

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2017 Legislative Session

Reference No.: CB-093-2017

Draft No.: 2

Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT

Date: 9/27/2017

Action: FAV (A)

Committee Vote: Favorable as amended, 3-0 (In favor: Council Members Harrison, Glaros, and Patterson)

The Committee Director provided a summary of CB-93-2017 and informed the Committee of written referral comments that were received. The legislation amends the Zoning Ordinance Residential Zone Table of Uses to permit townhouses in the R-R Zone under certain circumstances.

The Planning Board opposed the legislation and submitted a September 21, 2017 letter with explanation to the Council Chairman. The Office of Law reviewed CB-93-2017 and offered a comment that the bill may be subject to legal challenge as it is treating properties differently by not subjecting certain properties to the requirements of the R-R Zone. The City of Bowie opposed CB-93-2017 and submitted a September 26, 2017 letter with explanation to the Planning, Zoning and Economic Development Committee Chair.

Ed Gibbs, representing Mr. and Mrs. Heppe, testified in support of the legislation.

In response to concerns raised in the letter from City of Bowie Mayor G. Frederick Robinson, Council Chairman Davis, the bill's sponsor, offered the following amendment to footnote 118 on page 2:

118 Notwithstanding any other provisions of this Section, townhouses are a permitted use, provided:

(A) The use is located on a lot(s) or parcels(s) that is less than ~~five (5)~~ FOUR (4) acres in size and is adjacent to land zoned R-T;

(B) The property is adjoined on two (2) sides by land which WAS ZONED R-M AS OF NOVEMBER 1, 2017 AND which is improved with or is the subject of an approved development application ~~for~~ WHICH INCLUDES townhouses;

(C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. All such requirements shall be those as shown, established and approved

on the Detailed Site Plan. The Detailed Site Plan shall also include architectural review to ensure high quality design and construction materials compatible with that approved for development on the abutting property.

The Committee voted favorably on CB-93-2017 including the amendment to footnote 118.