



Office of the Chairman
Prince George's County Planning Board

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

(301) 952-3561

July 1, 2021

The Honorable Calvin S. Hawkins, II
Chairman
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Chairman Hawkins: *Calvin*

Re: CB-49-2021

Thank you for providing the Planning Board an opportunity to review and comment on proposed District Council legislation. During the July 1, 2021 Planning Board meeting, the following position was adopted in accordance with the planning staff's recommendations on the proposed legislation. A **Planning Board Analysis of the bill is attached for your consideration and a brief excerpt from the report is provided below:**

***CB-49-2021** A bill to amend the Residential Table of Uses to permit by right, multifamily dwelling units in the Commercial Office (C-O) and Commercial Shopping Center (C-S-C) Zones, under certain circumstances.*

Planning Board Recommendation: Support with amendments.
(See Attachment 1 for full analysis)

This legislation will impact two undeveloped properties. The first property is located at 4825 Ellin Road. The tax account number is 2255008. The second property is located at 4851 Ellin Road and that property tax account is 2276822. Both properties are in the May 2010 Approved *New Carrollton Transit District Development Plan (TDDP) and Transit District Development Overlay Zoning Map Amendment (TDOZMA)*. The proposed legislation to develop multifamily dwelling units will promote the development of a high-density, mixed-use residential and commercial neighborhood with walkable access to the metro station and the future Purple Line.

Delete the proposed footnote 85 within the Residential Table of Uses under the C-S-C Zone. There are no C-S-C zoned properties that meet the criteria under footnote 85. The impacted properties are in the C-O Zone.

Amend letter (C) of footnote 85 to clarify that a metro station should be measured from the center of any platform. The language is recommended because it designates a specific point of measurement.

Delete letters (F) and (G) under footnote 85. Letter (F) requires a DSP to be in conformance to the requirements and regulations of the TDDP, which is already required since the properties are located with the TDOZ.

Letter (G) removes development regulations that are applicable in the C-O Zone and requires conformance with the transit development standards. The properties are in the TDOZ.

The Planning Board recommends the deletion of both letters since the *New Carrollton TDDP and TDOZ* will govern the development of these properties.

The adopted Zoning Ordinance does not carry over the Transit Development District Overlay Zone. The C-O and C-S-C Zones are combined and renamed the Commercial General and Office (CGO) Zone. Multifamily dwelling units are permitted by right in the CGO Zone with use-specific standards.

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Please let us know if we may be of further assistance.

Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3595. Thank you, again, for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Betty".

Elizabeth M. Hewlett
Chairman

Attachments

CB-49-2021 – Planning Board Analysis (Attachment 1)

A bill to amend the Residential Table of Uses to permit by right, multifamily dwelling units in the Commercial Office (C-O) and Commercial Shopping Center (C-S-C) Zones, under certain circumstances.

The Planning Board has the following comments and amendments for consideration by the District Council:

Policy Analysis:

CB-49-2021 permits the development of multifamily dwelling units in the Commercial Office (C-O) and Commercial Shopping Center (C-S-C) Zones if the dwelling units are developed on one or more lots, totaling less than four acres of land; the property is located within a Transit Development Overlay Zone (TDOZ) and within the Prince George's County Plan 2035 Regional Transit District; the property boundary is within 1,000 feet of a metro station, and abuts an operating rail line. The bill also sets the development regulations at 100 dwelling units per gross acre and requires all other regulations to be developed per the Transit District Development Standards and approved on a Detailed Site Plan (DSP).

This legislation will impact two undeveloped properties. The first property is located at 4825 Ellin Road. The tax account number is 2255008. The second property is located at 4851 Ellin Road and that property tax account is 2276822. Both properties are in the May 2010 Approved *New Carrollton Transit District Development Plan (TDDP) and Transit District Development Overlay Zoning Map Amendment (TDOZMA)*. The proposed legislation to develop multifamily dwelling units will promote the development of a high-density, mixed-use residential and commercial neighborhood with walkable access to the metro station and the future Purple Line.

Delete the proposed footnote 85 within the Residential Table of Uses under the C-S-C Zone. There are no C-S-C zoned properties that meet the criteria under footnote 85. The impacted properties are in the C-O Zone.

Amend letter (C) of footnote 85 to clarify that a metro station should be measured from the center of any platform. The language is recommended because it designates a specific point of measurement.

Delete letters (F) and (G) under footnote 85. Letter (F) requires a DSP to be in conformance to the requirements and regulations of the TDDP, which is already required since the properties are located with the TDOZ.

Letter (G) removes development regulations that are applicable in the C-O Zone and requires conformance with the transit development standards. The properties are in the TDOZ.

The Planning Board recommends the deletion of both letters since the *New Carrollton TDDP and TDOZ* will govern the development of these properties.

Impacted Property:

The bill will impact properties located at 4825 and 4851 Ellin Road.

Adopted Zoning Ordinance:

The adopted Zoning Ordinance does not carry over the Transit Development District Overlay Zone. The C-O and C-S-C Zones are combined and renamed the Commercial General and Office (CGO) Zone. Multifamily dwelling units are permitted by right in the CGO Zone with use-specific standards.

Following discussion, the Planning Board voted to support CB-49-2021 with amendments.