



Office of the Chairman  
Prince George's County Planning Board

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September 22, 2022

The Honorable Calvin S. Hawkins, II  
Chair  
Prince George's County Council  
Wayne K. Curry Administration Building  
1301 McCormick Drive  
Largo, MD 20772

Re: CB-97-2022

Dear Chairman Hawkins:

Thank you for providing the Planning Board an opportunity to review and comment on proposed District Council legislation. During the September 22, 2022, Planning Board meeting, the following position was adopted in accordance with the Planning Department staff's recommendation 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-97-2022** A bill to eliminate development standards for expedited transit-oriented development in the Local Transit-Oriented (LTO) Zone and tie the requirement for a detailed site plan to certain project characteristics rather than the size of the project.*

**Planning Board Recommendation: Oppose.**  
(See Attachment 1 for full analysis)

**CB-97-2022 undermines several critical goals of the County's zoning rewrite project and the new Zoning Ordinance. It carves out a narrow class of development and exempts that development from the regulations normally applicable in the LTO Zone.**

**It is premature to make substantial procedural revisions that restore some of the more questionable approaches of the prior ordinance and have proven unsuccessful in achieving the desired policy goals of the County and the Council.**

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,

Peter A. Shapiro  
Chairman

Attachments