



Prince George's County Council

Agenda Item Summary

Meeting Date: 7/12/2016

Effective Date: 8/29/2016

Reference No.: CB-024-2016

Chapter Number: 19

Draft No.: 1

Public Hearing Date: 7/12/2016 @ 1:30 pm

Proposer(s): Harrison

Sponsor(s): Harrison, Turner, Davis, Glaros, Franklin, Patterson and Toles

Item Title: AN ORDINANCE CONCERNING RESIDENTIAL REVITALIZATION for the purpose of amending the applicability requirements of the County Residential Revitalization Ordinance set forth in the County Zoning Ordinance.

Drafter: Karen T. Zavakos, Zoning and Legislative Counsel

Resource Personnel: Howard W. Ways, Revenue Authority of Prince George's County
Rodney C. Streeter, Chief of Staff/Legislative Aide, District 5
Rosalyn B. Clemens, Revenue Authority of Prince George's County

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
04/27/2016	County Council	presented and referred	PZED
	Action Text: This Council Bill was presented by Council Member Harrison and referred to the Planning, Zoning and Economic Development Committee		
05/18/2016	PZED	Favorably recommended	County Council
	Action Text: A motion was made by Harrison, seconded by Taveras, that this Council Bill be Favorably recommended to the County Council. The motion carried by the following vote: Aye: 3 Harrison, Glaros and Taveras Absent: 1 Franklin Abstain: 1 Toles		
05/31/2016	County Council	introduced	
	Action Text: This Council Bill was introduced by Council Members Harrison, Turner, Davis, Glaros, Franklin, Patterson and Toles.		
07/12/2016	County Council	public hearing held	
	Action Text: The public hearing was held for this Council Bill.		

07/12/2016 County Council enacted

Action Text:

A motion was made by Vice Chair Glaros, seconded by Council Member Turner, that this Council Bill be enacted. The motion carried by the following vote:

Aye: 8 Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras and Turner

Absent: 1 Toles

AFFECTED CODE SECTIONS:

27-445.10

BACKGROUND INFORMATION/FISCAL IMPACT:

In 2014, the Redevelopment Authority of Prince George's County acquired the Glenarden Apartments complex, located in an approved Revitalization Tax Credit District. After acquiring title to the subject property, the Redevelopment Authority "voluntarily" razed all structures on the site in anticipation of redevelopment of the site.

Section 27-445.10 of the County Zoning Ordinance provides a Residential Revitalization Ordinance ("RRO") including design standard flexibility and a streamlined entitlement process for the revitalization of multifamily or attached single family dwelling units that are located within a designated Revitalization Tax Credit District. The current RRO applies solely to existing multifamily dwelling units, attached one-family dwelling units, or unimproved property on which multifamily dwelling units existed on January 1, 2001, but that were subsequently razed as a result of condemnation proceedings initiated by the County.

Accordingly, this bill expands the applicability of the RRO to include proposed development that conforms with all other approval requirements but were "voluntarily" razed at the Request of the Redevelopment Authority for a property it owns.

Document(s): B2016024, CB-024-2016 Report