

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 5/13/97

Reference No.: CB-45-1997

Proposer: County Executive

Draft No.: 2

Sponsors: Bailey, Estep

Item Title: Subdivision Bill - to provide specific requirements for the development of Certain Residential and R-M Comprehensive Design Zone property when developed in conjunction with Mixed Use Transportation Zone property

Drafter: Maurene Epps Webb
Office of Law

Resource Personnel: P. Michael Errico, County
Executive's Office

LEGISLATIVE HISTORY:

Date Presented: 4/1/97

Executive Action: 7/22/97 S

Committee Referral:(1) 4/1/97 PZED

Effective Date: 8/22/97

Committee Action:(1) 5/2/97 FAV (A)

Date Introduced: 5/13/97

Pub. Hearing Date: (1) 7/1/97 1:30 P.M.

Council Action: (1) 7/1/97 ENACTED

Council Votes: DB:A, SD:A, JE:A, IG:A, AMc:-, WM:A, RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECON. DEV. COM. REPORT

DATE: 5/2/97

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Del Giudice, MacKinnon, Maloney, Russell and Wilson).

This legislation provides specific requirements for the development of certain Residential and R-M Comprehensive Design Zone property when developed in conjunction with Mixed Use Transportation Zone property.

Mr. Milt Peterson, owner of the property, gave a presentation on the proposed development, named, National Harbor. The original project, PortAmerica, included both residential and commercial development. National Harbor, which will take approximately 9 to 12 years to develop, will have commercial development only, which includes retail stores, hotels and restaurants. Mr. Peterson wants the National Harbor to attract tourists internationally, as well as local metropolitan residents. Mr. Jim Todd, President of Peterson Company, gave an overview of why this type of proposed development will be successful. Andre Gingles, representing Peterson Company, explained that the legislation was necessary because the development has two separate pieces of property which they want to combine under one site plan. A rezoning of the property would take longer to expedite the project.

The Planning Board supports this legislation, but has identified several potential inconsistencies between the new requirements for waterfront entertainment/retail complexes and existing requirements for development in the M-X-T Zone. Dale Hutchison spoke on behalf of the Planning Board and submitted proposed amendments to CB-45-1997. These amendments include the following:

New language was added to Section 24-121(a)(16) to read "Except as indicated in Section 24-132", the subdivision shall be designed and platted in accordance with the provisions for woodland conservation and tree preservation contained in Subtitle 25.

In Section 24-132(a), new language was added to include "development comprised of lands zoned Residential, R-M, and M-X-T, for which there is an approved single Conceptual Site Plan applicable to all of the properties", which shall comply with the provisions for woodland conservation and tree preservation established in Subtitle 25. A new paragraph (d) was added under Sec. 24-132 to read "In the case of development comprised of lands zoned Residential, R-M, and M-X-T, for which there is an approved single Conceptual Site Plan applicable to all of the properties, the Woodland Conservation/Afforestation Threshold shall be in accordance with the requirements for the M-X-T Zone."

The Committee agreed to add new language to Section 24-124(a)(7) which requires that construction be funded within the next ten years.

The legislation was reported out of committee as a Draft 2 with the amendments listed above.

The Legislative Officer finds CB-45-1997 to be in proper legal form, but wants the Council to be aware that the legislation provides for significantly relaxed standards for the provision of adequate public roads, for the retention or preservation of trees, and the provision for parklands or the payment of a fee in lieu of parklands and recreational facilities required by the Subdivision. Mr. Hutchison's proposed amendments addresses these issues.

The Department of Environmental Resources has no comments on the legislation. The Department of Public Works and Transportation supports the legislation.

BACKGROUND INFORMATION/FISCAL IMPACT

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

This legislation will provide specific requirements for the development of Certain Residential and R-M Comprehensive Design Zone property when developed in conjunction with Mixed Use Transportation Zone property.

CODE INDEX TOPICS: