



Office of the Chairman
Prince George's County Planning Board

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

(301) 952-3561

October 6, 2022

The Honorable Calvin S. Hawkins, II
Chair
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20772

Re: CB-105-2022

Dear Chairman Hawkins:

Thank you for providing the Planning Board an opportunity to review and comment on proposed District Council legislation. During the October 6, 2022, Planning Board meeting, the following position was adopted in accordance with the Planning Department 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-105-2022** This bill is intended to create alternative development standards and uses for a designated employment area in the Legacy Comprehensive Design (LCD) Zone, under certain circumstances.*

Planning Board Recommendation: No position.
(See Attachment 1 for full analysis)

There is only one area of the County specifically identified as an "Employment Area" with land in the LCD Zone as of April 1, 2022. The properties are within the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan in the Collington Local Employment Area west of US 301 and north of Leeland Road, and include the existing and still developing Collington Trade Center as well as the planned National Capital Business Park. A map of this area is attached.

The Planning Board generally does not support text amendments that provide unique standards for subsets of properties. We understand that this legislation is intended as a stop-gap measure pending implementation of the recommended industrial zoning in the Bowie-Mitchellville and Vicinity Master Plan. The Planning Board strongly recommends amendments to the bill to facilitate the intended purpose of the legislation. Those amendments are listed in the attached full analysis.

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.

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,

Peter A. Shapiro
Chairman

Attachments