

Prince George's County Council

Agenda Item Summary

Meeting Date:	11/19/2013
Reference No.:	CB-080-2013
Draft No.:	1
Proposer(s):	Olson
Sponsor(s):	Olson
Item Title:	An Ordinance concerning the C-O Zone for the purpose of permitting townhouses in the C-O Zone under certain circumstances

Drafter:	Council Staff
Resource Personnel:	Dannielle Glaros, Chief of Staff District 3

LEGISLATIVE HISTORY:

Date Presented:	9/17/2013	Executive Action:	
Committee Referral:	9/17/2013 - PZED	Effective Date:	11/19/2013
Committee Action:	10/2/2013 - FAV		
Date Introduced:	10/15/2013		
Public Hearing:	11/19/2013 - 10:00 AM		
Council Action (1)	11/19/2013 - ENACTED		
Council Votes:	WC:A, DLD:A, MRF:A, AH:-, ML:A, EO:A, OP:A, IT:A, KT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

27-461

COMMITTEE REPORTS:

PZED Committee Report

Date 10/2/2013

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

Staff summarized the purpose of the legislation and informed the committee of written referral comments that were received. CB-80-2013 amends the Zoning Ordinance commercial zone use table to permit townhouses in the Commercial Office (C-O) Zone under certain circumstances provided in a new footnote 59.

Council Member Olson, the bill's sponsor, informed the committee that this bill will facilitate the addition of a residential townhouse component to a planned commercial and residential development in his district. Mr. Olson indicated that the townhouse component contributes to the planned walkable community of the site.

The Office of Law reviewed CB-80-2013 and determined that the bill is in proper legislative form with no legal impediments to its enactment. The Planning Board opposed the legislation and provided comments concerning this position by letter dated October 1, 2013 to Council Chair Harrison.

Council Member Toles requested that Planning staff provide data regarding the applicability of this legislation to C-O zoned properties throughout the County. Mike Nagy, representing Palisades Development, LLC, testified in support of the legislation.

The committee voted favorable as drafted.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This legislation amends the Commercial Zones use table to allow townhouses in the C-O Zone under certain circumstances.

CODE INDEX TOPICS:

INCLUSION FILES: