

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.: CB-047-2026

Draft No.: 2

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 7/02/2026

Action: FAVORABLE
WITH
AMENDMENTS

REPORT: Committee Vote: Favorable with Amendments, 5-0 (In favor: Committee Chair Blegay, Vice Chair Oriadha, Council Members Adams-Stafford, Dernoga, and Olson)

The Planning, Housing and Economic Development (PHED) Committee met on July 2, 2026, to consider CB-47-2026.

The PHED Committee Director, Rana Hightower, provided a summary of the proposed legislation and shared public comments and feedback from various agencies within Prince George's County.

On Tuesday, May 26, 2026, Draft-1 of the bill was presented, proposing amendments to the Zoning Ordinance to increase the minimum number of off-street parking spaces required for apartment housing intended for elderly or physically disabled families. The proposal changes the existing requirement from one parking space for every four beds to one parking space for every two beds.

The Planning Board voted to support the proposed legislation (LDR-94-2026), contingent upon the revisions suggested in the Planning Department's technical staff report. These amendments recommend adopting minimum off-street parking regulations based on the number of dwelling units instead of beds. The suggested change adjusts the parking requirement from 1.0 to 0.66 space per dwelling unit. This approach aligns with historical parking standards and better reflects the actual use of these facilities. It aims to ensure sufficient parking for senior living developments without compromising the financial viability of such projects, which would otherwise be subject to the higher parking standards applicable to non-age-restricted apartment buildings (ranging from 1.0 to 2.0 spaces per dwelling unit).

The Redevelopment Authority suggested modifying CB-047-2026 to establish a tiered increase in parking requirements rather than implementing a blanket 100% increase. This proposal includes a default increase of 25% in parking spaces, a 50% increase when there is demonstrated parking demand, and a maximum increase of 100% only for developments with documented auto-dependence needs. Additionally, it includes provisions for waivers for transit-served, affordable, and low-parking-demand housing projects specifically designed for seniors or families with disabilities. An attached spreadsheet contains an analysis that supports this final recommendation.

Mr. Boddy, the Facilities Director at the Prince George's County Revenue Authority, testified in favor of the legislation and its amendments, noting that the Authority's recommendations align with those of the Redevelopment Authority. He indicated that the proposed adjustments to parking percentages would better reflect the actual demands of the projects.

County Council Vice Chair Olson, the bill's sponsor, stated that the legislation addresses a critical flaw in the existing Zoning Ordinance. The current regulations do not accurately represent how apartment housing for elderly or physically disabled families operate today, resulting in a significant shortfall in available parking compared to historical requirements. The current off-street parking regulations do not sufficiently accommodate the needs of residents, staff, caregivers, medical providers, and visitors.

The City of College Park submitted written testimony in support of CB-047-2026.

Mr. Mathew Tedesco voiced his support for the amendment and proposed additional amendments recommended by County Council Vice Chair Olson.

Mr. Peter Goldsmith also expressed his support for the legislation and the proposed amendments.

Mr. David Warner, Principal Counsel for the Planning Board, clarified that the proposed legislation aims to amend the current Zoning Ordinance. Following a review of projects approved under the previous regulations, staff concluded that parking regulations based on the number of spaces per bed are inadequate for apartments designed for elderly or physically disabled residents. There was no comprehensive parking study, but it was determined that the per dwelling unit calculation has been used for the determination of parking for elderly or physically disabled families for 40 years.

Ms. Angela Angel, the County Executive Liaison to the County Council, stated that the amendments align with the recommendations and that she would speak with the Redevelopment and Revenue Authorities and inform council members of any concerns.

Ms. McNeil, the Chief Zoning Hearing Examiner, requested clarification regarding the inclusion of grandfathering language in the bill. Mr. Tedesco further explained an additional provision would allow projects already approved under the per-dwelling-unit calculation to continue through the development review process.

The amendments proposed by Council Member Olson are as follows:

Inside the Capital Beltway: 0.60 parking spaces per dwelling unit
Outside the Capital Beltway: 0.66 parking spaces per dwelling unit

These amendments revise off-street parking ratios from a per-bed calculation to a per-dwelling-unit calculation. This change aligns with the Planning Board's recommendation and restores the methodology used prior to the implementation of the new Zoning Ordinance. Additionally, this amendment recognizes the varying transportation characteristics throughout Prince George's County, acknowledging greater transit access and walkability inside the Beltway, while also ensuring compatibility with surrounding neighborhoods to minimize spillover parking.

On page 2, lines 9 through 11 add “that a project requiring approval of a special exception for apartment housing for the elderly, which received approval of a preliminary plan of subdivision on or before September 30, 2025, shall be subject to the requirements for minimum off-street parking spaces in effect at the time the Planning Board approved the preliminary plan of subdivision.”

This amendment would allow previously approved preliminary plans of subdivision approved before September 2025 to be subject to the minimum off-street parking regulations that were approved by the Planning Board.

The PHED Committee voted 5-0 in favor of the amendments.

On motion of Council Member Olson, seconded by Vice Chair Oriadha, the PHED Committee voted 5-0 in favor of CB-47-2026 as amended.