24 months after the
289 date the resolution is mailed.

290 2. A [[Mixed-Use]] Mixed-Income Housing Community plan does not
291 become effective until a record plat, if required, is recorded that
292 satisfies any approved subdivision plan for the subject property. If no
293 record plat is required, then the [[Mixed-Use]] Mixed-Income
294 Housing Community plan becomes effective upon certification under
295 Section 7.3.7.F.3.

296 3. Development activities under Section 7.3.7 must satisfy the certified
297 [[Mixed-Use]] Mixed-Income Housing Community plan and any
298 conditions of approval.

299 4. If the Planning Board approves a [[Mixed-Use]] Mixed-Income
300 Housing Community plan, the applicant must have a building permit
301 application, accepted by DPS, that includes the core and shell of the
302 principal building within 24 months of the date of the Planning
303 Board's resolution. Within 24 months after DPS accepts the building
304 permit application that includes the core and shell of the principal
305 building, the applicant must obtain that building permit.

306 5. The deadlines under Section 7.3.7.H may be extended with approval
307 of the Planning Board by up to 18 months.

308 6. If an applicant fails to comply with any of the deadlines within this
309 section, the [[Mixed-Use]] Mixed-Income Housing Community plan

310 approval shall be revoked. The applicant may request reinstatement of
 311 a revoked approval within 30 days of revocation. After holding a
 312 hearing on the reinstatement, the Planning Board may reinstate the
 313 approval and extend the deadline for good cause shown.

314 **I. Recording Procedures**

315 The certified [[Mixed-Use]] Mixed-Income Housing Community plan and
 316 Planning Board resolution must be maintained in the permanent files of the
 317 Planning Department.

318 **J. Amendments**

319 Any property owner may apply for a [[Mixed-Use]] Mixed-Income Housing
 320 Community plan amendment to change a certified [[Mixed-Use]] Mixed-Income
 321 Housing Community plan. There are two types of amendments: a major and a
 322 minor amendment.

323 1. Major Amendment

- 324 a. A major amendment includes any request to:
 - 325 i. increase density or height by more than that allowed
 - 326 under a minor amendment (Section 7.3.7.J.2);
 - 327 ii. decrease open space;
 - 328 iii. deviate from a condition of approval; or
 - 329 iv. alter a basic element of the plan.
- 330 b. Public notice is required under Division 7.5.
- 331 c. A major amendment must follow the same hearing procedures
- 332 and satisfy the same necessary findings as the original [[Mixed-
- 333 Use]] Mixed-Income Housing Community plan.

334 2. Minor Amendment

- 335 a. A minor amendment includes any request to:

- 336 i. increase density by up to 10% or 15,000 square feet,
 337 provided the increase is less than or equal to the total
 338 mapped density, including any density increases or
 339 bonuses;
- 340 ii. increase height by up to 10%, provided the height is less
 341 than or equal to the height and any increases allowed
 342 under Section 3.5.8.D;
- 343 iii. change an ancillary use, a parking or loading area,
 344 landscaping, sidewalk, recreational facility or area,
 345 configuration of open space, or any other plan element
 346 that will have a minimal effect on the overall design,
 347 layout, quality or intent of the plan; or
- 348 iv. a reduction in approved parking to satisfy Article 59-6,
 349 but not any change that prevents circulation on any street
 350 or path.
- 351 b. Public notice is required under Division 7.5.
- 352 c. A minor amendment may be approved by the Planning Director
 353 without a public hearing if no objection to the application is
 354 received within 15 days after the application notice is sent. If an
 355 objection is received within 15 days after the application notice
 356 is sent, and the objection is considered relevant, a public
 357 hearing is required. A public hearing must be held under the
 358 same procedures as an original application.

359 **K. Compliance and Enforcement**

- 360 1. If the Planning Board finds, after holding a public hearing or
 361 designating a hearing officer to hold a public hearing, that a property

- 362 under development is not in compliance with a certified [[Mixed-
 363 Use]] Mixed-Income Housing Community plan, it may:
- 364 a. impose a civil fine or administrative civil penalty authorized by
 365 Chapter 50 (Division 50-10.6.D);
- 366 b. suspend or revoke the non-compliant portion of the [[Mixed-
 367 Use]] Mixed-Income Housing Community plan approval;
- 368 c. order a compliance program that would permit the applicant to
 369 take corrective action to satisfy the certified [[Mixed-Use]]
 370 Mixed-Income Housing Community plan;
- 371 d. allow the applicant to propose modifications to the certified
 372 [[Mixed-Use]] Mixed-Income Housing Community plan; or
- 373 e. take any combination of these actions.
- 374 2. If the Planning Board or its designee finds that the applicant has failed
 375 to comply with a compliance program approved under Section
 376 7.3.7.K.1.c, the Planning Board may, without holding any further
 377 hearing, take any of the actions identified in Section 7.3.7.K.1.a
 378 through Section 7.3.7.K.1.e.
- 379 3. If the Planning Board suspends or revokes all or any portion of a
 380 [[Mixed-Use]] Mixed-Income Housing Community plan, DPS must
 381 immediately suspend any applicable building permit under which
 382 construction has not been completed or withhold any applicable use-
 383 and-occupancy permit, until the Planning Board reinstates the
 384 applicable portion of the [[Mixed-Use]] Mixed-Income Housing
 385 Community plan or approves a new plan for the development.
- 386 4. The Planning Board may require the applicant to post a commercially
 387 acceptable form of surety securing compliance with and full
 388 implementation of specified features of the certified [[Mixed-Use]]

389 Mixed-Income Housing Community plan in an amount set by the
390 Planning Board. If such surety is required, DPS must not issue a
391 building permit or use-and-occupancy permit until such surety is
392 accepted.

393 * * *

394 **Sec. 8. DIVISION 59-7.5 is amended as follows:**

395 **Division 7.5. Notice Standards**

396 **Section 7.5.1. Notice Required**

397 Notice is required for each application according to the following table:

Application	Newspaper	Pre-Submittal Meeting	Application Sign	Application Notice	Hearing Notice	Resolution Notice	Building Permit Sign Notice	Website Posting
* * *								
Regulatory Approvals								
* * *								
Site Plan		X	X	X	X	X		X
Signature Business Headquarters Plan		X	X	X	X	X		X
Biohealth Priority Campus Plan		X	X	X	X	X		X
<u>[[Mixed-Use]] Mixed-Income Housing Community</u>		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>
* * *								
Amendments to Approvals								
* * *								
Minor Site Plan Amendment				X				X
Major Signature Business Headquarters			X	X	X	X		X

Plan Amendment								
Minor Signature Business Headquarters Plan Amendment				x				
Major Biohealth Priority Campus Plan Amendment			x	x	x	x		x
Minor Biohealth Priority Campus Plan Amendment				x				
Major [[Mixed-Use]] Mixed-Income Housing Community Plan Amendment			<u>x</u>	<u>x</u>	<u>x</u>	<u>x</u>		<u>x</u>
Minor [[Mixed-Use]] Mixed-Income Housing Community Plan Amendment				<u>x</u>				

398 **KEY:** x = Required

399

* * *

400 **Sec. 9. Effective date.** This ordinance becomes effective 20 days after the
401 date of Council adoption.

402 **Sec. 10. Short Title.** This text amendment may be cited as “Opening
403 Pathways to Economic Necessity (O.P.E.N.)”

This is a correct copy of Council action.

A handwritten signature in black ink, appearing to read "Sara", written over a horizontal line.

Sara R. Tenenbaum
Clerk of the Council