

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

### 2017 Legislative Session

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**Reference No.:** CB-029-2017

**Draft No.:** 2

**Committee:** PLANNING, ZONING AND ECONOMIC DEVELOPMENT

**Date:** 4/19/2017

**Action:** FAV (A)

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Committee Vote: Favorable as amended, 3-0 (In favor: Council Members Harrison, Franklin, and Toles)

Council staff summarized the purpose of CB-29-2017 and informed the committee of referral comments that were received. Council Member Turner, the bill's sponsor, informed the Committee that the provisions of the bill are intended to facilitate development of a senior housing project that has State tax credits. Mr. Turner commented that CB-29-2017 provides review of certain special exception criteria and standards for this use and the opportunity for public comment during a Detailed Site Plan process.

The Planning Board took no position on the legislation and provided suggested amendments as detailed in an April 12, 2017 letter to the Council Chairman. The Office of Law reviewed CB-29-2017 and found it to be in proper legislative form. The Glenn Dale Citizens' Association submitted a letter dated April 19, 2017 to Committee Chair Andrea Harrison in opposition to CB-29-2017. Ms. Linda Thompson submitted electronic correspondence in opposition to the legislation.

Committee staff presented a Proposed Draft-2 (DR-2) prepared at the sponsor's request to address suggested Planning Board amendments. Proposed DR-2 included the following revisions: on page 2: footnote 63(1), after "The property is", strike "a minimum of", footnote 63(4) after "density", insert "site access"; after "and other requirements of the R-R Zone", strike "shall not apply. All such requirements", and after "Detailed Site Plan", insert "for approval by the Planning Board and the District Council; footnote 63(5), after "Age restrictions", insert "shall be" and after "Federal Fair Housing Act", strike "shall be" and insert "and". On page 3, footnote 117(4), after "building height", insert "site access"; after "R-18 or R-18C Zones", strike "shall not apply. All such requirements" and after "Detailed Site Plan", insert "for approval by the Planning Board and the District Council."; footnote 117(5), after "Age restrictions", insert "shall be", after "Federal Fair Housing Act", strike "shall be" and insert "and", and after "submitted with the application", strike "and shall be approved by the District Council"; footnote 117(6)(B), after "The density is not more than twice", strike "that" and insert "what is".

Arthur Horne, representing Reid Temple, testified in support of the legislation.

The Committee voted favorably on Proposed DR-2.