

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

Meeting Date: 6/4/2002

Reference No.: CB-25-2002

Proposer: Russell

Draft No.: 1

Sponsors: Shapiro, Bailey

Item Title: An Ordinance allowing flag lots in the M-X-C
Zone as a permitted use

Drafter:

Resource Nell Johnson
Personnel: Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 4/16/2002

Executive Action: __/__/____ __

Committee Referral: 4/16/2002 PZED

Effective Date: 7/22/2002

Committee Action: 4/24/2002 FAV

Date Introduced: 4/30/2002

Public Hearing: 6/4/2002 10:00 A.M.

Council Action: 6/4/2002 ENACTED

Council Votes: PS:A, DB:A, TD:A, JE:-, TH:A, TK:A; RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECONOMIC DEV. COM. REPORT

DATE: 4/24/02

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

This legislation amends the Zoning Ordinance to permit flag lots in the M-X-C Zone. The bill allows this lot design in Fairwood (Turf Farm), the only M-X-C property in the County.

Ed Gibbs, representing the Rouse Company, spoke in support of the legislation commenting that flag lots are currently permitted in Comprehensive Design Zones and that the M-X-C is a similar type of zone. Mr. Gibbs provided a sketch of the design that provides a courtyard effect and informed the Committee that the design has been utilized successfully in the Rouse Company's Columbia development.

The Planning Board supports the legislation. The County Executive takes no position. The

Office of Law found 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-25-2002.

A companion Subdivision Bill, CB-24-2002, to allow flag lots and shared driveways in the M-X-C Zone, was also considered and received a favorable report by the Committee during this meeting.

BACKGROUND INFORMATION/FISCAL IMPACT
(Includes reason for proposal, as well as any unique statutory requirements)

This bill permits flag lot development in the M-X-C Zone in accordance with the requirements of Section 24-138.01 of the Subdivision Regulations.

CODE INDEX TOPICS: