



Office of the Chairman  
Prince George's County Planning Board

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March 4, 2021

The Honorable Calvin S. Hawkins, II  
Chairman  
Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Dear Chairman Hawkins: 

Re: CB-8-2021 (Proposed DR-2)

Thank you for providing the Planning Board an opportunity to review and comment on proposed District Council legislation. During the March 4, 2021 Planning Board meeting, the following position was adopted in accordance with the planning staff's recommendation on the proposed legislation. **A Planning Board Analysis of the bill is attached for your consideration and a brief excerpt from the report is provided below:**

***CB-8-2021 (Proposed DR-2)** A bill to amend the Commercial Table of Uses to permit the "Townhouse" units in the Commercial Office (C-O) Zone under certain circumstances.*

**Planning Board Recommendation: Support.**  
(See Attachment 1 for full analysis)

**The Planning Board appreciates the revised version of the proposed legislation. The new version appears to address all amendments and clarifications requested during staff's review of CB-8-2021 (DR-1).**

**The current Zoning Ordinance permits townhouses in the Commercial Office (C-O) Zone subject to specific footnotes. The purposes of the C-O Zone are to provide locations for predominately nonretail commercial uses, such as business offices and services of a professional, clerical, or administrative nature, such as retail and service uses as are desirable for efficient and convenient operation of the non-retail uses.**

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Please let us know if we may be of further assistance.

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Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3595. Thank you, again, for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Betty".

Elizabeth M. Hewlett  
Chairman

Attachments

## **CB-8-2021 (Proposed DR-2) – Planning Board Analysis (Attachment 1)**

CB-8-2021 (Proposed DR-2) amends the Commercial Table of Uses to permit the “Townhouse” use in the Commercial Office (C-O) Zone under certain circumstances.

**The Planning Board has the following comments for consideration by the District Council:**

### **Policy Analysis:**

The Planning Board appreciates the revised version of the proposed legislation. The new version appears to address all amendments and clarifications requested during staff’s review of CB-8-2021 (DR-1).

The current Zoning Ordinance permits townhouses in the Commercial Office (C-O) Zone subject to specific footnotes. The purposes of the C-O Zone are to provide locations for predominately nonretail commercial uses, such as business offices and services of a professional, clerical, or administrative nature, such as retail and service uses as are desirable for efficient and convenient operation of the non-retail uses.

### **Impacted Property:**

This bill will impact two properties. One property is located on Lanham Severn Road with the tax identification number of 1588755. The second property is located on Central Avenue with tax identification numbers of 2119303 and 2119295.

### **Adopted Zoning Ordinance:**

The adopted Zoning Ordinance renames the C-O Zone the Commercial General and Office (CGO) Zone. Townhouses are permitted in the CGO Zone.

Following discussion, the Planning Board voted to support CB-8-2021 (Proposed DR-2).