

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2015 Legislative Session

Reference No.: CB-27-2015
Draft No.: 2
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: June 9, 2015
Action: FAV (A)

REPORT:

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Harrison, Glaros, Davis, Taveras, and Toles)

Council staff presented a Proposed Draft-2(DR-2) which included the following amendments:

1. Page 2, lines 11 and 12, after “such standards shall”, remove “constitute the regulations for development of the subject property in the M-X-T Zone, and shall”, and insert “provide guidance for the development regulations to” in lieu thereof.
2. Page 3, in the new underlined sentence, after “The maximum number”, insert “and type”.

Council Chair Franklin, the bill’s co-sponsor, informed the Committee that the provisions of CB-27-2015 are intended to address trend changes providing flexibility based on changes in the housing market while maintaining the ability for the District Council to manage and oversee proposed dwelling unit types through master and sector plans as well as Conceptual Site Plans.

The Maryland Building Industry Association submitted a letter dated June 9, 2015 to the Committee Chairman in support CB-27-2015.

The Committee voted in support of Proposed DR-2.

Held in committee.

5/20/2015

Staff gave an overview of the legislation and informed the committee of written referral comments that were received. CB-27-2015 amends the Zoning Ordinance to provide alternate development regulations for location, density, size, height, and other provisions for buildings and structures in the Mixed Use Transportation (M-X-T) Zone. The legislation allows these regulations to be established pursuant to a Conceptual Site Plan (CSP). CB-27-2015 also removes the 20% cap on townhouses for certain developments and provides that the maximum number of dwelling units may be determined at the time of CSP.

Council Member Turner, the bill's sponsor, informed the Committee that CB-27-2015 is intended to provide flexibility in dwelling unit types in the M-X-T Zone considering that it may be appropriate in some areas to remove the 20% cap on townhouses where other areas may not be appropriate for removal of the cap if adjacent to single family dwellings.

The Office of Law reviewed CB-27-2015 and found it to be in proper legislative form with no legal impediments to its enactment. Joe Meinert testified on behalf of the City of Bowie and submitted a May 19, 2015 letter from the Bowie City Council recommending that CB-27-2015 be held in Committee for further study at this time. The following individuals testified in support of the legislation: Matthew Tedesco, Robert Antonetti, Arthur Horne, Edward Gibbs, and Thomas Haller.