

Prince George's County Council

Agenda Item Summary

Meeting Date: 10/26/2010
Reference No.: CB-093-2010
Draft No.: 1
Proposer(s): Turner
Sponsor(s): Turner
Item Title: An Ordinance amending the regulations for townhouses in the M-X-T Zone under certain circumstances.

Drafter: Jackie Brown, PZED Committee Director
Resource Personnel: Tomeka Bumbry, Legislative Aide

LEGISLATIVE HISTORY:

| | | | |
|----------------------------|-------------------------------------------------------|--------------------------|------------|
| Date Presented: | | Executive Action: | |
| Committee Referral: | 9/28/2010 - PZED | Effective Date: | 12/13/2010 |
| Committee Action: | 10/6/2010 - FAV | | |
| Date Introduced: | 9/28/2010 | | |
| Public Hearing: | 10/26/2010 - 10:00 AM | | |
| Council Action (1) | 10/26/2010 - ENACTED | | |
| Council Votes: | MB:A, WC:A, SHD:A, TD:A, CE:A, AH:-, TK:A, EO:A, IT:A | | |
| Pass/Fail: | P | | |
| Remarks: | | | |

AFFECTED CODE SECTIONS:

27-548 (h)

COMMITTEE REPORTS:

PZED Committee Report

Date 10/6/2010

Committee Vote: Favorable, 4-0 (In favor: Council Members Dean, Knotts, Bland, and Olson)

Staff gave an overview of the legislation and informed the committee of referral comments that were received. CB-93-2010 amends the Zoning Ordinance regulations for townhouses in the M-X-T Zone to allow townhouses proposed for development as condominiums to be substituted for multifamily dwellings originally approved pursuant to a Conceptual Site Plan approved prior to April 1, 2004 subject to approval of the District Council at the time of Detailed Site Plan. The townhouses are subject to all other Zoning Ordinance requirements for townhouses.

Council Member Turner, the bill's sponsor, informed the committee that CB-93-2010 provides the opportunity at Detailed Site Plan for the Council to look at the mixture of multifamily and townhouses without allowing additional density. Ms. Turner explained that the intent of the legislation is to provide an opportunity for more home ownership and to increase property values by allowing the development of townhouses in place of rentals.

Committee Chairman Dean also commented on the Council's position of encouraging owner occupied dwellings in

Prince George's County.

The Office of Law reviewed CB-93-2010 and determined that the bill is in proper legislative form with no legal impediments to its adoption.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This legislation amends the regulations for townhouses in the M-X-T Zone for those dwelling unit types approved in a conceptual site plan prior to April 1, 2004.

CODE INDEX TOPICS:

INCLUSION FILES:
