Reference No: CB-77-1991

AGENDA ITEM SUMMARY

Draft No: 1

Prince George's

Meeting Date: 10/22/91

County Council

Requester: WΙ

Item Title: An Ordinance for the purpose of amending

the Special Exception provisions for

Planned Retirement Communities in the R-A

Zone

Sponsors WI

7/30/91 Date Presented

Executive Action

Committee Action (1) 9/9/91

Committee Referral(1) 7/30/91 P&Z Effective Date

FAV

9/17/91

DATE: 9/9/91

Date Introduced

Pub. Hearing Date (1) 10/22/91 1:30 PM

Council Action

(1) 10/22/91 Enacted

Council Votes

CA: A_, B_: A_, C_: A_, D_: A_, F_: A_, MC: A_,

M : N_, P_: A_, WI: A_, __: __, __: __, __: __

Pass/Fail

Remarks

Mary Lane Resource Mary Lane

Drafter: Committee Director Personnel: Committee Director

LEGISLATIVE HISTORY

PLANNING AND ZONING COMMITTEE REPORT

Committee Vote: Favorable, 4-1 (In favor: Council Members Casula,

Wineland, Fletcher and Del Giudice; in opposition:

Council Member Mills)

Staff explained that CB-77 is a substitute for CB-52-1991, which was held in committee earlier in the year. It resulted from a P&Z subcommittee meeting regarding CB-52. The legislation is supported by the M-NCPPC.

BACKGROUND INFORMATION/FISCAL IMPACT (Includes reason for proposal, as well as any unique statutory requirements)

Planned Retirement Communities are permitted by Special Exception in every residential zone except the O-S and R-10A Zones. In every zone, except the R-A Zone, a minimum of 12 acre is required, and any type of dwelling may be built. In the R-A Zone, 50 acres is required, and only one-family (attached or detached) dwellings are permitted. This legislation brings the acreage and unit type regulations in the R-A Zone into conformance with the other zones, with an additional requirement that buildings shall not exceed 3 stories. It also requires that the District Council make a finding that there is a need for the facility, and that there is an existing medical facility in the vicinity.