

Prince George's County Council Agenda Item Summary

Meeting Date: 10/20/2015
Reference No.: CB-106-2015
Draft No.: 2
Proposer(s): Taveras
Sponsor(s): Taveras
Item Title: An Ordinance concerning R-55 and R-18 Zones for the purpose of permitting townhouses in the R-55 (One-Family Detached Residential) and R-18 (Multifamily Medium Density Residential) Zones, under certain specified circumstances.

Drafter: Karen T. Zvakos, Zoning and Legislative Counsel
Resource Personnel: Micah L. Watson, Legislative Aide

LEGISLATIVE HISTORY:

Date Presented:	10/20/2015	Executive Action:	
Committee Referral:	10/20/2015 - C.O.W.	Effective Date:	11/17/2015
Committee Action:	10/20/2015 - FAV(A)		
Date Introduced:	10/20/2015		
Public Hearing:	11/17/2015 - 10:00 AM		
Council Action (1)	11/17/2015 - ENACTED		
Council Votes:	DLD:A, MRF:A, DG:A, AH:A, ML:A, OP:A, DT:A, KT:-, TT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

27-441(b)

COMMITTEE REPORTS:

COMMITTEE OF THE WHOLE

Date 10/20/2015

A motion for a favorable recommendation with amendments was made by Council Member Taveras; seconded by Council Member Davis. The motion carried 8-0-1 (Council Member Lehman abstained)

The Council's Zoning and Legislative Counsel summarized the purpose of the legislation and informed the Committee of an amendment necessary to comport the bill title to provisions in the bill concerning the R-18 Zone. Council Member Taveras, the bill's sponsor, informed the Committee that the provisions of CB-106-2015 will facilitate the conversion of a former school building located in her district into townhouses. Ms. Taveras commented that the residential development of townhouses is a suitable use for this vacant building.

The Committee voted favorable including the amendment to the bill title to include the R-18 Zone as recommended by their Counsel.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

This bill amends the Residential Use Tables to permit townhouse development in the R-55 Zone within a Transit District Overlay Zone or Development District Overlay Zone and, under certain specific circumstances, development of townhouses within T-D-O and D-D-O Zones in the R-18 Zone. The development proposal is subject to certain land area requirements, as well as a detailed site plan process.

CODE INDEX TOPICS:

INCLUSION FILES:
