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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1990

Resolution No. _____ CR-62-1990

Proposed by The Chairman (by request - County Executive)

Introduced by Council Members Casula, Pemberton, Castaldi,
_____Bell, and Wineland

Co-Sponsors _____

Date of Introduction _____ June 26, 1990

RESOLUTION

A RESOLUTION concerning

Permitted Private Uses of County-Owned Land

FOR the purpose of approving the structure and use of a privately-owned medical office building on the Prince George's County Hospital site in Cheverly, Maryland.

WHEREAS, on June 7, 1988, the County Council adopted CB-55-1988, which amended the County Zoning Ordinance by permitting, subject to certain review criteria, the building, structure, or use on County-owned land by a private use which is seeking to serve a public health purpose; and

WHEREAS, an applicant seeking permission to use County-owned land for a private use shall petition the District Council for such permission, and shall submit a proposed site plan and an impact statement that sets forth the effect of the use on the general

neighborhood for review; and

WHEREAS, the Technical Staff shall review the proposed site plan for compliance with the Zoning Ordinance; and

WHEREAS, each municipality wherein the request is located and/or each municipality within one-half (1/2) mile of the request shall be given thirty (30) days within which to submit written comments regarding the request; and

WHEREAS, the request shall be reviewed by the Planning Board who must approve the location, character, and extent of the proposed use; and

WHEREAS, the District Council shall conduct a public hearing on the request and shall review the comments of the municipalities, the comments made at the public hearing, the application, the site plan, and the impact study prior to approving or denying the use; and

WHEREAS, on May 7, 1990, the Chief Administrative Officer on behalf of Dimensions Health Corporation filed an application, site plan and impact statement with the District Council to convert an existing residential building to a medical office building on the Prince George's County Hospital site in Cheverly, Maryland; and

WHEREAS, the Technical Staff has reviewed the site plan and has found it in accordance with the Prince George's County Zoning Ordinance; and

WHEREAS, no comments were received from the municipality of Cheverly; and

WHEREAS, on June 14, 1990, the Planning Board conducted a public hearing and issued a resolution (PGCPB No. 90-282) approving,

subject to conditions, the location, character and extent of the proposed use; and

WHEREAS, on June 26, 1990, the District Council conducted a public hearing on the request and, after consideration of the comments made during the public hearing and by the municipalities, the application, the site plan, the impact statement, the comments made by the Technical Staff, and the resolution issued by the Prince George's County Planning Board, the District Council approved the use of a privately-owned medical office building to be located on the Prince George's County Hospital site in Cheverly, Maryland; and

WHEREAS, in approving the medical office building, the District Council considered (a) the relationship of the project to the General Plan, Master Plan, Functional Master Plan, or other plan or policy document approved by the Council; (b) the impact of the project on the area affected; (c) the availability of other, more appropriate sites in the Regional District; and (d) the relative need for the facility.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that the use of a privately-owned medical office building to be located on the Prince George's County Hospital site in Cheverly, Maryland, be and hereby is approved.

BE IT FURTHER RESOLVED that approval of this Resolution is subject to the following condition:

1. The exterior walls of the two building additions be

constructed of comparable materials to the existing building. The materials shall be approved by the Planning Board or its designee prior to the issuance of building permits.

BE IT FURTHER RESOLVED that this Resolution shall take effect on the day of its adoption.

Adopted this 26th day of June, 1990.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____

Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
Clerk of the Council