

Prince George's County Revision of Site Plan Application No. ROSP-SE-4189/02

Applicant: Crescent Cities Charities, Inc., Owner

Location: The subject property is located on the north and south side of Queensbury Road, east and west sides of 44th Place and south side of East-West Highway

Request: Revision of Site Plan for a (Major Change) Special Exception Application NO. 4189/02 in accordance with Section 27-324

R E S O L U T I O N

WHEREAS, the applicant is requesting Major Revision to an Eleemosynary Institution and Philanthropic Institution, Nursing Home, Adult Day Care Center and Day Care Center for 30 children in the R-55 Zone in accordance with Section 27-324 of the Zoning Ordinance; and

WHEREAS, the advertisement of the public hearing was posted on the property in accordance with the adopted Rules of Procedure of the Prince George's County Planning Board; and

WHEREAS, the Technical Staff Report released September 6, 2000, recommended APPROVAL, with conditions; and

WHEREAS, after consideration of the testimony and Technical Staff Report at its regular meeting on September 14, 2000, the Prince George's County Planning Board agreed with the staff recommendation; and

WHEREAS, the Planning Board decision is based on the findings and conclusions found in the Technical Staff Report and the following additional DETERMINATIONS:

- A. Location and Field Inspection: The subject property includes three separate parcels located along the north and south sides of Queensbury Road, west of Baltimore Avenue. The largest of these parcels, on which most of the activity is to take place, is located on the north side of Queensbury Road between 44th Avenue and 44th Place, extending to the south side of East West Highway. The site consists of three parcels which made up the old Leland Memorial Hospital. The largest of the parcels contains the old hospital building, related parking lots and a residence. The second parcel is across 44th Avenue; it contains two residences. The third parcel is across Queensbury Road and is developed as a small park.
- B. History: The subject property was retained in the R-55 Zone by the 1994 Sectional Map Amendment (SMA) for Planning Area 68. A hospital (Leland Memorial) was established on the subject property in 1942, and it became a nonconforming use when the subject property was first made part of the Regional District in 1949. On December 12, 1977, the District Council approved a hospital request on the site (SE-2717). In March of 1993, Leland closed pursuant to a certificate issued by the Maryland Health Resources Planning Commission. On October 30, 1995, the District Council approved the original Special Exception for a comprehensive senior care facility on the site (SE-4189). On July 27, 1995, the Planning Board approved Departure from Parking and Loading

Standards Application No. 197 for 19 spaces, which reduced the required parking at that time from 218 spaces to 199 spaces. In 1996, the Planning Board approved a minor revision to the site plan for SE-4189, to make minor structural changes and changes to the parking area. This is the second revision request.

- C. Master Plan Recommendation: The 1994 Master Plan for Planning Area 68 recommends public/quasi-public use of the subject property in light of its existing development. The 1994 Sectional Map Amendment (SMA) placed the property in the R-55 Zone.
- D. Request: The applicant is requesting a major revision to their redevelopment of the old Leland site as a comprehensive nursing home/senior health facility. As approved, the Crescent Cities Center is to include:
- A nursing home consisting of 140 comprehensive care beds
 - 14 assisted living units serving 18 low- and moderate-income elderly who require short-term respite stays
 - An adult day care center for 30 seniors (plus 9 employees)
 - A comprehensive rehabilitation facility for physical, occupational and speech therapy
 - 11,000 square feet of private medical offices
 - A non-emergency care facility for walk-in patients to include radiology, pharmacology, screening and assessment services
 - A day care center for 30 children
 - Use of the previously existing cafeteria
 - Transportation between the site and other sites in the community

Specifically, the applicant is proposing three changes:

1. The addition of eight beds to the assisted living facility, bringing it to a total of 26.
2. Increasing the adult day care enrollment to 60 (plus 18 employees)
3. Adding a 100-square-foot beauty shop, permitted as an accessory use to the nursing home.

Secondly, the applicant seeks a second 20-parking-space departure to accommodate these additional uses.

- E. Neighborhood and Surrounding Uses: The property is surrounded by single-family residences to the north, west and south. A variety of retail and office-commercial uses in the C-S-C Zone are located to the East.

