

# Prince George's County Council

## Agenda Item Summary

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**Meeting Date:** 9/9/2014  
**Reference No.:** CB-039-2014  
**Draft No.:** 2  
**Proposer(s):** Olson  
**Sponsor(s):** Olson, Lehman, Patterson, Franklin  
**Item Title:** A Subdivision Bill permitting the Planning Board to approve private roads and alleys in the C-O Zone under certain circumstances.

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**Drafter:** Jackie Brown, PZED Committee Director  
**Resource Personnel:** Dannielle Glaros, Chief of Staff District 3

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>	6/17/2014	<b>Executive Action:</b>	9/19/2014 S
<b>Committee Referral:</b>	6/17/2014 - PZED	<b>Effective Date:</b>	10/20/2014

**Committee Action:** 7/2/2014 - FAV(A)

**Date Introduced:** 7/15/2014  
**Public Hearing:** 9/9/2014 - 1:30 PM

**Council Action (1)** 9/9/2014 - ENACTED  
**Council Votes:** WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A  
**Pass/Fail:** P  
**Remarks:**

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### AFFECTED CODE SECTIONS:

24-128

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### COMMITTEE REPORTS:

#### Planning, Zoning and Economic Development Committee

**Date 7/2/2014**

Committee Vote: Favorable as amended, 4-0 (In favor: Council Members Turner, Franklin, Harrison and Olson)

Council staff summarized the purpose of the legislation and informed the Committee of written referral comments that were received. CB-39-2014 amends the Subdivision Regulations to allow the Planning Board to approve private roads and alleys in the C-O Zone under certain circumstances provided in a new subsection (18) of Section 24-128(b). Council staff presented a Proposed Draft-2 (DR-2) prepared at the sponsor's request to provide minimum width requirements for the planned private streets (22 feet) and private alleys (18 feet).

Council Member Olson, the bill's sponsor, informed the Committee that the legislation will allow the use of private streets and alleys within a planned townhouse development in his district. Prior approved legislation which amended the Zoning Ordinance allowed the development of townhouses in the C-O Zone, and CB-39-2014 amends the Subdivision Regulations as necessary for Planning Board approval of the private streets and alleys within the planned townhouse development.

The Committee voted favorable including the amendments to subsection (18) in Proposed DR-2.

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

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

The Planning Board is currently permitted to approve subdivisions containing private roads in specific zones, under a number of circumstances. This legislation allows the Planning Board to approve private roads and alleys within certain subdivisions in the C-O Zone.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

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