



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Chairman
Prince George's County Planning Board

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April 12, 2019

The Honorable Todd M. Turner
Chair
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: CB-7-2019

Dear Chairman Turner: *Todd*

Thank you for providing the Planning Board an opportunity to review and comment on proposed District Council legislation. During the April 11, 2019 Planning Board meeting, the following position was adopted in accordance with the planning staff's recommendation on the proposed legislation. **A Planning Board Analysis of the bill is attached for your consideration and a brief excerpt from the report is provided below:**

***CB-7-2019** amends Section 27-461(c) (Uses Permitted in Commercial Zones.) by adding the "townhouse" use under the use column. Next, the bill prohibits the use under the use column in the Local Commercial, Existing (C-1), the General Commercial, Existing (C-2), the Community, Commercial, Existing (C-C), and the Highway, Commercial, Existing (C-H) Zones. Lastly, the bill permits townhouses subject to a newly create footnote in the General Commercial, Existing (C-G) Zone.*

Planning Board Recommendation: No Position with An Amendment

(See Attachment 1 for full analysis)

It should be noted that the Planning Board does not oppose the addition of townhouses to the C-G Zone. Under the Zoning Ordinance Rewrite the C-G Zone will be consolidated into the Commercial General and Office (CGO) Zone. Townhouses will be permitted by right in the CGO Zone. This project would be subject to DSP review assuming that more than ten (10) dwelling units are proposed for development.

Footnote 1, letter (A) should be revised. The language could be interpreted as stating that the proposed use is being developed on a lot or parcel where residential uses currently exist.

Letter (C) should also be revised. First, the Planning Board recommends adding development regulations to the bill to require the use of the Mixed Use - Transportation Oriented (M-X-T) Zone development regulations for townhouses under Section 27-548(h).

Second, the Planning Board recommends adding language to require the development to comply with the Landscape Manual and the Parking and Loading Standards under Part 11 of the Zoning Ordinance. Third, require all other development regulations be established and approved on the DSP. Last, revise the language requiring a "water feature" be shown on the DSP. Perhaps there could be language stating that "a public benefit amenity including but not limited to public art, a water feature or decorative lighting" should be shown on the DSP.

There are approximately two (2) C-G zoned properties in Prince George's County, and they abut. There is only one (1) property which is zoned C-G and adjoined on two (2) sides by R-U zoned land. The Planning Board believes this bill was drafted for a specific property.

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Please let us know if we may be of further assistance.

Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3595. Thank you, again, for your consideration.

Sincerely,

A handwritten signature in blue ink that appears to read "Betty".

Elizabeth M. Hewlett
Chairman

Attachments

CB-7-2019 – Planning Board Analysis (Attachment 1)

CB-7-2019 amends Section 27-461(c) (Uses Permitted in Commercial Zones.) by adding the “townhouse” use under the use column. Next, the bill prohibits the use under the use column in the Local Commercial, Existing (C-1), the General Commercial, Existing (C-2), the Community, Commercial, Existing (C-C), and the Highway, Commercial, Existing (C-H) Zones. Lastly, the bill permits townhouses subject to a newly create footnote in the General Commercial, Existing (C-G) Zone. Footnote 1 permits the use by right if: (A) the use is located on a lot(s) or parcel(s) that is at least ten (10) acres in size and is adjoined on two (2) sides by land zoned Residential Urban Development (R-U) as of January 1, 2019 and is developed with residential uses; (B) the property on which the use will be developed is improved with an existing commercial shopping center use and is to be redeveloped as a mixed use development project which will include commercial retail uses and townhouses; and (C) a Detailed Site Plan (DSP) shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, buffering, frontage, setbacks, height standards, parking, density, landscaping and other requirements of the C-G Zone shall not apply. All such requirements shall be those as shown, established and approved on the DSP. The DSP shall provide for a water feature as part of the development and shall also include architectural review to ensure high quality design and construction materials.

The Planning Board has the following comments for consideration by the District Council:

On page 1, line 3, add a comma and the word “Existing” behind the words “General Commercial”. The title would read: “General Commercial, Existing” Zone.

On page 2, under the use column, delete the “s” behind the word “townhouses”. The use is generally referred to as “townhouse” in the Zoning Ordinance.

It should be noted that the Planning Board does not oppose the addition of townhouses to the C-G Zone. Under the Zoning Ordinance Rewrite the C-G Zone will be consolidated into the Commercial General and Office (CGO) Zone. Townhouses will be permitted by right in the CGO Zone. This project would be subject to DSP review assuming that more than ten (10) dwelling units are proposed for development.

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CB-7-2019 – Planning Board Analysis (Attachment 1)

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Following discussion, the Planning Board voted to take no position on CB-7-2019 with amendments.