

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2020 Legislative Session

Resolution No. CR-67-2020

Proposed by The Council Chair (by request – County Executive)

Introduced by Council Members Turner, Harrison, Streeter, Glaros, Davis and Franklin

Co-Sponsors _____

Date of Introduction July 14, 2020

RESOLUTION

1 A RESOLUTION concerning

2 School Facilities Surcharge

3 For the purpose of approving a full exemption of the school facilities surcharge for all residential
 4 units used for undergraduate student housing within the Northgate Project.

5 WHEREAS, pursuant to Section 10-192.01(a)(1) of the Prince George's County Code,
 6 the governing body of Prince George's County shall impose a school facilities surcharge on new
 7 residential construction for which a building permit is issued on or after July 1, 2003; and

8 WHEREAS, consistent with the requirements of Chapter 351 of the Laws of Maryland of
 9 2019 (House Bill 225), codified as Section 10-192.01(b)(4)(D) of the Prince George's County
 10 Code, the governing body of Prince George's County, by Resolution, may exempt some or all of
 11 the school facilities surcharge for undergraduate student housing built west of U.S. Route 1,
 12 North of Knox Road and south of Metzert Road, to promote the goals of the University District
 13 Vision 2020 in the City of College Park; and

14 WHEREAS, the City of College Park passed general motion #20-G-05 on January 14,
 15 2020 affirming that the Northgate Project includes 296 units of undergraduate student housing in
 16 the designated area described in Section 10-192.01(b)(4)(D) of the Prince George's County Code
 17 is eligible for an exemption from the school facilities surcharge as shown in Attachment A,
 18 attached hereto and made a part hereof; and

19 WHEREAS, the City of College Park recommends that the governing body of Prince
 20 George's County approve a full or partial exemption for the Northgate Project from the school
 21 facilities surcharge, and

1 WHEREAS, the Northgate Project, as approved by the Planning Board in PGCPB No.
2 20-13 (detailed site plan), includes about 2.05 acres of land in the M-U-I/D-D-O Zone located
3 on the west side of U.S. Route 1 (Baltimore Avenue), at its intersection with Quebec Street, in
4 the City of College Park, as shown in Attachment B, attached hereto and made a part hereof; and

5 WHEREAS, the Northgate Project was approved in File No. DSP-19025, the detailed site
6 plan, for 296 units of undergraduate student housing, 1,084 square feet of commercial retail
7 space, and interior two-level parking garage on a single parcel as part of a larger mixed-use
8 development, as shown in Attachment B, attached hereto and made a part hereof; and

9 WHEREAS, the Northgate Project represents a high-quality pedestrian-oriented student
10 housing project within one mile of the University of Maryland; and

11 WHEREAS, the County Executive has determined, because the Northgate Project will
12 have many positive effects on the residential and commercial environment in the broader College
13 Park area, that the required school facilities surcharge be fully exempted, and that building
14 permits may be issued without the imposition of the school facilities surcharge consistent with
15 Section 10-192.01(b)(4)(D) of the Prince George’s County Code; and

16 WHEREAS, this Resolution, completes the process required for a full exemption of the
17 school facilities surcharge for the Northgate Project, subject to the approval of the governing
18 body of Prince George’s County.

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
20 County, Maryland, that the school facilities surcharge required in Section 10-192.01(a) of the
21 Prince George’s County Code is hereby fully exempted, for the residential units used for
22 undergraduate student housing in the Northgate Project, and building permits may be issued for
23 the dwelling units, with no payment of the surcharge.

Adopted this 21st day of July, 2020.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council