

Prince George's County Council Agenda Item Summary

Meeting Date:	6/8/2004
Reference No.:	CB-014-2004
Draft No.:	2
Proposer(s):	Harrington
Sponsor(s):	Harrington, Dean
Item Title:	An Ordinance permitting townhouses in the R-R Zone under certain circumstances.

Drafter:	Jackie Brown, Director, PZED Committee
Resource Personnel:	Kenneth C. Williams, Legislative Aide

LEGISLATIVE HISTORY:

Date Presented:	3/16/2004	Executive Action:
Committee Referral:	3/16/2004 - PZED	Effective Date:
Committee Action:	4/7/2004 - FAV(A)	
Date Introduced:	4/20/2004	
Public Hearing:	6/8/2004 - 10:00 AM	
Council Action (1)	6/8/2004 - PI	
Council Votes:	MB:A, SHD:A, TD:A, CE:A, DCH:A, TH:A, TK:A, DP:A, PS:-	
Pass/Fail:	P	
Remarks:		

AFFECTED CODE SECTIONS:

27-441

COMMITTEE REPORTS:

PLANNING, ZONING & ECONOMIC DEVELOPMENT COMMITTEE

Date 4/7/2004

Committee Vote: Favorable with amendments, 4-0 (In favor: Council Members Dernoga, Harrington, Dean, and Exum)

Staff presented a Proposed Draft-2 (DR-2) of the bill that was prepared at the direction of the sponsor to address comments that were received from the Planning Board staff after their review of the legislation. This bill amends the use table to allow townhouses in the R-R Zone under certain circumstances.

Amendments in Proposed DR-2 are as follows: on page 2, footnote 75, (B), "an adaptive reuse of" was changed to "a redevelopment of;" subsection (C) requiring a relocation plan was deleted in its entirety; and subsection (D) was changed to (C).

The Planning Board opposes the legislation and offers the following comments. It appears that the Norbourne Trailer Park is the only existing mobile home park in the county that meets the criteria of the proposed footnote. This mobile home park is located in the area covered by the 1994 Melwood-Westphalia Master Plan. The proposed legislation is a significant departure from both the recommendations of the Master Plan and the stated purpose of the R-R Zone, Sec. 27-428 (a)(1)(A): "To provide for and encourage variation in the size, shape, and width of one-family

detached residential subdivision lots...” The planning concept for the Melwood area is specifically stated as: “future residential development on 20,000 square foot lots.” The approved comprehensive plan designates the subject property for Low-Suburban land use (1.6-2.6 dwelling units per acre). The 1994 Sectional Map Amendment rezoned the subject property from the R-A (Residential Agricultural) to the R-R (Rural Residential) Zone.

The Master Plan provides the following specific recommendations regarding the Norbourne Mobile Home Park: “In light of the proposed realignment of Old Marlboro Pike at Woodyard Road, it is recommended that the Norbourne Mobile Home Park continue at its present location as an interim use. The Plan recommends residential (R-R Zone) development at this location... A study should be undertaken to identify suitable mobile home sites in the County to provide for the residents of the Norbourne Mobile Home Park when the new road forces it abandonment.”

The County Executive takes no position on the legislation. The Office of Audits and Investigations determined there should be no negative fiscal impact on the County as a result of enacting CB-14-2004.

Council Member Bland requested that the bill be held in committee until she could be present for the discussion.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

Currently the Zoning Ordinance allows townhouses in the R-20 and R-T Zones and by special exception in the R-30 and R-18 Zones. A special exception is not required in these zones if the townhouses are the subject of a Detailed Site Plan approved prior to December 30, 1996. In the R-80 and R-55 Zones, townhouses are permitted in cluster developments approved prior to 1986 only.

This legislation allows townhouses in the R-R Zone subject to certain conditions.

CODE INDEX TOPICS:

INCLUSION FILES:
