



Office of the Chairman  
Prince George's County Planning Board

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April 7, 2023

The Honorable Thomas E. Dernoga  
Chair  
Prince George's County Council  
Wayne K. Curry Administration Building  
1301 McCormick Drive  
Largo, MD 20772

Re: CB-45-2023

Dear Chairman Dernoga:

Thank you for providing the Planning Board an opportunity to review and comment on proposed District Council legislation. During the April 6, 2023 Planning Board meeting, the following position was adopted in accordance with the Planning Department staff's recommendation on the proposed legislation. **A Planning Board Analysis is attached for your consideration and a brief excerpt from the report is provided below:**

***CB-45-2023** A bill to provide authorization in the Zoning Ordinance for alternate development regulations for development of land owned by the Redevelopment Authority of Prince George's County.*

**Planning Board Recommendation: Support with Amendments.**  
(See Attachment 1 for full analysis)

**The Planning Board supports the foundation underlying CB-45-2023 – namely, supporting the ability of the Redevelopment Authority to gain access to additional development flexibility for projects that contribute to its mission and primary purpose – there are several concerns with CB-45-2023 as drafted.**

**While the Planning Board supports the intent of CB-45-2023 and believes the Redevelopment Authority should indeed have additional flexibility in certain circumstances, especially given their proven track record of success in achieving their mission and primary purpose, CB-45-2023 should include language explaining the public purpose that will be achieved by this proposed legislative amendment. Such language helps to inform the public and memorializes the legislative intent.**

**Rather than limit the proposed expanded development flexibility of projects to the Addison Road Metro Local Transit Center, the Planning Board believes the Council may wish to consider expanding CB-45-2023 to encompass additional locations along the Blue Line Corridor/Central Avenue.**

**Given the County's prioritization of the revitalization and redevelopment of the Blue Line Corridor and other ongoing legislative zoning amendments intended to set the stage for its success, there is significant logic in expanding CB-45-2023 to reflect the same geographic area as covered by CB-39-2023.**

**A far more important concern is that the Planning Board understands that the uses of the LTO-C Zone are desired for projects potentially subject to CB-45-2023, not just the regulations of the zone. If it is the intent of the Council to allow certain Redevelopment Authority projects the ability to access the uses permitted in the LTO-C Zone, the term “uses” must be explicitly incorporated in the bill. The term “regulations” is not sufficiently encompassing to cover uses and Planning Department staff wish to avoid future interpretation challenges.**

**The Planning Board recommends proposed Section 27-1408 be reworded for clarity as reflected in a proposed DR-2 of CB-45-2023.**

**The term “development proposal” is undefined. For technical purposes and to ensure consistency within the new Zoning Ordinance, the term “development application,” which is a defined term, should be used instead.**

**As, drafted the proposed redevelopment of the former Linden Hills Elementary School is the only proposal that could qualify.**

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Please let us know if we may be of further assistance.

Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3595. Thank you, again, for your consideration.

Sincerely,



Peter A. Shapiro  
Chair

Attachments