

## **INTER-OFFICE MEMORANDUM PRINCE GEORGE'S COUNTY, MARYLAND**

TO: Jackie Brown, Director - Planning, Housing, and Economic Development Committee

FROM: Maurene Epps McNeil, Chief Zoning Hearing Examiner

DATE: September 29, 2021

RE: CB-71-2021 and CB-72-2021

### CB-71-2021

This bill will allow the Planning Board to approve a private right-of-way under specific circumstances. I have no comment on the legislation.

### CB-72-2021

This legislation will permit development of certain townhouses in the R-R Zone. I have a few comments on the bill, mostly technical in nature.

On p. 2, revise line 29 by deleting 411 and inserting 441.

On the page with footnote 143 (also shown as p.2 on my copy) in (A) add "gross" after "16 acres" for consistency.

In (C) change the sentence to "at least 1,500 feet from the boundary (or property line) of a mixed use development which is developed with a minimum of 500 residential dwelling unit".

In (D) change the third sentence to "Any remaining development regulations not addressed in Section 27-548 (h) shall be established pursuant to and shown on the approved Detailed Site Plan."

In (E), it will be difficult for the recreational facilities to be approved by both bodies since the Council will be reviewing it on appeal. It would be better to add more criteria in this

Section for the Planning Board to consider upon review. I have the same concern with the covenant approval in (G).

In (F) we learn for the first time that there will be age restrictions. If that is the intent for the entire development, or even for part of the development, the actual table on the prior page should be revised to say Townhouse, all or part developed for seniors (or the elderly-whichever term preferred) and then keep this footnote.