



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Office of the Planning Director

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February 25, 2021

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Planning Director, Planning Department
Derick Berlage, Acting Deputy Planning Director, Planning Department *DBerlage*

FROM: Rana Hightower, Intergovernmental Affairs Coordinator *REH*

SUBJECT: **CB-9-2021**

Purpose: CB-9-2021 amends the lot coverage regulations in the Residential Agricultural (R-A) Zone under certain circumstances.

Policy Analysis: This bill increases the lot coverage for one-family, detached dwellings from ten percent (10%) to twenty-five percent (25%) in the Residential-Agricultural (R-A) Zone, if the use is adjacent to a Recreational Community Development and has frontage on a road with a transportation classification of arterial with a net lot area of more than six (6) acres but less than eight (8) acres of land.

Staff would like to offer a few comments, questions, and amendments for District Council consideration. The comments are as follows:

On page 1, line 3, delete the words Rural-Agricultural and replace with the words Residential Agricultural. The correct title of the zone is Residential Agricultural.

The R-A Zone is a large lot, two-acre residential zone that encourages the retention of agriculture as a primary land use. The zone permits a maximum of 0.50 one-family detached dwelling units per acre. The lot coverage for the zone is ten percent (10%). Lot coverage is defined as the percentage of a lot that is covered by buildings including covered porches and areas for vehicular access and parking of vehicles.

It is not clear why the lot coverage for a one-family detached dwelling unit would require a twenty-five 25 percent (25%) lot coverage. If a one-family detached dwelling is located on a lot with over six (6) acres with a twenty-five percent (25%) lot coverage, that would mean the building footprint could be over 1.5 acres or 65,340 square feet. This seems somewhat large for a one-family detached dwelling unit.

Under footnote 13, letter (a) the words "adjacent to a Recreational Development Community use" must be defined to clarify the intent of the language. As drafted the language is confusing. How will the permit review staff be able to determine what properties are considered Recreational Community Developments and if the use is adjacent to the proposed use?

Permit review site plan only requires the applicant to submit a site plan showing the proposed property, use and abutting properties. Also, an applicant will have no idea if the proposed use is adjacent to a Recreational Development.

It should be noted that the Zoning Ordinance defines the term "adjacent" as nearby, but not necessarily "abutting," "adjoining," or "contiguous. The definition for the word "adjacent" should also be clarified.

The staff does not believe increasing the lot coverage to twenty-five percent (25%) for a one-family detached dwelling in the R-A Zone is appropriate.

Impacted Property:

There are approximately 15 wholly zoned R-A properties with frontage on a road with a functional transportation classification of arterial and has more than six (6) acres but less than eight (8) acres. Staff is not able to accurately determine the number of properties that are adjacent to a Recreational Community Development.

Adopted Zoning Ordinance:

The adopted Zoning Ordinance renames the R-A Zone the Agricultural-Residential (AR) Zone. The AR Zone has a maximum lot coverage of ten percent (10%) for single-family detached dwelling units. All other uses have a maximum lot coverage of twenty-five (25%).

Recommendation:

Oppose

Staff recommends the Planning Board vote to oppose CB-9-2021.