The neighborhood is defined by the following boundaries:

North - East West Highway

East - Baltimore Avenue (US 1)

South - Oliver Street

West - 43rd Street

The neighborhood is developed with well maintained single-family residences with the exception of that area east of 44th Place, which is developed with a variety of retail and office-commercial uses oriented to Baltimore Avenue.

F. Major Change Provisions (Sec. 27-324):

- (a) **The District Council may (for good cause) amend any imposed condition or approved site plan without requiring a new application if the amendment does not constitute an enlargement or extension of a Special Exception use.**

The applicant's proposal, while an intensification of an existing special exception use, does not include any addition to acreage or building square footage, and is thus not an enlargement or expansion of the special exception.

- G. Specific Special Exception Requirements: The District Council and Planning Board have twice found this mix of uses to meet the specific criteria for an Eleemosynary and Philanthropic Institution (Nursing Home, Adult Day Care Center and Day Care Center for 30 children in the R-55 Zone). The only new use proposed by the applicant is a 100-square-foot beauty shop as an accessory use.

- H. Parking Regulations: Parking requirements for the site are as follows:

<u>USE</u>	<u>SCHEDULE</u>	<u>SPACES REQUIRED</u>
Nursing Home (140 beds)	1 space / 3 beds	46.7
Assisted Living (26 beds)	1 space / 3 beds	6.9*
Medical Offices (17,200 sq. ft.)	1 space 200 sq. ft.	86.0
Urgent Care Facility (3,920 sq. ft.)	1 space 200 sq. ft.	19.6
Rehabilitation Facility (2360 sq. ft.)	1 space 200 sq. ft.	11.8
Adult Day Care (78 occupants including opera-	1 space / 3 occupants	26

tors)		
Child Day Care (30 kids)	1 space / 8 kids	3.0*
Group Residential Facilities (3 at 8 persons each)	1 space / 4 persons	4.8*
Beauty Shop	1 space /150 sq. ft.	0.6
TOTAL REQUIRED (* 20% REDUCTION)		206.0
MINUS DPLS-197		-19.0
TOTAL REQUIRED		187.0
TOTAL PROVIDED		167.0

The applicant improperly applied the 20 percent reduction to the Urgent Care Facility and the Outpatient Rehabilitation Facility uses. The parking schedule needs to be amended accordingly.

- I. Landscape Manual Requirements: There is no increase in gross floor area of the existing building, therefore this plan is not subject to the *Landscape Manual*.
- J. Zone Standards: The site plan meets the standards prescribed for the R-55 Zone. The District Council granted variances for building setbacks through their approval of Zoning Ordinance No. 1-1978.
- K. Sign Regulations: There are no new signs proposed.
- 12. Additional Issues: The site plan contains two notes referencing the outdoor play area for the day care use. They do not agree on the square footage. The incorrect note should be removed. Additionally, the site plan should contain a note referencing the play area hours.
- M. Required Special Exception Findings:

Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes 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 Map 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.
- (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

The District Council and Planning Board have found this mix of uses to meet these findings on two previous occasions. Nothing the applicant proposes in this application will change these positive findings.

In the present case, the application is generally in harmony with the purposes for zoning and meets the requirements of the Ordinance. During the Master Plan process, the County created the Leland Task Force to determine the appropriate adaptive reuse of the old hospital site. It was generally agreed that reusing the site with uses similar to those previously provided would be most advantageous. As such, it is not seen as a threat to the integrity of the residential guidelines and objectives of the 1994 *Master Plan for Planning Area 68*. Nor will it adversely affect the health, safety and welfare of residents in the area or be detrimental to the use and enjoyment of adjacent properties or the general neighborhood. The subject property was been used for similar uses for more than 50 years without proving to be a problem. Staff has a reasonable expectation that this will continue to be the case. The site is exempt from Tree Conservation requirements due to its lack of forest stands.

This application proposes a permissible intensification of uses at this site, commensurate with the community's demand for these services and the site's physical ability to adequately accommodate the proposed mix of services.

NOW, THEREFORE, BE IT RESOLVED, that this application for ROSP-SE-4189/02 is hereby APPROVED, with conditions, subject to

1. A revised parking schedule in accordance with this report.
2. The incorrect play area square footage note shall be removed.
3. A note referencing the play area hours shall be added.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Eley, seconded by Commissioner Lowe, with Commissioners Lowe, Eley, Brown and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, September 14, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of October 2000.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:tl:leb