

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2014 Legislative Session

Reference No.: CB-89-2014

Draft No.: 1

Committee: **Planning, Zoning and Economic Development Committee**

Date: 10/15/2014

Action: FAV

REPORT:

Committee Vote: Favorable with recommended amendments, 4-0 (In favor: Council Members Turner, Franklin, Harrison and Olson)

Council staff summarized the purpose of CB-89-2014 and informed the committee of referral comments that were received. This legislation amends Section 27-445.10 of the Zoning Ordinance concerning Residential Revitalization regulations to include two-family dwelling units as an additional type of replacement dwelling that may be included in a Residential Revitalization project.

Council Member Harrison, the bill's sponsor, informed the Committee that CB-89-2014 addresses an issue with the Residential Revitalization definition in which two-over-two dwelling units were not previously included and there is a need to include this dwelling unit type for a previously approved Conceptual Site Plan application for a project in her district.

The Office of Law reviewed CB-89-2014 and determined that it is in proper legislative form with no legal impediments to its enactment. The Planning Board provided written correspondence in support of CB-89-2014 with technical amendments as follows. On page 2, line 11, delete the word "attached" in front of the words "one-family"; delete the extra word "family" and insert the word "or" in front of the words "two-family dwelling"; on line 12, delete the words "detached one-family dwelling" in front of the word "units". The one-family dwelling use by definition includes attached and detached dwellings. Also, add Section 27-441 (Residential Table of Uses) to the bill and amend the Residential Revitalization use under the use column. Delete the words "Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approval" behind the words "Residential Revitalization." The amended language would read: "Residential Revitalization in accordance with Section 27-445.10." The revised language eliminates redundant language and refers the reader to the applicable section for determination of required regulations. Staff commented that the legislation was already introduced and the suggested

technical amendments could be considered in the form of an amendment sheet on the date of public hearing/enactment.

The Committee voted favorable on the legislation with recommended amendments as suggested by the Planning Board.