

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 5/21/2002

Reference No.: CB-21-2002

Proposer: Scott

Draft No.: 1

Sponsors: Scott

Item Title: An Ordinance permitting amendments to Special Exception site plans for health campuses under certain circumstances

Drafter:

Resource Personnel: Betsy Burian
Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 3/26/2002

Executive Action: __/__/____

Committee Referral: 3/26/2002 PZED

Effective Date: 7/8/2002

Committee Action: 4/10/2002 FAV

Date Introduced: 4/16/2002

Public Hearing: 5/21/2002 10:00 A.M.

Council Action: 5/21/2002 ENACTED

Council Votes: PS:A, DB:-, TD:A, JE:A, TH:A, RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECONOMIC DEV. COM. REPORT

DATE: 4/10/02

Committee Vote: Favorable, 5-0 (In favor: Council Members Russell, Bailey, Hendershot, Shapiro and Wilson).

This bill amends the Zoning Ordinance provisions concerning revisions to Special Exception site plans for certain health campuses to allow for an optional amendment process. A property owner is allowed to apply for a revision to the site plan if the health campus was originally approved prior to January 1, 1982 and the following criteria are met: 1) the application involves at least 10 but no more than 15 acres; 2) the subject property contains a hospital; 3) all site plan amendments are confined to those lots or parcels; and 4) the amendments meet several requirements contained in the legislation. The application requires the signature of the property owner of the lots or parcels where the hospital is located and the improvements will be constructed. The bill also contains notice provisions and requirements for green space and

setbacks. Pursuant to the optional method for amending the site plan, the Planning Director may approve the application, subject to appeal to the Planning Board, but no further administrative appeal is allowed.

The bill's sponsor explained that this legislation provides an alternative method for the owner of an existing hospital on a health campus located in Lanham to proceed with plans to construct a medical office building and associated parking garage. She commented that the site size and greenspace requirements are major components of the bill that limit the optional method to this health campus where the proposed improvements are needed.

The Planning Board opposes the legislation indicating that even though the scope of the bill is very narrow, the optional process contains no requirement for a public hearing at the first level of review and allows for staff administrative approval with limitations on any further administrative appeals beyond the Planning Board. Further, the provisions are not appropriate for what would be more than a minor revision of a Special Exception site plan.

The County Executive takes no position on the legislation. The Legislative Officer and the Office of Law find the bill to be in proper legislative form. The Office of Audits and Investigations determined there should not be any negative fiscal impact on the County as a result of enacting CB-21-2002. However, it should be noted that changes or amendments to the Zoning Ordinance have an unpredictable future affect on the County that may cause fiscal impact in later years. There are a number of variables which may be affected by Zoning Ordinance changes that cannot be determined at this time.

Dan LaPlaca, representing Doctor's Hospital, spoke in support of the legislation.

BACKGROUND INFORMATION/FISCAL IMPACT
(Includes reason for proposal, as well as any unique statutory requirements)

This legislation provides an optional method for amending certain Special Exception site plans for health campuses.

CODE INDEX TOPICS: