

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

**Meeting Date:** 11/14/95

**Reference No.:** CR-80-1995

**Proposer:** County Executive

**Draft No.:** 1

**Sponsors:** Russell, Bailey and Wilson

**Item Title:** A resolution concerning Hilltop Garden Apartments for the purpose of approving the public building and use of Hilltop Garden Apartments.

**Drafter:** Ralph E. Grutzmacher  
Vernell B. Arrington

**Resource Personnel:** Michael A. Doaks  
Exec. Dir., Housing Authority

**LEGISLATIVE HISTORY:**

**Date Presented:** \_\_\_/\_\_\_/\_\_\_

**Executive Action:** \_\_\_/\_\_\_/\_\_\_ \_\_\_

**Committee Referral:**(1) 11/7/95 THE

**Effective Date:** \_\_\_/\_\_\_/\_\_\_

**Committee Action:**(1) 11/9/95 FAV

**Date Introduced:** 11/7/95

**Pub. Hearing Date:** (1) \_\_\_/\_\_\_/\_\_\_ \_\_:\_\_\_

**Council Action:** (1) 11/14/95 Adopted

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

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE      DATE: 11/9/95

Committee Vote: Favorable, 4-0 (In favor: Council Members Del Giudice, Gourdine, Scott and Wilson)

CR-80-1995 will approve the purchase and renovation of an existing apartment complex in District Heights. The resolution also designates this complex (Hilltop Gardens) as a public project in accordance with Section 27-292 of the Zoning Ordinance. This project qualifies as a public use due to the involvement of the Prince George's County Housing Authority, which will become a 50% owner of this property along with Shelter Development, which owns and manages several

properties throughout the County.

Pursuant to Section 27-295, the Director of the Department of Housing and Community Development has submitted an impact study which sets forth the effects of the proposed use on the area.

The proposed renovations include the upgrading and enlargement of existing apartment units, which will reduce the total number of dwelling units from 908 to 506. Existing recreation facilities (swimming pool, etc.) will be renovated, as well as the addition of a community center.

### **BACKGROUND INFORMATION/FISCAL IMPACT**

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

The Maryland-National Capital Park and Planning Commission has determined, by a letter dated April 5, 1995 from former Associate General Counsel Elizabeth M. Hewlett to Acting Executive Director John Shanley, that the Hilltop Gardens Apartment project is a "public project" in accordance with the Zoning Ordinance. Section 27-295 requires that "public project" status be conferred either by inclusion within the Capital Improvement Program or by approval by resolution by the District Council after review of an impact study that sets forth the effects of the buildings, structures, off-site sign(s), and uses on the general neighborhood.

The proposed resolution will approve the location and extent of the Hilltop Garden Apartments as a public buildings and use.

### **CODE INDEX TOPICS:**