

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2018 Legislative Session

Reference No.:	CB-061-2018
Draft No.:	2
Committee:	PLANNING, ZONING AND ECONOMIC DEVELOPMENT
Date:	09/05/2018
Action:	FAV (A)

REPORT:

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Harrison, Franklin, Glaros, Patterson, and Toles)

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 an animal hospital/veterinary office in the R-80 Zone subject to existing Footnote 74 to the table.

Council Member Franklin, the bill's sponsor, commented on the provisions of the legislation intended to address a unique situation in his district in which a longstanding business is seeking to update and expand.

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 indicating no position with suggested amendments on CB-61-2018 as follows. Footnote 74 was originally created to permit the New Carrollton Veterinary Hospital by right in the One-Family Detached Residential (R-55) Zone. An animal hospital, veterinary office is not a permitted use in the R-80 Zone. The bill as drafted will permit the use in two locations. There is one animal hospital, veterinary office located in Council District 8 and another located in Council District 9. According to the non-conforming use files, the animal hospitals were established in 1955 and 1979.

The District Council should note that Footnote 74 as drafted, only requires Detailed Site Plan (DSP) for the expansion of the non-conforming use. Planning staff recommends that the footnote be amended to required DSP approval for the entire property.

The Zoning Hearing Examiner reviewed the legislation and suggested a technical amendment on the second line of Footnote 74 to remove the comma after "expansion".

Council Member Toles suggested an amendment to the legislation clarifying that the provisions apply to expansions of an existing use.

The Committee voted favorable on CB-61-2018 including an amendment to the title to insert “the expansion of” prior to “an animal hospital, veterinary office” as well as the technical amendment to remove the comma in Footnote 74.