



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Office of the Planning Director

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August 20, 2018

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Planning Director, Planning Department *AGC*

FROM: Rana Hightower, Intergovernmental Affairs Coordinator *REH*

SUBJECT: **CB-56-2018**

Purpose: A bill for the purpose of permitting a hospital and/or health campus in the Rural Residential (R-R) Zone without Special Exception approval, under certain circumstances.

Recommendation: **Support with an amendment**

Background: CB-56-2018 amends Section 27-441 (Uses Permitted in Residential Zones.) by adding two (2) new uses entitled "health campus located on land previously owned by Prince George's County, Maryland and transferred to a nonprofit entity after the adoption of the 2035 General Plan" and "hospital health campus located on land previously owned by Prince George's County, Maryland and transferred to a nonprofit entity after the adoption of the 2035 General Plan".

Next, the bill adds a new footnote in the Rural Residential (R-R) Zone for both uses. Footnote 126 permits the uses if there is a conversion of a hospital to a health campus subject to the requirements listed in Section 27-362 (Additional Requirements for Specific Special Exceptions.) (a)(2) and (3) of this Subtitle. In addition, Section 27-362 (a)(2)(D) and (G) shall not apply. No less than fifteen percent (15%) of the site shall be devoted to green area. Wherever a Special Exception is required within Section 27-362 instead, a Detailed Site Plan (DSP) shall be required and approved in accordance with this Subtitle. The health campus may include a state licensed freestanding medical facility in addition to or in lieu of a general acute care hospital.

There are approximately seven (7) general or specialty hospitals in Prince George's County. Four (4) of the seven hospitals are located on R-R zoned properties. The hospitals are Prince George's County Hospital Center on 24.71 acres, Saint Luke Institute on 39.17 acres, Laurel Regional Hospital on 47.28 acres and Medstar Southern Maryland Hospital Center on 35.35 acres of land. The "health care campus" use is an undefined term in the Zoning Ordinance. It is believed that modern day hospitals like those listed above seem to accomplish the same purposes as other County Council designated "health campuses".

Since there are currently four (4) hospitals in the R-R Zone, staff would like the District Council to consider permitting the "hospital" use by right with use-specific standards as outlined in the proposed new Zoning Ordinance; which are similar to the current Special Exception regulations.

This change would be beneficial to the operating hospitals in this zone and allow them more flexibly to respond to emerging needs.

Staff recommends that the Planning Board support CB-56-2018 with an amendment.