

Prince George's County Council

Agenda Item Summary

Meeting Date: 7/8/2014
Reference No.: CB-015-2014
Draft No.: 3
Proposer(s): Park & Planning
Sponsor(s): Franklin
Item Title: An Ordinance for the purpose of amending the authority of a Transit District Overlay Zoning Map Amendment to change underlying zones, clarifying certain applicability and procedural requirements, and authorizing Transit District Development Plans to amend certain design regulations and standards.

Drafter: Debra Borden, M-NCPPC Associate General Counsel
Resource Personnel: Rana Hightower, M-NCPPC Staff
Chad Williams, M-NCPPC Staff

LEGISLATIVE HISTORY:

Date Presented:	4/22/2014	Executive Action:	
Committee Referral:	4/22/2014 - PZED	Effective Date:	7/8/2014
Committee Action:	5/7/2014 - FAV(A)		
Date Introduced:	6/3/2014		
Public Hearing:	7/8/2014 - 10:00 AM		
Council Action (1)	7/8/2014 - ENACTED		
Council Votes:	WC:-, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

27-548.04, 27-548.06, 27-548.07, 27-548.08

COMMITTEE REPORTS:

Planning, Zoning and Economic Development

Date 5/7/2014

Committee Vote: Favorable with amendments, 5-0 (In favor: Council Members Turner, Campos, Franklin, Harrison and Olson)

Council staff summarized the purpose of CB-15-2014 and informed the committee of referral comments that were received. This legislation was transmitted by the Planning Board for the County Council's consideration. The Planning Board's transmittal letter provides the following background. The proposed legislation specifies the relationship of Transit District Development Plans (TDDPs) to Landscape Manual requirements. It also clarifies and adds language to allow a TDDP to amend certain development regulations, including shared parking and transportation demand management approaches to encourage other modes of transportation such as transit, walking, and bicycling and to minimize off-street parking needs. The proposed legislation also emphasizes urban open space and recreation networks to encourage pedestrian activity to promote health and wellness while enhancing the natural environment. Finally, the proposed legislation clarifies application and review procedures to help further streamline

the development review process in County transit centers and Metro station areas subject to a TDDP. The Planning Board requested the Council's consideration of this important legislation which will move the County one step closer to transit-oriented development.

Chad Williams, M-NCPPC Community Planning Division, was present to provide additional details concerning the legislation and respond to questions. Mr. Williams informed the committee that since the time of Planning Board transmittal, staff recognized that the proposed amendment to Section 27-213.03 on page 2 of the bill impacts an existing TDDP and the amendment should be deleted. Without an amendment to Section 27-213.03, the text of that section is not required in the bill and should be deleted in its entirety.

The Office of Law reviewed CB-15-2014 and determined that it is in proper legislative form with no legal impediments to its enactment.

The committee voted favorable including the amendment offered by Mr. Williams to remove Section 27-213.03 from the bill text.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This legislation adds language to clarify the applicability and extent of Transit District Standards to allow flexibility in the development review process and foster high-quality, transit- and pedestrian-oriented development through a Transit District Development Plan prepared for any identified transit district within Prince George's County.

6/3/2014: CB-15-2014 (DR-2) was amended on the floor prior to introduction; CB-15-2014 (DR-3) was subsequently introduced.

CODE INDEX TOPICS:

INCLUSION FILES:
