

INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND

October 4, 2021

TO: Jackie Brown, Director
Planning, Housing and Economic Development Committee

FROM: Maurene Epps McNeil
Chief Zoning Hearing Examiner

Re: CB-83-2021

I have reviewed the above referenced legislation and have the following comments. Currently the Zoning Ordinance requires Special Exception approval for such uses in the R-18 and requires that they be operated by a private, nonprofit organization. The density currently allowed is twice that normally allowed in the zone, and the minimum net lot area may not be less than 50% of the minimum net lot area normally required in the zone. The density and minimum net lot area permitted in the R-18 Zone are generally 12 per acre and 16,000 square feet, respectively.

This bill will remove the requirement of approval of a Special Exception, will allow the density to be 10% higher than that normally allowed, and is silent as to the minimum net lot area. To reduce any negative impact upon the public health, safety and welfare I would suggest that the sponsor include the language pertaining to minimum net lot area (that it not be less than 50% of the minimum net lot area normally required in the zone). Since this use will be permitted by right (and conditions may not be imposed), I would also suggest that the Site Plan address building height, yards, setbacks, frontage and lot coverage.

Finally, the footnote should be revised to add "as described in the 2014 General Plan" at the end of paragraph (B) and replace "that" with "than" in paragraph D after "greater".