

Prince George's County Council

Agenda Item Summary

Meeting Date: 10/28/2014
Reference No.: CB-088-2014
Draft No.: 1
Proposer(s): Olson
Sponsor(s): Olson, Franklin
Item Title: An Ordinance concerning Priority Funding Areas - Grading Permits - Exceptions - Procedures for the purpose of authorizing, within Priority Funding Areas of the County, issuance of a permit to commence rough grading activities prior to detailed site plan approval, under certain circumstances.

Drafter: Karen T. Zavakos, Legislative Officer
Resource Personnel: Dannielle M. Glaros, Chief of Staff District 3

LEGISLATIVE HISTORY:

Date Presented:		Executive Action:	
Committee Referral:	9/30/2014 - PZED	Effective Date:	12/15/2014
Committee Action:	10/15/2014 - FAV		
Date Introduced:	9/30/2014		
Public Hearing:	10/28/2014 - 10:30 AM		
Council Action (1)	10/28/2014 - ENACTED		
Council Votes:	WC:A, DLD:A, MRF:A, AH:-, ML:-, EO:A, OP:A, IT:A, KT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

27-252

COMMITTEE REPORTS:

Planning, Zoning and Economic Development

Date 10/15/2014

Committee Vote: Favorable, 3-0 (In favor: Council Members Turner, Franklin and Olson)

Council staff summarized the purpose of CB-88-2014 and informed the committee of referral comments that were received. This legislation amends Section 27-252 of the Zoning Ordinance concerning building and grading permits to include language allowing land located within Priority Funding Areas which is subject to Detailed Site Plan (DSP) approval to obtain a grading permit by the Department of Permitting, Inspections and Enforcement (DPIE) to begin rough grading on a site prior to DSP approval under certain circumstances. A grading permit may be issued if the DSP application has been accepted by the Planning Board, the land is exempt from the Woodland and Wildlife Habitat Conservation Ordinance, and the permittee provides documentation demonstrating that the property contains no regulated environmental features or the grading permit proposes no disturbances to any environmental features.

Council Member Olson, the bill's sponsor, informed the Committee that CB-88-2014 is smart growth legislation that is intended to facilitate redevelopment and assist projects in grayfield areas of the County.

Nathaniel Tutt, representing the County Executive's Office, indicated that the County Executive supports CB-88-2014. The Planning Board provided written correspondence in support of the legislation. The Office of Law reviewed CB-88-2014 and determined that it is in proper legislative form with no legal impediments to its enactment.

The Committee voted favorable on the legislation as drafted.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This bill will permit, subject to certain specific requirements, the issuance of a grading permit to commence certain rough grading activities on the site prior to approval a required detailed site plan for the property.

CODE INDEX TOPICS:

INCLUSION FILES:
