

Prince George's County Council Agenda Item Summary

Meeting Date:	6/8/2004
Reference No.:	CB-013-2004
Draft No.:	2
Proposer(s):	Harrington
Sponsor(s):	Harrington, Dean, Peters
Item Title:	An Ordinance permitting multifamily dwellings in the C-O Zone under certain circumstances.

Drafter:	Jackie Brown, Director, PZED Committee
Resource Personnel:	Kenneth C. Williams, Legislative Aide

LEGISLATIVE HISTORY:

Date Presented:	3/16/2004	Executive Action:
Committee Referral:	3/16/2004 - PZED	Effective Date:
Committee Action:	4/7/2004 - FAV(A)	
Date Introduced:	4/20/2004	
Public Hearing:	6/8/2004 - 10:00 AM	
Council Action (1)	6/8/2004 - PI	
Council Votes:	MB:A, SHD:A, TD:A, CE:A, DCH:A, TH:A, TK:A, DP:A, PS:-	
Pass/Fail:	P	
Remarks:		

AFFECTED CODE SECTIONS:

27-461

COMMITTEE REPORTS:

PLANNING, ZONING & ECONOMIC DEVELOPMENT COMMITTEE

Date 4/7/2004

Committee Vote: Favorable with amendments, 4-0 (In favor: Council Members Dernoga, Harrington, Dean, and Exum)

Staff presented a Proposed Draft-2 (DR-2) of the bill that was prepared at the direction of the sponsor to address comments that were received from the Planning Board staff after their review of the legislation. This bill amends the use table to allow multifamily condominium dwellings in the C-O Zone under certain circumstances.

Amendments in Proposed DR-2 are as follows: on page 2, footnote 48, (A), the minimum acreage was changed from "less than 20 acres in size" to "between 10 and 20 acres in size;" (C) the requirement that the property be located along a Corridor designated by the General Plan was deleted; (D) "R-18 Zone" was changed to "R-18C;" (E) the second sentence in this subsection was changed from "The site plan shall include architectural review in order to ensure compatibility with the existing neighborhood" to "The site plan shall include architectural review in order to ensure high quality of design and construction materials;" and subsection (F) was added to read: "The property was zoned C-O as of January 1, 2004."

The Planning Board opposes the legislation and offers the following comments.

CB-13-2004 would introduce a much higher residential density that could result in an unintended change in character of the area of MD 4/MD 223. The proposed multifamily use would not conform to the recommendation of the Subregion VI Master Plan (1993) for office land use at this location or the 1994 Sectional Map Amendment (SMA) that classified this site in the C-O Zone after analysis of a variety of residential alternatives. The Master Plan states that this site is “generally suitable for office-commercial land use.”

The County Executive takes no position on the legislation. The Office of Audits and Investigations determined there should be no negative fiscal impact on the County as a result of enacting CB-13-2004.

The committee voted favorably with the amendments in Proposed DR-2.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This legislation permits multifamily dwellings in the C-O (Commercial Office) Zone under certain circumstances.

CODE INDEX TOPICS:

INCLUSION FILES:
