

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2020 Legislative Session

Reference No.: CB-006-2020

Draft No.: 2

Committee: PLANNING, HOUSING AND ECONOMIC DEVELOPMENT

Date: 03/05/2020

Action: FAV (A)

REPORT:

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Glaros, Davis, Harrison, Hawkins, and Ivey)

The Planning, Housing, and Economic Development Committee Director summarized the purpose of the legislation and informed the committee as to comments received on referral. CB-6-2020 amends the Zoning Ordinance requirements for Expedited Transit-Oriented Development (ETOD) Projects to add multistory development as a design requirement for approval of site plans for ETOD projects in the County in furtherance of realizing best Urban Design practices.

Council Member Glaros, the bill sponsor, informed the Committee that CB-6-2020 originated out of a District Council case for which the Council was expediting transit-oriented development for a single-story shopping center that was not oriented toward the metro station and therefore did not meet the objectives for expediting review. Ms. Glaros explained that the legislation addresses this issue with inclusion of the multistory development requirement for use of the ETOD project review.

The Planning Board supported CB-6-2020 with amendments as explained in a February 27, 2020 letter to Council Chair Turner. "The Planning Board believes the language as written needs clarification to achieve the desired result and avoid potential loopholes. Suggested language includes requiring that at least one building within the proposed development includes two or more stories of above-grade habitable or leasable space. The revised language would avoid situations where a building includes stories below grade or includes above-grade stories for parking only for qualifying ETOD projects."

The Committee reviewed a Proposed Draft-2 (DR-2) prepared at the bill sponsor's request to address the Planning Board suggested amendments. The following revised language was included on page 2, line 26 of Proposed DR-2:

(G) Be a multistory development above grade with habitable or leasable space.

Rana Hightower, Planning Department Intergovernmental Affairs Coordinator, informed the

Committee that the Planning Department staff recommended additional edits to the proposed language in Proposed DR-2 and suggested the following:

(G) Be a development with at least one building that includes two or more stories with habitable or leasable space above grade.

Amanda Denison, Office of Law, informed the Council Members that CB-6-2020, as revised, is in proper legislative form with no legal impediments to its enactment. Terry Bell, County Executive Liaison to the County Council, stated that the Department of Public Works and Transportation supports the legislation.

Council Member Ivey made a motion for favorable recommendation on Proposed DR-2 as amended to include the Planning Department edits, seconded by Council Member Davis. The Committee unanimously voted for a favorable recommendation as to CB-6-2020, as amended.