

MEMORANDUM

TO: City Council

FROM: John L. Fitzwater
Acting City Manager

SUBJECT: *Status Report*

DATE: October 6, 2016

Status Report

1. Planning Board Results – Thrive Assisted Living Facility (DSP-11018-02)

On Thursday, September 29th, the Prince George's County Planning Board conducted a public hearing on the Detailed Site Plan (DSP-11018-02) for the Thrive Assisted Living Facility proposed in Melford Village. (The City Council held a public hearing on this case on April 18, 2016, and recommended approval with conditions.) During the Planning Board's public hearing portion of the meeting, four area residents expressed their concerns regarding the impact of traffic from Melford Village on MD Route 3, the impact of impervious coverage from the Thrive site on the Patuxent River, and the desire to count the 140 beds from the proposed facility towards the maximum number of 2,500 residential units permitted in Melford Village. The Park and Planning staff report addressed the City's conditions by either including them as recommended conditions in their report, or by noting that they will be addressed via the permitting process. At the conclusion of its public hearing, the Board voted unanimously to approve DSP-11018-02 for the Thrive Assisted Living Facility in Melford Village. The motion for approval was made by Commissioner Washington, and seconded by Commissioner Bailey.

2. Bowie Marketplace Residential Plans Filed

The City has received all of the required information from Berman Enterprises to allow the processing of the applications for public hearings before the Bowie Advisory Planning Board. The Plans include a Conceptual Site Plan, a Detailed Site Plan, an Alternative Compliance plan (which is an adjunct to the DSP), Preliminary Plan of Subdivision and Departure from Parking and Loading Standards. The Departure from the number of required parking spaces will be reviewed as a separate agenda item, as the City holds the evidentiary hearing and makes the final decision under delegated authority from Prince George's County. All of the plans have been uploaded to the City's website. The public hearing date for the Bowie Advisory Planning Board is Tuesday, November 15th. Notices will be sent out and signs will be posted advertising the hearings approximately three weeks prior to November 15th.

3. County Legislation (CB-55-2016) PZED Committee Results

On Tuesday, October 4th, the Prince George's County Council's Planning, Zoning and Economic Development (PZED) Committee reviewed CB-55-2016, a text amendment that would permit vehicle parts or tire stores in the C-S-C (Commercial Shopping Center) Zone, under certain circumstances. The legislation was submitted by Council Member Todd Turner at the request of the City Council to address a zoning setback issue related to the occupancy permit for Chaney Tire and Auto, which is attempting to return to the Bowie Marketplace shopping center. A minimum 200-foot setback is required for auto uses when they abut property in a residential zone, otherwise approval of a Special Exception is required. The nearest residentially zoned property is Acorn Hill Park, and there are no actual residential uses within 200 feet of the proposed Chaney tenant space at the rear of the center. City staff presented City Council's letter of support and spoke in favor of CB-55 at the hearing. Council Member Danielle Glaros moved to give the bill, as amended with a slight re-wording of "redeveloped shopping center", a FAVORABLE recommendation. Council Member Mel Franklin seconded the motion, which passed unanimously. A County Council public hearing will be scheduled within the next month.

JLF/adf