

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2019 Legislative Session

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**Reference No.:** CB-57-2019

**Draft No.:** 1

**Committee:** PLANNING, HOUSING AND ECONOMIC DEVELOPMENT

**Date:** 10/03/2019

**Action:** FAV

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### REPORT:

Committee Vote: Favorable, 4-0-1 (In favor: Council Members Glaros, Davis, Hawkins, and Ivey. Abstain: Council Member Dernoga)

The Planning, Housing, and Economic Development Committee Director summarized the purpose of the legislation and informed the committee as to comments received on referral. CB-57-2019 replaces CB-31-2019 and CB-32-2019 which were discussed and held by the Committee on July 10, 2019 to allow staff additional time to incorporate referral comments and to consolidate the new provisions into one bill. This legislation amends the Zoning Ordinance to permit apartment housing for the elderly or physically handicapped families in a building other than a surplus public school building by special exception in the R-E (Residential-Estate) Zone and to provide additional requirements for the special exception use in this zone.

Council Member Davis, the bill's sponsor, indicated that this bill is intended to facilitate the development of a particular housing type on a unique 83-acre campus site in his district.

Rana Hightower, Planning Department Intergovernmental Affairs Coordinator, informed the Committee of the staff's recommendation to the Planning Board of opposition to the legislation. The Planning Department staff provided the following analysis. The R-E Zone permits low-density, single-family detached dwelling units on lots at least 40,000 square feet in size. The zone encourages a variation in the size, shape, and width of single-family detached residential subdivision, large lot development and an estate like atmosphere. Apartment housing of any type in the R-E Zone is contrary to the stated purposes of this zone. Although housing for elderly and handicapped families is certainly needed in the County, this type of housing should be directed to more appropriate zones. This type of use is too dense and incompatible with a large-estate zone. The existing or planned infrastructure (especially transportation infrastructure) in the R-E Zone is not adequate to support the higher density associated with this use. It is significant that the new Zoning Ordinance approved by the County Council in October prohibits housing of this type in the new Residential Estate (RE) Zone, which is the successor to the current R-E Zone. The new Zoning Ordinance allows apartment housing as a Special Exception (SE) use in more dense residential zones, but not in the RE Zone.

The Office of Law reviewed CB-57-2019 and determined that it is in proper legislative form with no legal impediments to its enactment.

Arthur J. Horne, Jr. and Stanley Featherstone, representing First Baptist Church of Glenarden, testified in support of the legislation.

The bill's sponsor made a motion for favorable recommendation on the legislation as drafted, seconded by Council Member Hawkins. The Committee voted for a favorable recommendation, 4-0-1, as to CB-57-2019.