



Office of the Chairman
Prince George's County Planning Board

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July 23, 2020

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-41-2020 (Revised)

Dear Chairman Turner:

Thank you for providing the Planning Board an opportunity to review and comment on proposed District Council legislation. During the July 23, 2020, 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-41-2020** increases the maximum lot coverage from 30 percent to 40 percent in the Rural Residential(R-R) Zone under certain circumstances.*

Planning Board Recommendation: Support.
(See Attachment 1 for a full analysis)

This legislation will allow the maximum lot coverage to increase for one-family detached dwelling units in a cluster development if a Preliminary Plan of Subdivision was approved before July 1, 2006. Presently, the Board of Zoning Appeals cannot grant a variance from the lot coverage within a cluster subdivision.

The Planning Board notes that any applicant with a previously-approved Detailed Site Plan (DSP) for cluster development will be required to submit a revised DSP showing the new lot coverage percentages for Planning Board review and approval, should such applicant wish to take advantage of the increased lot coverage percentage.

The new Zoning Ordinance provides a maximum of 25 percent lot coverage for single-family detached dwelling units in the Residential, Rural (RR) Zone. The cluster development approach is not included in the new Zoning Ordinance or Subdivision Regulations.

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.

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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 cursive script that reads "Betty".

Elizabeth M. Hewlett
Chairman

Attachment

CB-41-2020–Planning Board Analysis (Attachment 1)

A bill to increase the maximum lot coverage from 30 percent to 40 percent in the Rural Residential (R-R) Zone under certain circumstances.

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

Policy Analysis:

This legislation increases the lot coverage percentage regulations for one-family detached dwelling units in a cluster subdivision in the Rural Residential (R-R) Zone.

The purposes of cluster subdivisions are to encourage a variety of designs of dwellings, compatibility with historic resources, and preservation of open space to serve recreational, scenic, and public service purposes within the densities established for the cluster net tract area.

This legislation will allow the maximum lot coverage to increase for one-family detached dwelling units in a cluster development if a Preliminary Plan of Subdivision was approved before July 1, 2006. Presently, the Board of Zoning Appeals cannot grant a variance from the lot coverage within a cluster subdivision.

The Planning Board notes that any applicant with a previously-approved Detailed Site Plan (DSP) for cluster development will be required to submit a revised DSP showing the new lot coverage percentages for Planning Board review and approval, should such applicant wish to take advantage of the increased lot coverage percentage.

New Zoning Ordinance:

The new Zoning Ordinance provides a maximum of 25 percent lot coverage for single-family detached dwelling units in the Residential, Rural (RR) Zone. The cluster development approach is not included in the new Zoning Ordinance or Subdivision Regulations.

Impacted Property:

The bill would impact all R-R zoned properties in the County that develop one-family, detached dwelling units in cluster development.

Following discussion, the Planning Board voted to support CB-41-2020.