

plan of or for the development of any area until a public hearing is held on the plan or staff study.]

(A) (1) AT THE DIRECTION OF THE DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY OR THE DISTRICT COUNCIL FOR MONTGOMERY COUNTY, AS THE CASE MAY BE, HEREINAFTER REFERRED TO IN THIS SECTION AS THE "APPROPRIATE DISTRICT COUNCIL", THE COMMISSION SHALL INITIATE AND ADOPT A GENERAL PLAN FOR THE DEVELOPMENT OF THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT LOCATED IN EACH COUNTY AND, FROM TIME TO TIME, SHALL INITIATE AND ADOPT AMENDMENTS THERETO.

(2) THE GENERAL PLAN AND AMENDMENTS SHALL CONTAIN THE COMMISSION'S RECOMMENDATIONS FOR SUCH DEVELOPMENT, TOGETHER WITH SUCH DESCRIPTIVE OR SUPPORTING MATERIAL AS THE APPROPRIATE DISTRICT COUNCIL MAY DIRECT, OR THE COMMISSION SHALL DETERMINE TO BE NECESSARY AND FEASIBLE.

(3) THE APPROPRIATE DISTRICT COUNCIL PURSUANT TO THE PROCEDURES SET FORTH IN THIS SECTION, MAY DIRECT THE COMMISSION TO PREPARE THE GENERAL PLAN, OR AMENDMENTS THERETO, BASED ON STUDIES AND THE CONSIDERATION OF SUCH ELEMENTS, FACTORS, AND CONDITIONS AS THE FOLLOWING:

(I) EXISTING AND FORECASTED POPULATION, INCLUDING POPULATION DISTRIBUTION AND OTHER APPROPRIATE CHARACTERISTICS;

(II) EXISTING AND FORECASTED AMOUNT, TYPE, INTENSITY, GENERAL LOCATION, AND CHARACTERISTICS OF COMMERCIAL, INDUSTRIAL, AND PUBLIC SECTOR FACILITIES, AND EMPLOYMENT RELATED THERETO;

(III) EXISTING AND FORECASTED TYPE, AMOUNT, NEED AND LOCATION OF MAJOR PUBLIC SERVICES, FACILITIES, AND UTILITIES;

(IV) STAGING OR SCHEDULING OF DEVELOPMENT AND CAPITAL IMPROVEMENTS, AND THE FISCAL OR ECONOMIC IMPACT OF SAME;

(V) EXISTING AND FORECASTED TRANSPORTATION NEEDS, FACILITIES, ROUTES, AND SYSTEMS;

(VI) EXISTING AND FORECASTED NEEDS AND DEMAND FOR HOUSING, AND THE AMOUNT, TYPE, QUALITY, AND GENERAL LOCATION OF HOUSING;

(VII) EXISTING LAND USES, FORECASTS OF LAND ABSORPTION RATES OR MARKETS, AND ANALYSES OF THE AMOUNT, GENERAL LOCATION, AND INTERRELATIONSHIPS AMONG DIFFERENT CATEGORIES OF LAND USE;

(VIII) PHYSICAL RESOURCES AND CONDITIONS INCLUDING, BUT NOT LIMITED TO, TOPOGRAPHY, SOILS, GEOLOGY AND MINERAL DEPOSITS, HYDROLOGY AND WATERWAYS, WETLANDS AND SHORELINES, WATER AND AIR QUALITY, CLIMATE, NOISE, OPEN SPACES, SCENIC AREAS, VEGETATION, FORESTS,