

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2015 Legislative Session

Resolution No. CR-5-2015
Proposed by The Chairman (by request – County Executive)
Introduced by Council Members Harrison, Davis, Glaros and Taveras
Co-Sponsors _____
Date of Introduction March 17, 2015

RESOLUTION

1 A RESOLUTION concerning

2 Adequate Public Safety Facilities Surcharge

3 For the purpose of approving a partial waiver of the adequate public safety facilities surcharge
4 for all residential units within the mixed-use Carrollton Station Project.

5 WHEREAS, in Council Bill 89-2004, the County Executive of Prince George's County and
6 the County Council enacted an amendment to Section 24-122.01 of the Subdivision Regulations,
7 to impose an adequate public safety facilities surcharge for new residential construction in the
8 County; and

9 WHEREAS, consistent with the requirements of Chapter 594 of the Laws of Maryland of
10 2005 (House Bill 1129), codified as Section 10-192.11 of the Prince George's County Code, the
11 County Executive and County Council approved Council Bill 56-2005 to modify the
12 requirements of CB-89-2004; and

13 WHEREAS, as modified, Section 24-122.01 of the Subdivision Regulations requires
14 certain public safety information and findings, at the time of application for approval of a
15 preliminary plan of subdivision; and

16 WHEREAS, Section 24-122.01 (e)(4) authorizes the County Executive and the County
17 Council, acting as the governing body of Prince George's County, to waive any surcharge
18 imposed within the County's Developed Tier, as designated in the 2002 General Plan; and

19 WHEREAS, the Carrollton Station Project of BE Master NC Station LLC, as approved by
20 the Planning Board in PGCPB No. 13-99 and No. 13-100 (preliminary subdivision plan and
21 detailed site plan), includes about 14.80 acres of land in the M-X-T and T-D-O zones, in the
22 northeast corner of the intersection of West Lanham Drive and Harkins Road, on the north side

1 of Harkins Road; and

2 WHEREAS, the Carrollton Station Project was approved in File No. 4-13008, the
3 preliminary plan of subdivision, for a total of 550 residential dwelling units; and

4 WHEREAS, the Carrollton Station Project was also approved in File Nos. DSP 13026 and
5 DSP 13026-01, the detailed site plan, for a mixed-use development for 200,000 square feet of
6 office, commercial, and retail space and 556 multifamily residences; and

7 WHEREAS, the Carrollton Station Project represents high quality revitalization in a
8 prominent corridor within the Developed Tier, and the New Carrollton Metro Station is a transit,
9 commuter rail, and vehicular traffic hub in the National Capital region and serves as a gateway to
10 the region for visitors; and

11 WHEREAS, the County Executive has determined, because of the importance of the New
12 Carrollton area and this property in particular, and because the Carrollton Station Project will
13 have many positive effects on the residential and community environment there, including new
14 development at a priority transit oriented development station, that the public safety facilities
15 surcharge required in CB-55-2005 and in CB-56-2005 should be partially waived, and that
16 building permits may be issued for the project without the imposition of the surcharge; and

17 WHEREAS, the County Executive has further determined that the public safety facilities
18 surcharge should be partially waived because the area of the subject property is, and will for the
19 foreseeable future, be more than adequately served by the existing school, police, and fire
20 facilities; and

21 WHEREAS, this Resolution, subject to County Council approval, will complete the process
22 required for the partial waiver of the public safety facilities surcharge for the Carrollton Station
23 Project property; and

24 WHEREAS, any surcharge imposed within the Developed Tier may be waived by the
25 County Executive and the County Council, acting as the governing body.

26 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
27 County, Maryland, that the public safety facilities surcharge required in CB-55-2005 and in CB-
28 56-2005 is hereby partially waived, for the property included in the Carrollton Station Project,
29 and building permits may be issued for the dwelling units, without payment of the surcharge.

30 NOW, THEREFORE, BE IT RESOLVED that the public safety facilities surcharge shall be
31 partially waived by no greater than sixty percent (60%) for the Carrollton Station Project.

Adopted this 14th day of April, 2015.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____

BY: _____
Rushern L. Baker, III
County Executive