

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CB-026-2025

Draft No.: 2

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 9/18/2025

Action: FAVORABLE WITH
AMENDMENTS

REPORT: Committee Vote: Favorable with amendments, 4-0 (In favor: Council Members Dernoga, Adams-Stafford, Hawkins, and Olson)

Committee Meeting – June 5, 2025

Overview

The Planning, Housing, and Economic Development (PHED) Committee met on June 5, 2025, to consider CB-026-2025. As presented on Tuesday, April 15, 2025, Draft-1 of the bill is for the purpose of modifying the parking or site plan requirements for senior-serving developments located in transit-oriented zones; requiring that a parking or site plan for such developments include a parking demand study; and setting forth the necessary elements of the parking demand study.

The bill sponsor, Council Member Ivey, requested that the bill be held in committee until a future date.

On motion of Council Member Olson, seconded by Vice Chair Oriadha, the PHED Committee voted 4-0 to hold CB-026-2025.

Committee Meeting – July 3, 2025

Overview

The Planning, Housing, and Economic Development (PHED) Committee met on July 3, 2025, to consider CB-026-2025. PHED Committee Director Rana Hightower summarized the purpose of the legislation and explained that there is a proposed Draft-2B of the legislation.

As presented on Tuesday, April 15, 2025, Draft-1 of the bill is for the purpose of modifying the parking or site plan requirements for senior-serving developments located in transit-oriented zones; requiring that a parking or site plan for such developments include a parking demand study; and setting forth the necessary elements of the parking demand study.

The Planning Board voted to take no position on Draft-1 of the bill but offered specific drafting comments.

Mr. Monta Burrough, Director of Economic & Community Development with the City of Laurel, sent a letter regarding Draft 1 explaining that the City is evaluating its policies and parking requirements and described their current process for review new senior development projects.

Council Member Ivey, the bill sponsor, explained how CB-026-2025 (DR-2B) is different from CB-026-2025 (DR-1) in that Draft-2B addresses the correct intent of the bill; removes the additional study language, and states that if there is a senior building in a transit zone, it provides the same amount of off-street parking spaces as are provided in other zones. Council Member Ivey discussed that she had spoken to seniors in Suitland who had limited parking, and the building is located 0.9 miles from a metro station.

Council Member Ivey read the revised language. Council Member Olson asked if there can be fewer than one parking space per dwelling unit? He pointed out that the language states there shall be one (1) space per dwelling unit. Council Member Ivey said the seniors are requesting the extra parking spaces, but she is open to amendments if the building distance is closer to the metro station. Council Member Olson discussed offering an amendment for senior-serving buildings that are closer to the metro station.

Mr. James Hunt, Deputy Planning Director, stated that the Planning Board took no position on Draft-1 of the bill, but they would take CB-026-2025 (DR-2B) to the Planning Board.

Ms. Maurene McNeil, Chief Zoning Hearing Examiner, explained that citizens often complain that there is not enough parking. However, if the committee decides to permit less parking near metro stations, it should examine the Special Exceptions and consider requiring the applicant to provide access to the metro station or requiring seniors to be driven to the metro station as some Special Exceptions have that as a condition.

Ms. Dinora Hernández, from the Office of Law, stated that she found the bill to be in proper legislative form with no impediments to enactment.

Mr. Calvin Tyson, County Council Liaison with the County Executive's Office, stated the County Executive has no position on the bill at this time.

Vice Chair Oriadha agreed with the intent of the legislation but would like to address the number of handicap parking spaces required at senior-serving buildings. Vice Chair Oriadha asked if it made sense to have one comprehensive bill to address Council Member Olson's amendment and mandate that transportation be provided for seniors to metro transit stations.

Council Member Ivey requested that the legislation be passed out of committee and work on additional amendments before introduction to include handicap parking regulations.

Council Member Olson asked, "What are the current minimum parking requirements for senior buildings in the transit base zones?" Deputy Director Hunt explained he would research the answer. Mr. Eric Irving, Legislative Attorney, explained that the multifamily dwellings in the Regional Transit-Oriented (RTO) and Local Transit-Oriented (LTO) Core Zones do not have a minimum number of parking spaces. He further explained that the legislation intends to add parking requirements for senior-serving buildings only; the legislation will not impact multifamily dwelling units in other zones.

Ms. Laura Tallarico, Associate General Counsel for the Planning Board, agreed with Mr. Irving but explained that in the RTO Edge and the LTO Edge Zones, one parking space is permitted for each multifamily dwelling unit, and the requirement may be reduced by 50% upon request.

Vice Chair Oriadha made a motion to hold the bill, pending the creation of a combined bill that includes language for handicap access for seniors. Council Member Olson asked the Planning Department to review the legislation more thoroughly over the summer and seconded the motion. PHED Committee Chair Dernoga requested that Council Member Ivey work with the Planning Department and Vice Chair Oriadha.

The PHED Committee voted 4-1 to hold the bill until September 4, 2025. Council Member Hawkins voted in opposition.

Committee Meeting – September 18, 2025

Overview

Council Member Ivey, the bill sponsor, explained that the legislation stems from her visits to senior buildings that are transit zones, with one building located 0.9 miles away from the metro station. The citizens complained about the lack of parking available to residents. Council Member Ivey proposed an amendment to state that senior buildings outside of one-quarter mile of a transit station shall be one parking space per dwelling unit. If located less than one-quarter mile, the standard parking regulations will apply.

Mr. Eric Irving, Legislative Attorney, discussed the amendments included in Draft 2B. These amendments revised the bill's title to specifically focus on developments that serve seniors. The updated version removed the proposed language requiring a parking site plan and a traffic demand study as part of the development standards for off-street parking and loading for senior developments. New language was added to require a minimum number of parking spaces for senior-serving developments, in accordance with the off-street parking regulations for Transit-Oriented Activity Base Zones.

Council Member Dernoga sought clarification on the definition of "older persons" as it pertains to 42 USCS §3607. Mr. Irving confirmed that the term is indeed defined in 42 USCS §3607(B) of the federal statute. Council Member Dernoga also inquired whether this term is utilized in the Zoning Ordinance. Ms. Natalia Gomez Rojas, Planner IV, responded that the Zoning Ordinance does not define "senior residential."

Additionally, Council Member Dernoga expressed a concern regarding the phrase "developments consisting of" versus "development restricted to," questioning whether this distinction might lead to confusion. Mr. David Warner, Principal General Counsel for the Planning Board, clarified that the proposed language in the legislation specifically refers to senior-serving developments for individuals aged 62 and older, which complies with the federal statute.

Ms. Dinora Hernandez from the Office of Law stated that the legislation is in proper legislative format and poses no legal impediments to its enactment.

Ms. Sonia Owens, County Council Liaison with the Office of the County Executive, stated the County Executive supports the legislation and requested favorable consideration.

Council Member Olson proposed a motion to add Council Member Ivey's amendment to the bill, stating that the legislation would apply beyond a one-quarter-mile radius of a transit station.

Mr. David Warner offered additional clarifying language.

On motion of Council Member Olson, seconded by Council Member Hawkins, the PHED Committee voted 4-0 in favor of the amendment.

The amendment language reads: "all RTO and LTO zones for projects located greater than one-quarter mile of a transit station, measured from the transit station platform to the front door of the subject building, the minimum required number of off-street parking spaces for developments consisting of household living uses for older persons, as defined in Title 42 U.S.C. §3607(b)(2)(B) and regulations issued thereunder, shall be one (1) space per dwelling unit."

Lastly, on motion of Council Member Olson, seconded by Council Member Hawkins, the PHED Committee voted 4-0 in favor of CB-026-2025 (DR-2).