

PRINCE GEORGE'S COUNTY COUNCIL

AGENDA ITEM SUMMARY

2015 Legislative Session

Meeting Date: 11/10/2015

Reference No.: CR-77-2015

Draft No.: 1

Proposer(s): Council Member Lehman

Sponsor(s):

Item Title: A Resolution concerning Municipal Annexation for the purpose of waiving, in accordance with State law, the five-year restriction on municipal zoning and development of annexed land and approving the proposed development of land annexed by the City of Laurel with substantially different uses, or at a substantially higher density, than could be granted for the development pursuant to its pre-annexation zoning classification of the property.

Drafter: Karen T. Zavakos, Zoning and Legislative Counsel

Resource: Bridget E. Warren, Chief of Staff / Legislative Aide, District 1

Personnel: Karen T. Zavakos, Zoning and Legislative Counsel

LEGISLATIVE HISTORY:

Date Presented: __/__/__ **Executive Action:** __/__/__

Committee Referral: __/__/__ **Effective Date:** __/__/__

Committee Action: __/__/__

Date Introduced: 11/10/2015

Public Hearing: __/__/__ :__ __

Council Action: __/__/__

Council Votes: MRF:__, DLD:__, DG:__, AH:__, ML:__, OP:__, DT:__, KT:__, TT:__

Pass/Fail:

Remarks: _____

AFFECTED CODE SECTIONS:

**BACKGROUND INFORMATION/FISCAL IMPACT:
(Includes reason for proposal, as well as any unique statutory requirements)**

Title 4 within the Local Government Article of State law provides authority for municipalities in Maryland to increase their corporate boundaries through the annexation of land. More specifically, Section 4-416 of the Local Government Article sets forth certain restrictions on the zoning and development of the newly annexed land, including a five-year hold on certain zoning intensifications via rezoning of the annexed land by the municipality, as well as a five-year hold on the development of the annexed land approved by the municipality at a substantially higher density than could have been approved under the pre-annexation zoning classification for the annexed land. Notwithstanding these restrictions, Section 4-416, Local Government also sets forth a process by which the County Council for the County in which the municipality is located may expressly waive the five-year hold on zoning and development of the annexed land.

Accordingly, this Resolution lifts the remainder of the five-year hold in order to approve the development and construction of approximately 7.375 acres of land known as “Parcel E” within “Parcels D and E, Westside” that was annexed into the City of Laurel on or about September 7, 2012.

CODE INDEX TOPICS:

INCLUSION FILES/ZONING FIGURES:

I-CR-77-2015 Attachment.pdf
