

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2016 Legislative Session

Reference No.: CB-030-2016
Draft No.: 2
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: 06/01/2016
Action: FAV (A)

REPORT:

Committee Vote: Favorable as amended, 4-0 (In favor: Council Members Harrison, Franklin, Taveras, and Toles)

Council staff summarized the purpose of CB-30-2016 and informed the Committee of written referral comments that were received. Council Member Taveras, the bill's sponsor, provided background informing the Committee that this legislation will facilitate the location of the Children's Guild, Lourie Center, within a private school located in her district. The Lourie Center provides mental health and behavioral service programs, including child developmental services, therapeutic educational programs and school readiness programs. The Lourie Center is a private, 501(c)(3) non-profit agency that receives both federal and local funding toward its mission of improving the social and emotional health of young children and their families, regardless of ability to pay.

The Office of Law reviewed CB-30-2016 and suggested amending the legislation include a definition for the new use, "mental health and behavioral services program" in Section 27-107.01 of the Zoning Ordinance. The Planning Board supported the legislation and provided suggested amendments as follows:

On page 1, in the title and under the purpose statement, remove the capitalization from the words "and, within, an, existing, private and school". Next, remove the word "operating and replace it with the words "to operate". The bill is to permit a "Mental Health and Behavioral Services Program to operate within an existing private school" in the R-55 Zone.

On page 3, under the use column of the Residential Zone Table of Uses, make the capitalization and wording consistent with the title and purpose statement on page 1 of the bill. Next, add the words "in accordance with Section 27-445.16" behind the words "private school".

On page 4, lines 6 through 9, remove the capitalization to make consistent with the title and purpose statement. Lines 14-19 should be revised. The language as drafted discusses two processes for revising the Detailed Site Plan. Section 27-286 (Limiting the review) requires specific issues to be stated and only submittal requirements and site design guidelines which apply to the issue will be considered.

Section 27-289 (Amendment) amends the DSP through Planning Board approval or through a Planning Director limited minor amendment. The scope for the limited minor amendment process is limited to review of certain items.

The Planning Board recommends that one review process be used instead of two processes. On page 4, lines 14-17, the language should be revised to include one review process. The revised language would read: “(A) A Detailed Site plan for a private school may be modified pursuant to Section 27-289 (c) (Limited minor amendment, Planning Director) to include the Mental Health and Behavioral Service Program use and shall include the total number of students and hours of operation. The site shall be posted in accordance with the requirements of Section 27-125.03(b).” Also, amend Section 27-568 (Parking Schedule, number of spaces required, generally) to add the use and the number of required parking spaces for the number of children served by the use.

The Committee voted favorable including the recommended amendments from the Planning Board and to change the effective date of the legislation to the date of its adoption,