



*Note: Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm).*

## Revision of Site Plan

## ROSP-3307-14

| Application  | General Data                 |          |
|--|------------------------------|----------|
| <b>Project Name:</b><br>Doctor's Community Hospital<br><br><b>Location:</b><br>North of Good Luck Road, approximately 100 feet east of its intersection with Hanover Parkway.<br><br><b>Applicant/Address:</b><br>Unison Energy, LLC.<br>408 Mamaroneck Road<br>Mamaroneck, NY 10543<br><br><b>Property Owner:</b><br>Unison Energy, LLC.<br>408 Mamaroneck Road<br>Mamaroneck, NY 10543 | Planning Board Hearing Date: | N/A      |
|  | Staff Report Date:           | 04/27/17 |
|  | Date Accepted:               | 03/13/17 |
|  | Planning Board Action Limit: | N/A      |
|  | Plan Acreage:                | 26.33    |
|  | Zone:                        | R-80     |
|  | Gross Floor Area:            | N/A      |
|  | Lots:                        | N/A      |
|  | Parcels:                     | N/A      |
|  | Planning Area:               | 67       |
|  | Council District:            | 03       |
|  | Election District            | 21       |
|  | 200-Scale Base Map:          | 209NE07  |

| Purpose of Application  | Notice Dates           |        |
|---|------------------------|--------|
| Revision of a site plan for the installation of two new generators, the relocation of two transformers on concrete pads, and the installation of one utility cabinet. | Informational Mailing  | N/A    |
|   | Acceptance Mailing:    | N/A    |
|   | Sign Posting Deadline: | Waived |

|                             |                          |   |            |
|-----------------------------|--------------------------|---|------------|
| <b>Staff Recommendation</b> |                          | <b>Staff Reviewer:</b> Ivy Thompson<br><b>Phone Number:</b> 301-952-4326<br><b>E-mail:</b> Ivy.Thompson@ppd.mnccppc.org |            |
| APPROVAL                    | APPROVAL WITH CONDITIONS | DISAPPROVAL   | DISCUSSION |
|                             | X                        |   |            |



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

## PLANNING DIRECTOR DECISION

### Limited Departures and Revisions to Approved Plans

**Application No.:** Revision of Site Plan ROSP-3307-14

**Project Name:** Doctor's Community Hospital

**Reviewer's Name:** Ivy Thompson, Senior Planner, Urban Design Section, Development Review Division

A. **Nature of the Applicant's Request:** The applicant requests approval of a revision of site plan for the installation of two new generators, the relocation of two transformers on concrete pads, and the installation of one utility cabinet.

B. **Required Findings:**

**Section 27-325(c). Limited minor changes, Planning Director.**

- (1) **The Planning Director is authorized to approve minor changes administratively, without public hearing, in cases listed in (b), but only if the proposed minor changes are limited in scope and nature, including an increase in gross floor area or land covered by a structure other than a building up to ten percent (10%). The Director shall deny any administrative approval request proposing site plan changes which will have a significant impact on adjacent property.**
- (2) **Before approving a minor change, the Director shall make all findings the Planning Board would be required to make, if it reviewed the application.**
- (3) **The Director is not authorized to waive requirements in this Subtitle, grant variances, or modify conditions, considerations, or other requirements imposed by the Planning Board or District Council in any case.**
- (4) **The applicant's property shall be posted within ten (10) days of the Director's acceptance of filing of the application. Posting shall be in accordance with Section 27-125.03. On and after the first day of posting, the application may not be amended.**
- (5) **The Director may waive posting after determining, in writing, that the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.**

- (6) If posting is waived or a written request for public hearing is not submitted within the posted time period, then the Director may act on the application. The Director's approval concludes all proceedings.**
- (7) If the Director denies the application or a timely hearing request is submitted, then the application shall be treated as re-filed on the date of that event. The applicant, Director, and Technical Staff shall then follow the procedures for Planning Board review in (a) above.**

#### **Section 27-317. Required Findings**

- (a) A Special Exception may be approved if:**
  - (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
  - (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
  - (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
  - (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
  - (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
  - (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**
- (b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:**
  - (1) Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or**
  - (2) Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.**

#### **Section 27-429.R-80 Zone (One-Family Detached Residential).**

- (a) Purposes.**
  - (1) The purposes of the R-80 Zone are:**
    - (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;**

- (B) **To facilitate the planning of one-family residential developments with medium-sized lots and dwellings of various sizes and styles;**
  - (C) **To encourage the preservation of trees and open spaces; and**
  - (D) **To prevent soil erosion and stream valley flooding.**
- (b) **Uses.**
  - (1) **The uses allowed in the R-80 Zone are as provided for in the Table of Uses (Division 3 of this Part).**
- (c) **Regulations.**
  - (1) **Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-80 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

**C. Determinations:**

1. The subject property is located on the north side of Good Luck Road, approximately 100 feet east of its intersection with Hanover Parkway. The subject property is an irregularly-shaped parcel situated amid an established residential community. The property is improved with a 419-bed, 432,250-square-foot hospital. A parking garage and additional surface parking lots are located onsite.
2. Based upon the recommendation of the Supervisor, the Planning Director has approved the waiver of the posting requirement due to the limited scope and nature of the proposed improvements.
4. The proposed modification to add a generator at the northeast corner of the property will not alter the footprint of the existing structure. The total area of site disturbance is 0.11 percent, which is less than the 10 percent required per Section 27-325.09(c)(1) of the Zoning Ordinance.
5. The property and use was the subject of Special Exception Application, SE-3307, approved February 19, 2009, the records in the file of indicate all previous conditions of approval were incorporated into the current approved site plan.
6. The proposed revision meets the criteria of Section 27-325(c) for a limited minor change approvable by the Planning Director. The proposed changes are minor in scope in nature. The requested modification is the addition of the installation of two new generators, the relocation of two transformers on concrete pads and the installation of one utility cabinet.
7. Findings 1-5 of Section 27-317 are satisfied as the proposed change to the Site Plan does not make a significant change to the structure or the operation of the facility because it is not an intensification of use.
8. Findings 6 and 7 of Section 27-317(b) are satisfied because the site has an approved Type I Tree Conservation Plan (TCPI-041-93) approved in conjunction with SE-3307 and a Type II Tree Conservation Plan (TCPPII-016-97) was previously approved, the subject property is not

within the boundaries of the Chesapeake Bay Critical Area and there is no impact upon any regulated environmental features on the subject property.

- 9. Hospitals are allowed by special exception in the R-80 Zone. Therefore, the use will not be detrimental to the use or development if adjacent properties or the general neighborhood.
- 10. The revision proposal is within the applicable development requirements and regulations set forth in the Zoning Ordinance. All applicable zoning requirements are listed on the site plan, ROSP-3307-14.
- 11. The applicant proposes the installation of two new generators, the relocation of two transformers on concrete pads, and the installation of one utility cabinet.
- 12. There are no significant master plan issues to address regarding the proposed improvements.

**D. Recommendation:**

Based in the above findings, it is recommended that ROSP-3307-14 be APPROVED with the following conditions:

- 1. Prior to the issuance of permits:
  - a. Show the existing setbacks on the site plan.
  - b. Revise the parking schedule to reflect existing parking only. Do not include unconstructed parking.
  - c. Remove the existing trailer shown with the limits of the ROSP.

\* \* \* \* \*

**APPROVED BY AUTHORITY OF:**  
**Andree Green Checkley, Planning Director**

**Date:** \_\_\_\_\_

**By:** \_\_\_\_\_  
**Christina Pompa**  
**Acting Subdivision and Zoning Supervisor**