

Prince George's County Council

Agenda Item Summary

Meeting Date: 7/19/2011
Reference No.: CB-013-2011
Draft No.: 1
Proposer(s): Patterson
Sponsor(s): Patterson
Item Title: An Ordinance amending the definition and regulations for Residential Revitalization.

Drafter: Jackie Brown, PZED Committee Director
Resource Personnel: Ellis Watson, Chief of Staff / Legislative Aide District 8

LEGISLATIVE HISTORY:

| | | | |
|----------------------------|-------------------------------------------------------|--------------------------|----------|
| Date Presented: | 4/19/2011 | Executive Action: | |
| Committee Referral: | 4/19/2011 - PZED | Effective Date: | 9/6/2011 |
| Committee Action: | 5/19/2011 - FAV | | |
| Date Introduced: | 6/7/2011 | | |
| Public Hearing: | 7/19/2011 - 10:00 AM | | |
| Council Action (1) | 7/19/2011 - ENACTED | | |
| Council Votes: | WC:-, MRF:A, AH:-, LJ:A, ML:A, EO:A, OP:A, IT:A, KT:A | | |
| Pass/Fail: | P | | |
| Remarks: | | | |

AFFECTED CODE SECTIONS:

27-107.01, 27-445.10

COMMITTEE REPORTS:

PZED Committee Report

Date 5/19/2011

Committee Vote: Favorable, 4-0 (In favor: Council Members Patterson, Toles, Campos and Olson)

Staff gave an overview of the legislation and informed the committee of written referral comments that were received. CB-13-2011 amends the definition and regulations for Residential Revitalization. The legislation would allow a property to be developed pursuant to the provisions for Residential Revitalization if multifamily dwelling units previously existed on the site, but were razed due to condemnation proceedings initiated by the County.

Council Member Patterson, the bill's sponsor, informed the committee that the provisions of the bill will assist in the revitalization of a blighted area in his district that is in close proximity to the County's border with the District of Columbia. Mr. Patterson expressed his support for the use of Residential Revitalization in this area as a redevelopment tool which currently would not be allowed since the property is now vacant as a result of County action.

Michael Nagy, of Rifkin, Livingston, Levitan & Silver, LLC, representing Pennsylvania Avenue 2006, LLC, spoke in support of CB-13-2011. Mr. Nagy explained that the proposed legislation is consistent with the goals of the 2002 General Plan and the Heights Master Plan. He also commented on the benefit to the community of developing a

property, which despite fencing, is being used as a “cut through” since the fences have been torn down and garbage has been left on the site.

The committee held considerable discussion on the purpose of the legislation and the provision of additional tax credits. Council Member Lehman expressed concern about potential tax credits for development that would be provided as a result of this legislation and the benefit to the County in exchange for the credit. Ms. Lehman requested additional clarification on this issue which was provided during discussion and explanation of the original legislation establishing the Residential Revitalization use (CB-58-2001).

The Office of Law reviewed CB-13-2011 and determined that it is in proper legislative form with no legal impediments to its enactment.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This legislation amends the Zoning Ordinance concerning Residential Revitalization to allow the redevelopment of property where multifamily dwelling units existed and were razed due to condemnation proceedings initiated by the County.

CODE INDEX TOPICS:

INCLUSION FILES:
