
A G E N D A I T E M S U M M A R Y

Reference No: CB-46-1991

Draft No: 3

P r i n c e G e o r g e ' s

Meeting Date: 7/9/91

C o u n t y C o u n c i l

Requester: B

Item Title: An Act to amend the Subdivision regulations for the purpose of exempting certain subdivisions from the Moderately Priced Dwelling Unit requirements.

Sponsors B

Date Presented	5/7/91		Executive Action	7/18/91	S
Committee Referral	(1) 5/7/91	H&ED	Effective Date	8/19/91	
Committee Action	(1) 6/3/91	FAV(A)			
Date Introduced	6/4/91				
Pub. Hearing Date	(1) 7/9/91	11:00 AM			
Council Action	(1) 7/9/91	Enacted			
Council Votes	CA: A_, B_: A_, C_: A_, D_: A_, F_: A_, MC: A_, M_: A_, P_: A_, WI: A_, __: __, __: __, __: __				
Pass/Fail	P				

Remarks

Drafter: **Resource** Mary Lane, Director
Personnel: P&Z Committee

LEGISLATIVE HISTORY

Housing & Economic Development
Committee Report

Date: June 3, 1991

Committee Vote: Substitute Draft 2 for Draft 1
Favorable, 4-0 (In favor: Council Members Fletcher,
Bell, Del Giudice and MacKinnon)

The committee director gave an overview of the MPDU program which was enacted in July of last year with the passage of CB-83, CB-84 and CB-85-1990. It was noted that the regulations do not apply to preliminary plats of subdivision filed prior to January 1, 1991, and approved prior to July 1, 1991.

Council Bills 45 and 46 propose to amend the grandfathering provisions applicable to the MPDU program requirements. These bills amend the Housing and Property Standards and Subdivision subtitles of the County

Code insofar as they affect the resubdivision of properties which had received preliminary plat approval prior to January 1, 1991, and met certain conditions (such as no increase in dwelling units).

The M-NCPPC staff indicated that these bills would apply to only one development project, i.e., Woodview Village/Ridgewood Towns in the Lake Arbor area. This project received preliminary plat approval in November, 1990, but was subsequently revised in response to design and layout concerns raised by the community. The revised preliminary plat, however, was not filed until shortly after January 1, 1991,

The Committee reviewed comments received from the County Auditor, the Office of Law, the Prince George's County Municipal Association, the Interfaith Action Communities, and the Council Legislative Office.

Ralph Grutzmacher recommended that the bills be redrafted so as to amend Section 2 of the original legislation and thus not require that the grandfathering amendment be codified (as now proposed in CB-45 and CB-46). The Committee indicated its support and recommended that a Draft 2 be forwarded to the full Council for consideration.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

When CB-83-1990, CB-84-1990, and CB-85-1990 were adopted by the Council, subdivisions for which applications were filed prior to January 1, 1991 were exempt from the new requirements. However, properties for which a preliminary plat of subdivision was approved prior to the effective date of the bill, but a resubdivision is now required, are subject to the MPDU requirements. This legislation exempts these "resubdivisions", provided the new subdivision contains the same number and type of dwelling units, includes the same amenities, revises only the layout of roads and lots of the original subdivision, and is approved prior to July 1, 1991.