

## Prince George's County Council Agenda Item Summary

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**Meeting Date:** 11/17/2009  
**Reference No.:** CB-054-2009  
**Draft No.:** 1  
**Proposer(s):** Park & Planning  
**Sponsor(s):** Dean  
**Item Title:** A Ordinance for the purpose of establishing a new Subtitle to the County Code that specifies development review and approval procedures and design regulations to ensure and control future transit-oriented, pedestrian-friendly, mixed-use development in selected Centers and Corridor Nodes within Prince George's County, Maryland.

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**Drafter:** Chad Williams, M-NCPPC  
**Resource Personnel:** M-NCPPC Staff

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>		<b>Executive Action:</b>
<b>Committee Referral:</b>	10/20/2009 - PZED	<b>Effective Date:</b>
<b>Committee Action:</b>	11/13/2009 - HELD	
<b>Date Introduced:</b>	10/20/2009	
<b>Public Hearing:</b>	11/17/2009 - 10:00 AM	
<b>Council Action (1)</b>	11/17/2009 - RECOMMIT	
<b>Council Votes:</b>	MB:A, WC:A, SHD:A, TD:A, CE:A, AH:A, TK:A, EO:A, IT:A	
<b>Pass/Fail:</b>	P	
<b>Remarks:</b>		

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### AFFECTED CODE SECTIONS:

27A-101

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### COMMITTEE REPORTS:

#### PZED Committee Report

**Date 11/13/2009**

This legislation was introduced on October 20, 2009. The committee discussed this legislation in conjunction with CB-52-2009 and CB-55-2009 at four meetings held on October 21st, November 2nd, November 4th, and November 13th.

Chad Williams, Project Leader in the Prince George's County Planning Department, was present at all meetings to provide background and to respond to questions on the new mixed use zoning tool as proposed in the above-mentioned Council Bills. Mr. Williams also provided a summary sheet detailing "Public Notification and Input Opportunities". The summary states: "The outline presented in this Subsection is intended as a summary only to clarify public notice and input in the application of the Urban Centers and Corridor Nodes Development Code, and shall not be construed to take legal precedence over the provisions and requirements of this Subtitle, Subtitle 24, and Subtitle 27 of the County Code."

The committee reviewed amendments to CB-54-2009 in the form of two revised drafts, Proposed Draft-2 (DR-2) and Proposed Draft-2A (DR-2A). Mr. Williams prepared the revised drafts for the purpose of including changes, additions, and deletions as a result of concerns raised by Council Members, the Chief Zoning Hearing Examiner (as

provided in a October 20, 2009 memorandum to the Committee Director), and County residents. For both Proposed DR-2 and Proposed DR-2A, Mr. Williams provided a handout/guide detailing changes to the prior draft in response to discussions during the committee meetings.

The City of College Park submitted a letter dated October 29, 2009 to the Committee Director indicating that on October 27, 2009, the City Council voted unanimously to request a delay in voting on this legislation so that the City can complete its review and discussion of this bill and provide meaningful input. The City of Greenbelt submitted a letter dated November 3, 2009 to the Honorable Samuel Dean indicating that on October 2, 2009, the Greenbelt City Council voted unanimously to respectfully request that the County Council/District Council delay taking any action on this bill, so that the City, as well as the public, can have ample opportunity to review and comment on the bill. Mr. Bradley Heard submitted written comments dated August 18, 2009 and November 2, 2009 expressing his concerns regarding the absence of adequate use regulations and requirements for Social Service residential uses as contained in the proposed Subtitle 27A.

The Greater Washington Sign Association submitted a letter dated November 12, 2009 expressing concerns with the sign restrictions in CB-54-2009.

The committee took no action on CB-54-2009. A public hearing is scheduled on this legislation on November 17, 2009.

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#### **BACKGROUND INFORMATION/FISCAL IMPACT:**

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

The proposed legislation establishes a new Subtitle to implement policy guidance of the 2002 General Plan and subsequent Functional Area Plans, Master Plans, Sector Plans, and Transit District Development Plans for Centers and Corridor Nodes. The legislations includes the creation of four new urban center zones and specifies processes, procedures, and regulations for development at selected Centers and Corridor Nodes. The new Subtitle requires the creation of functional overlays to address environmental, transportation, public facilities, development phasing, and historical and archaeological resources, and a Regulating Plan based on the functional overlays and community input that links development on the ground with specific design regulations. The Subtitle would establish an administrative procedure for form-based site plan review after a Regulating Plan has been established for an area. The legislation also provides design regulations to foster pedestrian-friendly, transit-oriented, mixed-use development within selected Centers and Corridors Nodes.

THIS BILL WAS NOT ENACTED.

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#### **CODE INDEX TOPICS:**

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#### **INCLUSION FILES:**

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