



FREDERICK COUNTY GOVERNMENT

Jan H. Gardner
County Executive

OFFICE OF THE COUNTY EXECUTIVE *Raymond V. Barnes, Jr., Chief Administrative Officer*

TO: County Council

FROM: County Executive Jan H. Gardner

DATE: March 16, 2018

SUBJECT: Comments on Council Bill #18-09 - Location of Private Amenities and Recreational Facilities in Planned Development Districts



Please accept these comments in connection with Council Bill #18-09, Location of Private Amenities and Recreational Facilities in Planned Development Districts. This bill is scheduled for public hearing on March 20, 2018.

This bill seeks to accomplish similar goals to Administration Bill #17-14 introduced on September 19, 2017. This bill was tabled by the Council, not further acted on, and eventually timed out.

In summary, this bill seeks to require that all recreational amenities and facilities intended to serve the residents of Planned Unit Developments (PUDs) are located entirely within the respective PUDs. The bill prevents a situation in which recreational amenities, typically clubhouses and pools, that are proposed to serve the residents of a development, are not located outside the development. We feel this bill is consistent with the purposes and intent of the PUD zoning district and addresses several issues:

1. If recreation facilities are located offsite, they are less convenient for the residents of the PUD, diminishing their value to the community and their purpose under the PUD ordinance.
2. Recreational facilities provided offsite may not be under the control of the homeowners association for the community and less likely to remain private.
3. If a recreational facility is provided offsite, on another parcel, it will no longer be accessory to the PUD and therefore may not be consistent with zoning for the property located outside the PUD.

For the reasons noted above, the Administration recommends approval of Bill #18-09 as proposed by Council Member Keegan-Ayer. We urge its support by members of the Council.