

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

Meeting Date: 10/22/96

Reference No.: CB-88-1996

Proposer: Maloney

Draft No.: 1

Sponsors: Maloney

Item Title: An Ordinance maintaining the validity of Special Excep-
tions previously approved for property subsequently
conveyed by the State or Federal Government

Drafter:

Resource Personnel: Mary Lane, Director
PZ&ED Committee

LEGISLATIVE HISTORY:

Date Presented: 9/24/96

Executive Action: __/__/__ __

Committee Referral:(1) 9/24/96 PZED

Effective Date: 1/6/97

Committee Action:(1) 10/16/96 FAV

Date Introduced: 10/22/96

Pub. Hearing Date: (1) 11/19/96 1:30 PM

Council Action: (1) 11/19/96 Enacted

Council Votes: SD:A, DB:A, JE:A, IG:A, AMc:A, WM:A, RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECON. DEV. COM. REPORT

DATE: 10/16/96

Committee Vote: Favorable report, 5-0 (In favor: Council Members Wilson, Estep, MacKinnon, Maloney and Russell).

The Zoning Ordinance requires the when federal or state-owned land is conveyed to any other party, it is automatically placed in the R-O-S Zone, which is the lowest density residential zone. If the new property owner wants to use the property for a more intense use than the limited uses permitted in the R-O-S Zone, he must seek a rezoning, and prove change or mistake. This legislation will allow

state or federally-owned property in the O-S Zone which has an approved Special Exception to retain the Special Exception, regardless of whether the use is permitted by Special Exception in the R-O-S Zone.

The Planning Board supports the legislation, and the Office of Law finds it to be in proper legislative form. The sponsor explained that this bill is intended to facilitate the development of a medical residential campus on the site of the former Great Oaks facility in Beltsville, but it will apply to all uses. Andre Gingles of O'Malley, Miles, Nysten and Gilmore spoke in support of the legislation and explained why it is necessary for the development of the medical residential campus. The legislation was reported out of Committee without amendments.

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

When land is conveyed by the State or Federal government to another party, it is immediately placed in the Reserved Open Space (R-O-S) Zone. This is the lowest density residential zone, and has limited uses permitted in it. This legislation will allow a Special Exception that was approved when the property was in Federal or State government ownership, and in the O-S Zone, to remain valid after conveyance of the property.

CODE INDEX TOPICS: