

July 22, 2024

The Honorable Jolene Ivey, Chair  
Prince George's County Council  
Wayne K. Curry Administrative Building  
1301 McCormick Drive  
Largo, MD 20774

**Re: LDR-91-2024**

Dear Council Chair Ivey:

As required by the County's legislative amendment process for amendments to the Zoning Ordinance (Section 27-3501), the Planning Board held a public hearing on July 18, 2024, to receive comments on proposed Legislative Drafting Request LDR-91-2024. In consideration of public comments on this proposed legislation (of which there were none), the Planning Board voted to adopt the technical staff report dated July 2, 2024, which is attached to this letter, and to support LDR-91-2024 with recommended amendments.

Legislative Amendment Decision Standards:

The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the County Council sitting as the District Council. Within each zone listed in the Classes of Zones (Section 27-4102), the District Council may regulate the construction, alteration, and uses of buildings and structures and the uses of land, including surface, subsurface, and air rights. The provisions for each zone shall be uniform for each class or kind of development throughout the zone. No legislative amendment may create different standards for a subset of properties within a zone, unless such standards are necessary to implement development policies within the applicable Area Master Plan, Sector Plan, development policies of the General Plan, or other approved development district. Any differentiation of a subset of properties within a zone shall be reasonable and based upon the public policy to be served.

The Planning Board has reviewed the Legislative Amendment Decision Standards and concludes that LDR-91-2024 meets the criteria that the provisions for each zone shall be uniform for each class or kind of development throughout the zone. The proposed amendments contained in LDR-91-2024 would therefore be consistently applied to each affected zone across the County.

The Planning Board finds that LDR-91-2024 does not create different standards for subsets of properties within a zone and there is no need to determine whether any such differentiation is reasonable and based upon public policies to be served. The Planning Department is available to work with the Council and your legislative staff on any pertinent legislative matters. If you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3594. Thank you again for your consideration.

Sincerely,



Peter A. Shapiro  
Chair

Attachments

- Technical Staff Report