



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

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

(301) 952-3588  
www.mncppc.org

June 4, 2021

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Planning Director, Planning Department  
Derick Berlage, Acting Deputy Planning Director, Planning Department *DB*

FROM: Rana Hightower, Intergovernmental Affairs Coordinator *REH*

SUBJECT: **CB-40-2021**

**Purpose:** A bill to amend the local land use and development regulations for "Health Campus" uses in the One-Family Detached Residential (R-80) Zone, subject to certain specified requirements.

**Policy Analysis:** The bill amends the Residential Table of Uses under the One-Family Detached Residential (R-80) Zone to add a new footnote under the "Health Campus" use. Footnote 143 permits a "Health Campus" by right without the requirement of a Special Exception (SE) or an amendment to an existing SE if the property and its contiguous boundaries have one or more approved Special Exceptions which included all the uses listed under Section 27-362(a) (3); the property has a minimum of twenty-five (25) acres; the original SE was approved before January 1, 1982, and the health campus includes buildings that cumulatively total at least 10,0000 gross square feet.

This legislation will only impact Doctors Community Hospital located at 8118 Good Luck Road Lanham, MD 20706 and abutting properties.

Planning Department staff would like to offer a few amendments for consideration. Footnote 143 should be revised. As drafted the footnote is unclear and confusing. Section 27-362 (a) (3) is mentioned twice in the footnote. It is not clear if the intent is to exempt new uses within existing buildings or to permit an expansion of existing buildings on the health campus property, which has a prior approved SE, and expansion to abutting properties which may not have an approved SE.

Staff recommends the following language to clarify the intent of the footnote.

- Add the words "an amendment to or expansion of" in front of the words "a health campus". The deletion of this language ensures the footnote covers amendments to the existing SE and expansions of the health campus.
- Next use brackets to delete the phrase " , which shall include any use set forth in Section 27-362(a)(3)" behind the phrase "all uses set forth in Section 27-362(a)(3)". This language is not needed; it is redundant.

- Behind the word “including” add the words “expansion to” and add the words “in the R-80 Zone” in front of the words “that is contiguous to the property boundaries”. This language ensures that the exemption within the footnote only applies to R-80 zoned properties and not abutting or contiguous properties that may not be zoned R-80.

The language would read as follows: Notwithstanding any other provision of this Subtitle or County Code, an amendment to or expansion of a health campus on property that is the subject of one or more previously approved special exceptions for a health campus, including all uses set forth in Section 27-362(a)(3) [, which shall include any use set forth in Section 27-362(a)(3)] (including parking and loading needs of employees and residents of, and visitors and delivery services to, the site), and including expansion to any other property in the R-80 Zone that is contiguous to the property boundaries of said previously approved health campus use, shall be permitted by right and does not require special exception approval or an amendment to the previously approved special exception for the health campus, provided:...

Staff believes the above-mentioned amendments will make the intent of the legislation clearer.

**Impacted Property:**

This legislation will impact Doctors Community Hospital located at 8118 Good Luck Road Lanham, MD 20706 and abutting properties.

**Adopted Zoning Ordinance:**

The adopted Zoning Ordinance does not contain the use “Health Campus” because hospitals have evolved to include all the uses listed under a “Health Campus.” The definition for “Hospital” is “An institution receiving inpatients and providing medical care on a 24-hours-per-day basis. The term includes general hospitals, sanitariums, and institutions in which service is limited to fields of specialization, such as cardiac, eye, ear, nose, and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and obstetrics. The facilities may also include outpatient care, ambulatory care, offices of medical practitioners, adult daycare, respite care, medical daycare and daycare for sick children, gift shops, restaurants, and other accessory uses. The term shall not include an adult day care center, assisted living facility, group residential facility, or nursing or care home facility.”

The R-80 Zone is renamed the Residential, Single-Family-95 (RSF-95) Zone. The “Hospital” use is prohibited in the RSF-95 Zone. The use requires Special Exception approval in the multifamily zones.

**Recommendation:**

Support with amendments.

Staff recommends the Planning Board vote to support CB-40-20201 with amendments.