



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

06/05/2025 PHED Held in Committee

Action Text:

A motion was made by Council Member Olson, seconded by Vice Chair Oriadha, that this Council Bill be Held in Committee. The motion carried by the following vote:

Aye: 4 Dernoga, Harrison, Olson and Oriadha

Absent: 1 Hawkins

07/03/2025 PHED held

Action Text:

A motion was made by Vice Chair Oriadha, seconded by Council Member Olson, that this Council Bill be held. The motion carried by the following vote:

Aye: 4 Dernoga, Olson, Oriadha and Adams-Stafford

Nay: 1 Hawkins

09/18/2025 PHED amended (1)

Action Text:

A motion was made by Council Member Olson, seconded by Council Member Hawkins, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 3 Dernoga, Hawkins and Olson

Excused: 1 Oriadha

Absent: 1 Adams-Stafford

09/18/2025 PHED Favorably reported out
with recommended
amendments

Action Text:

A motion was made by Council Member Olson, seconded by Council Member Hawkins, that this Council Bill be Favorably reported out with recommended amendments. The motion carried by the following vote:

Aye: 3 Dernoga, Hawkins and Olson

Excused: 1 Oriadha

Absent: 1 Adams-Stafford

AFFECTED CODE SECTIONS:

27-6303

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.

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, CB-026-2025 Proposed Draft 2, CB-026-2025 Proposed DR2 42 USCS _ 3607, CB-26-2025 - ZHE Memo, CB26_4.25.25, CB-26-2025 OOL Comment, CB-026-2025 Proposed Draft 2B, CB-026-2025 (DR-2) Committee Report, CB-026-2025 Draft 2