



# Prince George's County Council

## Agenda Item Summary

**Meeting Date:** 4/15/2025

**Effective Date:**

**Reference No.:** CB-026-2025

**Chapter Number:**

**Draft No.:** 1

**Public Hearing Date:**

**Proposer(s):** Ivey

**Sponsor(s):** Ivey

**Item Title:** AN ORDINANCE CONCERNING DEVELOPMENT STANDARDS IN TRANSIT-ORIENTED ZONES 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.

**Drafter:** Eric Irving, Fiscal & Legislative Specialist

**Resource Personnel:** John W. Sheridan, Policy Director, Office of Council Member At-Large Ivey

### LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
02/26/2025		transmitted	
	Clerk of the Council		
	<b>Action Text:</b>		
	This Council Bill was transmitted		
03/13/2025		No position on proposed legislative amendment	
	<b>Action Text:</b>		
	This Council Draft was No position on proposed legislative amendment		
03/31/2025		No position on proposed legislative amendment	
	M-NCPPC Planning Board		
	<b>Action Text:</b>		
	This Council Draft was No position on proposed legislative amendment		
04/15/2025	County Council	presented and referred	PHED
	<b>Action Text:</b>		
	This Council Bill was presented by Council Member Ivey and referred to the Planning, Housing and Economic Development Committee.		

### AFFECTED CODE SECTIONS:

27-6303

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

This legislation increases the minimum number of parking space required in senior housing developments in transit-oriented zones. Through recent zoning changes, the County has reduced the space devoted parking in developments in transit-oriented zones. For some residential uses in transit-oriented zones, no minimum off-street parking is required. At the same time Americans are driving later in life, preferring to stay mobile and independent. To accommodate this preference without foregoing the ability to live near transit, this bill requires new senior housing developments in transit-oriented zones to provide one space per dwelling unit. This bill applies to developments intended for and solely occupied by persons 62 years of age or older.

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**Document(s):** B2025026, LDR-2-2025 Planning Board Recommendation, LDR-2-2025 Technical Staff Report, LDR-2-2025 M-NCPPC email Transmittal, LDR-2-2025 PGCPB Transmittal Pink Sheet