

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2018 Legislative Session

Reference No.: CB-075-2018

Draft No.: 2

Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT

Date: 09/12/2018

Action: FAV (A)

REPORT:

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

The Committee Director summarized the purpose of the legislation and informed the committee of written referral comments that were received. This legislation amends existing footnotes in the residential and commercial zone use tables to provide that townhouses permitted in the R-R and C-S-C Zones may be developed in accordance with the requirements applicable to the M-X-T Zone. Council Member Franklin, the bill's sponsor, informed the committee that this legislation puts standards in place for townhouses which may be developed in the R-R and C-S-C Zones. Mr. Franklin commented that the provisions of the bill could apply to a property in his district that is an eyesore where townhouse development is proposed in accordance with prior 2016 enacted legislation concerning the R-R and C-S-C Zones.

Due to the August recess, the Planning Board did not have an opportunity to take a formal position on the legislation; however, the Planning Department staff submitted an analysis and comments detailing their concerns and opposition to CB-75-2018.

The Zoning Hearing Examiner suggested the legislation include language clarifying which M-X-T Zone standards are applicable. The Office of Law reviewed the legislation and offered the following comment: "The bill may be subject to challenge as it appears to be drafted for a specific parcel."

Dr. Henry Cole, representing Friends of Croom, and Mr. Dave Rosenau testified in opposition to CB-75-2018. Electronic communication in opposition to the legislation was received from the following individuals: Rev. Preston K. Mears, Jr., Cheryl Corson, Debra Naylor, Henry Cole, Peter Butrite, Mildred Kriemelmeyer, and Tamara Davis Brown.

The Committee voted favorable on the legislation including an amendment to address the Planning Department staff and Zoning Hearing Examiner comment concerning M-X-T Zone standards as follows: on pages 2 and 3, in footnote 120(C) and 68(C), respectively, after "in accordance with such requirements applicable to", insert "a Regional Urban Community in" so the sentence reads: "These dimensional (bulk) requirements shall be approved in accordance with

such requirements applicable to a Regional Urban Community in the M-X-T Zone by the Planning Board (or District Council after review) in the Detailed Site Plan.”