TOWN OF UNIVERSITY PARK

John Rogard Tabori
Mayor

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October 11, 2011

Obie Patterson, Chair
Planning, Zoning, and Economic Development Committee
County Administration Building, 2nd Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Council Bills CB-52-2011 and CB-53-2011

Dear Chairman Patterson:

On October 3, 2011, at a regular council session, the University Park Town Council voted unanimously (6-0-0) to support the two bills introduced by County Council Member Eric Olson (District 3): CB-52-2011, Mixed-Use Town Center (M-U-TC) Zone, and CB-53-2011, Transit District Overlay Zone. The former amends Section 27-546.14 of the Zoning Code, providing for a right of appeal to the District Council in cases where a property of greater than 5 acres is to be incorporated into an existing M-U-TC zone through primary amendment of the Development Plan. The latter bill amends Section 27-548.09.01 of the Zoning Code, to require that when an application to include a property of greater than 5 acres in an existing TDOZ is made, the Planning Board staff shall prepare an Adequate Public Facilities report as part of the development review process, to be submitted with the recommendation to the Planning Board and the District Council.

The Mayor and Council believe that both bills represent reasonable and necessary amendments to the current law and advance the cause of open and transparent decision making with respect to development in Prince George's County. Significant expansions of either M-U-TC and/or TDOZ zones should not take place without full disclosure as to, and exploration of, the impact on neighboring communities that fall outside of these zones, as well as allowing for comment by neighboring communities. The proposed legislation will allow for full public discussion of the incorporation of large blocks of land into M-U-TC and TDOZ zones in the County and careful consideration of the concerns of neighboring entities both inside and outside the affected zones.

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We respectfully urge the Committee to support the two Council bills and to report favorably on both.

Sincerely,

John Rogard Tabori
Mayor

cc: Council Member Eric Olson
University Park Town Council
Suellen M. Ferguson, Esq.

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