



May 10, 2024

MEMORANDUM

TO: Prince George's County Council Planning, Housing, and Economic Development Committee

FROM: Lakisha Hull, AICP, LEED AP BD+C, Planning Director
Richard Eberhart Hall, AICP, Special Assistant
Chad Williams, LEED AP BD+C, Master Planner

SUBJECT: **Analysis of Proposed Amendment to CB-15-2024**

This memorandum supplements the Planning Department memoranda of April 17, 2024 and April 23, 2024 to provide comments on the proposed amendment to CB-15-2024 that would authorize use of the R-PD (Residential Planned Development) Zone for property that is zoned AR (Agricultural-Residential). These comments are based on the version of the proposed amendment as posted on the CB-15-2024 bill page in Legistar on May 9, 2024. As always, the Planning Department is happy to assist with any questions or revisions the Committee may wish to discuss.

Item 18: Bill-Amendment.CB-015-2024.SJH.Prop.Amndmt.No.2.SJH.reh.ktz.04172024 (002)

Description:

This amendment would allow property currently located in the AR (Agricultural-Residential) Zone to be eligible for the R-PD (Residential Planned Development) Zone. Additional standards for such potential rezoning would require the AR zoned property to be within the Established Communities growth policy area of the Plan Prince George's 2035 (Plan 2035) General Plan and require the inclusion of at least one use permitted in the Agriculture/Forestry or Agriculture/Forestry Related principal use categories; such use is not required to be the principal use of proposed development of former AR lands in the R-PD Zone.

Discussion:

Staff understand this proposed amendment will be withdrawn by the sponsor during the PHED Committee Worksession on May 16, 2024.

Recommendation:

Work with the sponsor soon on further analysis and discussion to address the desired outcomes pertaining to this proposed amendment with an eye to potential incorporation of appropriate revisions in the next omnibus Zoning Ordinance bill.

Additional Amendments

As of May 10, 2024, staff are aware of several other potential amendments to CB-15-2024 that may be proposed. These amendments, if advanced, are not yet available on Legistar for review and comment. Staff defers to the possible sponsors to follow up with the PHED Committee Chair. Staff remain available to provide additional analysis as requested.