

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2015 Legislative Session

Reference No.: CB-26-2015
Draft No.: 2
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: May 20, 2015
Action: FAV (A)

REPORT:

Committee Vote: Favorable with amendments, 3-0 (In favor: Council Members Harrison, Glaros and Taveras)

Council staff summarized the purpose of the legislation and informed the committee of written referral comments that were received. The legislation amends the Zoning Ordinance to permit assisted living facilities, congregate living facilities, and nursing or care homes in the M-X-T Zone.

The Chief Zoning Hearing Examiner (ZHE) submitted a memorandum to the Committee noting a suggested amendment. The purpose clause on page 1, line 2 notes that it is an ordinance concerning assisted living facilities, congregate living facilities, as well as nursing or care homes. However, the bill does not address nursing or care homes. For that reason, it is suggested that the term be deleted on page 1, or appropriate language be added on page 2 – whichever the sponsor prefers.

Edward Gibbs, representing owner/developer of Woodmore Towne Center, testified in support of the legislation. Mr. Gibbs also requested an amendment to the use table to limit the requirements contained in Section 27-464.04 that assisted living facilities are required to meet in the mixed use zones. Specifically, Mr. Gibbs requested relief from the height limitation for this use.

The Committee voted favorable including amendments to address the Zoning Hearing Examiner comment as well as Mr. Gibbs' requested modification to the use table.