



Legislation Text

File #: HCC-82-FY23, **Version:** 1

Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Action

Item Title:

CB-97-2022 - Amendment to Sec. 27-4204. Transit-Oriented/Activity Center Base Zones

Suggested Action:

The City Council authorizes the Mayor to send correspondence to the Prince George's County Council, sitting as the District Council regarding the proposed amendment to the Prince George's County Zoning Ordinance, Section 27-4204 - Transit-Oriented/Activity Center Base Zones. The correspondence shall reflect the City of Hyattsville's positions as follows:

- The City of Hyattsville requests the County Council withdraw CB-97-2022, as the proposed revisions to the County Zoning Ordinance in no way furthers the vision of transit-oriented development and undermines the transparency of redevelopment with Local Transit-Oriented zones;
- If the County Council elects to adopt CB-97-2022, the City requests the Council amend CB-97-2022 to explicitly exempt parcels located within the City of Hyattsville.
- If the County Council's intent is to further specific redevelopment within certain land areas within Prince George's County, it is the City's recommendation that the County Council amend CB-97-2022 to limit the CB-97-2022 to those specific parcels or land-areas.

Summary Background:

The Prince George's County Council, sitting as the District Council, have submitted CB-97-2022, an ordinance to repeal and reenact with amendments Section 27-4204 of the Zoning Ordinance of Prince George's County.

This legislative item is scheduled for a Committee hearing on Tuesday, October 4, 2022. The ordinance is intended to apply to all Local Transit-Oriented (LTO) parcels of land and would effectively replace all applicable development standards adopted through County Zoning Rewrite and to require the applicant to submit proposed development standards at time of Detailed Site Plan Application. \

The County's updated zoning ordinance is effective as of April 2022 and provides land-owner to a period of 24-months to utilize the prior Zoning Ordinance for the purpose of land-use and development standards.

Next Steps:

The City's correspondence will be submitted to the Prince George's County Council for its consideration.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

The LTO development standards were developed through a comprehensive and transparent public planning process, the purpose of which was to provide certainty to residents, land-owners, municipalities and other stakeholders on the predictability of future built-environment. The repeal and replacement of applicable sections through CB-97-2022 undermines the intent of the LTO zone and diminishes certainty for stakeholders.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A