

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2018 Legislative Session

Reference No.: CB-056-2018
Draft No.: 1
Committee: PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date: 09/05/2018
Action: FAV

REPORT:

Committee Vote: Favorable, 4-0 (In favor: Council Members Harrison, Franklin, Glaros, and Patterson)

Council Committee staff gave an overview of the legislation and informed the Committee of written referral comments received. This legislation amends the Zoning Ordinance Residential Zone use table to permit a hospital and/or health campus previously located on County owned property in the R-R Zone without the requirement for a special exception under certain circumstances.

Council Member Lehman, the bill's sponsor, informed the Committee that she is proposing CB-56-2018 in anticipation of the Laurel Regional Hospital conversion to a freestanding medical facility.

Due to the August recess, the Planning Board did not have an opportunity to take a formal position on the legislation; however, the Planning Department staff submitted an analysis and comments in support of CB-56-2018 with a suggested amendment as follows. There are approximately seven general or specialty hospitals in Prince George's County. Four 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 hospitals in the R-R Zone, Planning 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 flexibility to respond to emerging needs.

The Zoning Hearing Examiner reviewed the legislation and suggested a technical amendment on page 2, in the use table, to refer to the General Plan as the “2014 General Plan” instead of “2035 General Plan”. The Zoning and Legislative Counsel concurred that this is a technical change and does not advance the bill to a Draft-2.

The Office of Law reviewed the legislation and determined that it is in proper legislative form with no legal impediments to its enactment.

The Committee voted favorable on CB-56-2018 including the technical amendment recommended by the Zoning Hearing Examiner.