

July 2, 2026

The Honorable Krystal Oriadha
Chair, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

RE: LDR-142-2026

Dear Chair Oriadha:

As required by the County's legislative amendment process for amendments to the Zoning Ordinance (Section 27-3501), the Planning Board held a public hearing on July 2, 2026, to receive comments on proposed Legislative Drafting Request LDR-142-2026.

Following discussion of LDR-142-2026, and in consideration of public comments on this proposed legislation, the Planning Board approved a motion to support LDR-142-2026 with the amendments.

The link to the public hearing video may be found under the hearing date at:
<https://www.mncppc.org/883/Watch-Meetings>.

Hearing Summary:

At the public hearing, two individuals testified regarding the proposed legislation. First, Mr. Mark Shroder spoke in support of LDR-142-2026, stating that the legislation would enable homeowners to age in place while encouraging the development of additional rental housing opportunities in College Park

Second, Director Bader, representing the City of College Park, presented the City's concerns regarding the proposed legislation. She noted that these issues had previously been discussed with the ADU Task Force and Planning Department staff. Her comments included clarification and further analysis on the approval process for accessory dwelling structures, minimum lot size requirements, parking standards, protection of environmental features, owner-occupancy requirements, restrictions on short-term rentals, licensing and registration enforcement, and the proposed amnesty framework for nonconforming lots among other issues already listed in her letter included in the record.

Planning Board Proposed Amendments:

Following review of LDR-142-2026, the Department offers the following amendments:

- Page 2, line 23: Remove “not greater than 75% of the size of and” from the definition of ADUs since it is already mentioned in the standards for specific accessory use and structures in Section 27-5203(b)(19)(C).
- Page 8, line 21: Replace “Critical Area” with “CBCA” for consistency with terminology used elsewhere.



Legislative Amendment Decision Standards:

The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the County Council sitting as the District Council and is not controlled by any one factor. Within each zone listed in the Classes of Zones (Section 27-4102), the district council may regulate the construction, alteration, and uses of buildings and structures and the uses of land, including surface, subsurface, and air rights. The provisions for each zone shall be uniform for each class or kind of development throughout the zone, and no legislative amendment may create different standards for a subset of properties within a zone, unless such standards are necessary to implement development policies within the applicable Area Master Plan, Sector Plan, development policies of the General Plan, or other approved development district; however, any differentiation of a subset of properties within a zone shall be reasonable and based upon the public policy to be served.

The Department finds that LDR-142-2026 meets the criteria that the provisions for each zone shall be uniform for each class or kind of development throughout the zone because the amendment creates different standards for a subset of properties Countywide, regardless of zoning. Furthermore, the amendments proposed ensure that the proposed legislation will not create different standards for a subset of properties within a particular zone.

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3594. Thank you again for your consideration.

Sincerely,

Billy Okoye
Vice Chair

Attachments