



Prince George's County Council

Agenda Item Summary

Meeting Date: 6/23/2020

Effective Date:

Reference No.: CB-049-2020

Chapter Number:

Draft No.: 1

Public Hearing Date:

Proposer(s): Anderson-Walker

Sponsor(s): Anderson-Walker

Item Title: AN ORDINANCE CONCERNING DEVELOPMENT IN MIXED USE ZONES LOCATED IN FLOODPLAINS for the purpose of amending development regulations for Mixed Use Zones located in a FEMA floodplain to address severe flooding in portions of Prince George's County, MD.

Drafter: Dinora Hernandez, Legislative Officer

Resource Personnel: Marise A. Awai-Bourne, District 8

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
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AFFECTED CODE SECTIONS:

27-547

BACKGROUND INFORMATION/FISCAL IMPACT:

This bill amends development regulations for Mixed Use Zones located in a FEMA floodplain as there has been severe flooding in portions of Prince George's County, MD, due in part to an increase in impervious surface area development. Additionally, there are significant and validated concerns in the southern part of the County directly related to WSSC capacity maxing out due to the hyper development of new townhome properties. Therefore, the focus will be on a combination of infill, redevelopment, and revitalization projects that optimize existing infrastructure with a mandate to increase the commercial tax base through the development of commercial retail and services whereby filling the economic development gaps of southern County communities.

This legislation serves to be a companion Bill to [LDR-37-2020](#) to enable permitting restrictions of new townhomes and 2-over-2 development in commercial and residentially zoned undeveloped land for the duration of the Army Corps of Engineers FEMA/Stormwater (SWM) comprehensive study and the implementation of a plan of action based on study findings.

This amendment further applies to approved grandfathered sites within National Harbor and inlets that are at least 7 miles from the high tide mark on deep water Potomac River, Forest Heights, Fort Washington, and Accokeek.

Document(s): B2020049



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