

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2018 Legislative Session

Reference No.: CB -028- 2018

Draft No.: 2

Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT

Date: 07/18/2018

Action: FAV (A)

REPORT:

Committee Vote: Favorable as amended, 2-1 (In favor: Council Members Franklin and Patterson. Oppose: Council Member Glaros)

The Committee Director summarized the purpose of the legislation and informed the committee of written referral comments that were received. This legislation amends the Zoning Ordinance Residential Table of Uses to allow townhouse dwelling units in the R-R Zone provided the use meets criteria in a new footnote to the table. Council Member Patterson, the bill's sponsor, informed the committee that this legislation is intended to facilitate potential development of properties located within a blighted area of his district.

The Zoning Hearing Examiner reviewed the legislation and suggested that the new language on page 3 be removed from the footnote and placed in a new Section under Division 5 ("Additional requirements for specific use"). The Planning Board voted to take no position on the legislation and provided a letter to Council Chair Glaros with explanation of their position as well as suggested amendments as follows.

"If it is the District Council's intent to permit townhouses in the R-R Zone, development standards should be added to the bill to ensure uniform application of zoning as was done with CB-112-2004. The appropriate development standards would be those of the One-Family Triple-Attached Residential (R-20) Zone or alternatively the Residential Townhouse (R-T) Zone.

Under the letter (D) delete the words 'all requirements for the development of the proposed townhouse dwelling residential uses shall be determined through Detailed Site Plan approval and process and depicted on the certified Detailed Site Plan as approved by the Planning Board and/or District Council' behind the word 'instead' and replace with the words "townhouse development shall comply with the development standards of the R-20 Zone and a DSP shall be approved for the development in accordance with Part 3, Division 9, of this Subtitle."

Arthur Horne, representing Haverford Homes, testified in support of the legislation. Mr. Horne commented on the proposed language on page 3, Footnote 126(B) concerning proximity of the proposed use to a publicly-owned pedestrian/bicycle recreation facility with a total land area of at least 950 acres in size indicating that the acreage reference for the facility is an error. After discussion, it was agreed that the reference to the recreation facility acreage should be removed

from the footnote.

Council Member Glaros expressed concern regarding the bill's applicability to R-R zoned properties in the County as originally proposed as well as with the removal of the language in the footnote given that the bill does not provide specific standards or regulations for development of townhouses on properties that meet the footnote criteria.

The bill's sponsor made a motion for a favorable recommendation on the legislation with the amendment to Footnote 126(B) as well as direction to staff to prepare an amendment for consideration prior to the public hearing to include appropriate standards and regulations, as recommended by the Planning Board, for the development of townhouse uses allowed in the R-R Zone pursuant to the provisions of Footnote 126 in the bill.