

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 11/14/2000**Reference No.:** CB-95-2000**Proposer:** Bailey**Draft No.:** 1**Sponsors:** Bailey**Item Title:** An Ordinance allowing certain improvements to Multi-family development which have been certified as nonconforming without requiring approval of a new or amended special exception

Drafter:**Resource** Rhonda Walker
Personnel: Legislative Aide

LEGISLATIVE HISTORY:**Date Presented:** 9/26/2000**Executive Action:** __/__/____ __**Committee Referral:** 9/26/2000 PZED**Effective Date:** 1/2/2001**Committee Action:** 10/11/2000 FAV**Date Introduced:** 10/17/2000**Public Hearing:** 11/14/2000 1:45 P.M.**Council Action:** 11/14/2000 ENACTED**Council Votes:** DB:A, JE:A, IG:A, TH:A, WM:A, RVR:A, AS:A, PS:A, MW:A**Pass/Fail:** P**Remarks:** _____

PLANNING, ZONING & ECONOMIC DEV. COM. REPORT**DATE:** 10/4/2000

Committee Vote: Favorable, 4-0 (In favor: Council Members Russell, Scott, Maloney and Wilson).

This legislation allows certain improvements to nonconforming multifamily developments without the requirement for a new or amended special exception. Currently, minor improvements such as fences, canopies and playgrounds for multifamily buildings which are nonconforming uses, do not require a special exception. CB-95-2000 proposes to allow new access or parking without a new or amended special exception if also accompanied by a reduction of at least 30% in bedrooms.

Andre Gingles, of O'Malley, Miles, Nylen & Gilmore, P.A., spoke in support of this legislation. Mr. Gingles explained that CB-95-2000 will facilitate the process for redevelopment of

the Washington Heights apartments which were constructed in the late 1960's with Housing and Urban Development financing. As part of the redevelopment, the 3- and 4-bedroom units will be replaced with 1- and 2-bedroom units resulting in a 45% reduction in the total number of bedrooms. When complete, the complex will contain fewer buildings comprised of all market rate units and more parking.

The Planning Board supports the legislation. The County Executive takes no position on the bill. The Legislative Officer and the Office of Law find the bill to be in proper legislative form. The Office of Audits and Investigations determined there should be no negative fiscal impact on the County as a result of enacting CB-95-2000.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

Improvements to nonconforming multifamily residential development are permitted under certain circumstances without obtaining new or amended special exceptions or other approvals. The bill allows the addition of parking or access to nonconforming multifamily residential development without additional approvals, under certain circumstances.

CODE INDEX TOPICS: