

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2013 Legislative Session

Resolution No. CR-130-2013

Proposed by Council Member Patterson

Introduced by Council Member Patterson

Co-Sponsors _____

Date of Introduction October 15, 2013

RESOLUTION

1 A RESOLUTION concerning

2 Adequate Public Safety Facilities Surcharge

3 For the purpose of approving a partial waiver of the adequate public safety facilities surcharge
4 for all residential units within the Patriots Landing Redevelopment Project.

5 WHEREAS, in Council Bill 89-2004, the County Council of Prince George's County and
6 the County Executive enacted an amendment to Section 24-122.01 of the Subdivision
7 Regulations, to impose an adequate public safety surcharge for new residential construction in
8 the County; and

9 WHEREAS, consistent with the requirements of Chapter 594 of the Laws of Maryland of
10 2005 (House Bill 1129), codified as Section 10-192.11 of the Prince George's County Code, the
11 Council and Executive approved Council Bill 56-2005, to modify the requirements of CB-89-
12 2004; and

13 WHEREAS, as modified, Section 24-122.01 of the Subdivision Regulations requires
14 certain public safety information and findings, at the time of application for approval of a
15 preliminary plan of subdivision; and

16 WHEREAS, Section 24-122.01 (e) (4) authorizes the County Council and County
17 Executive, acting as the governing body of Prince George's County, to waive any surcharge
18 imposed within the County's Developed Tier, as designated in the 2002 General Plan; and

19 WHEREAS, the Patriots Landing Redevelopment Project of Marenburg Enterprises, as
20 approved by the Planning Board in PGCPB No. 12-116 (preliminary subdivision plan), includes
21 about 5.04 acres of land in the R-18 zone, southwest of the intersection of Southern Avenue and
22 Owens Road, where Irvington Street and Maury Avenue intersect; and

1 WHEREAS, the subject property was previously developed with a 121-unit multi-family
2 apartment complex; and

3 WHEREAS, the Patriots Landing Redevelopment Project was approved as a residential
4 revitalization project in File No. 4-12005, the preliminary plan of subdivision, for a total of 63
5 residential townhouse dwelling units; and

6 WHEREAS, the Patriots Landing Redevelopment Project represents high quality
7 revitalization in a prominent corridor within the Developed Tier, where Indian Head Highway,
8 MD 210, serves as a gateway from the District of Columbia into Prince George's County; and

9 WHEREAS, in recognition of its locational significance and economic importance the
10 County Council enacted CB-13-2011, an ordinance concerning residential revitalization for this
11 site that encourages high-quality architectural style that supports urban residential standards; and

12 WHEREAS, the subject site is also located within the Glassmanor/Oxon Hill Transforming
13 Neighborhoods Initiative (TNI) area, the purpose of which is to improve the quality of life in
14 vulnerable communities; and

15 WHEREAS, the County Council has determined, because of the importance of the
16 Glassmanor/Oxon Hill area and this property in particular, and because the Patriots Landing
17 Redevelopment Project will have many positive effects on the residential and community
18 environment there, including reduced density and increased home ownership opportunities, that
19 the public safety facilities surcharge required in CB-55-2005 and in CB-56-2005 should be
20 partially waived, and that building permits may be issued for the project without the imposition
21 of the surcharge; and

22 WHEREAS, the Council has further determined that the public safety facilities surcharge
23 should be partially waived because the area of the subject property is and will for the foreseeable
24 future be more than adequately served by the existing school, police and fire facilities; and

25 WHEREAS, this Resolution will be transmitted to the County Executive for his approval,
26 to complete the process required for the partial waiver of the public safety facilities surcharge for
27 the Patriots Landing Redevelopment Project property.

28 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
29 County, Maryland, that the public facilities surcharge required in CB-55-2005 and in CB-56-
30 2005 is hereby partially waived, for the property included in the Patriots Landing Redevelopment
31 Project, and building permits may be issued for the dwelling units, without payment of the

1 surcharge.

2 NOW, THEREFORE, BE IT RESOLVED that the public safety facilities surcharge shall be
3 partially waived by no greater than sixty percent (60%) for the Patriots Landing Redevelopment
4 Project.

Adopted this 19th day of November, 2013.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED

DATE: _____ BY: _____
Rushern L. Baker, III
County Executive