



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

## Revision of Site Plan

## ROSP-4307-01

Application	General Data	
<b>Project Name:</b> Capital Caring–Emergency Generator  <b>Location:</b> Located on south of Greenbelt Road (MD 193), approximately 500 ±feet east of its intersection with Good Luck Road.  <b>Applicant/Address:</b> CSH Greenbelt, LLC 1275 Pennsylvania Avenue NW Second Floor Washington DC 20004  <b>Property Owner:</b> Same as above	Planning Board Hearing Date:	N/A
	Staff Report Date:	06/07/16
	Date Accepted:	05/09/16
	Planning Board Action Limit:	N/A
	Plan Acreage:	2.5
	Zone:	C-O
	Gross Floor Area:	73,393 sq. ft.
	Lots:	1
	Parcels:	N/A
	Planning Area:	70
	Council District:	03
	Election District	14
	Municipality	N/A
	200-Scale Base Map:	210NE09

Purpose of Application	Notice Dates	
Revision of special exception for an installation of an emergency generator and a six –by twelve (72-square-foot) concrete pad.	Informational Mailing	N/A
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	Waived

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ivy R. Thompson <b>Phone Number:</b> 301-952-4326 <b>E-mail:</b> Ivy.Thompson@ppd.mncppc.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-4307-01

**Project Name:** Capital Caring–Emergency Generator

**Reviewer's Name:** Ivy R. Thompson, Senior Planner

A. **Nature of the Applicant's Request:** The applicant requests approval of a minor revision of site plan (ROSP) for the installation of an emergency generator and a six -by twelve (72-square-foot) concrete pad.

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 27-453.—C-O Zone (Commercial Office).**

- (a) Purposes**
  - (1) The purposes of the C-O Zone are:**
    - (A) To provide locations for predominantly nonretail commercial uses, such as business offices and services of a professional, clerical, or administrative nature, and such retail service uses as are desirable for the efficient and convenient operation of the nonretail uses.**

**(b) Landscaping and screening.**

- (1) Landscaping and screening shall be provided in accordance with Section 27-450.**

**(c) Uses.**

- (1) The uses allowed in the C-O Zone are provided for in Table of Uses I (Division 3 of this Part).**

**(d) Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the C-O Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Table (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, Capital Caring Hospice (Chancellor Garden at Greenbelt), an existing nursing care home, is located on the eastern side of Greenbelt Road, north of Good Luck Road. The property is zoned Commercial Office (C-O) in Lanham. The 2.5-acre area of special exception is bounded to the north by Greenbelt Road (MD 193) and the Countryside Apartments in the R-18 Zone, west by medical and commercial office zoned C-O, south by a child care center and undeveloped land in the C-O Zone, (the balance of the Greenbelt Executive Center and east by undeveloped land zoned C-O).
2. Based upon the recommendation of the Zoning Supervisor, the Planning Director has approved the waiver of the posting requirement due to the limited scope and nature of the proposed improvements.
3. The proposed modification to add a generator at the southeast corner of the property will not alter the footprint of the existing structure. The total area of site disturbance is 72 square feet or .00066 percent, which is less than the ten percent required per Section 27-325(9)(c)(1) of the Zoning Ordinance.
4. The property and use was the subject of special exception application, SE-4307, approved February 25, 1988. The records in the file indicate all previous conditions of approval were incorporated into the current approved site plan.
5. The proposed revision meets the criteria of 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 a 72-square-foot concrete pad and an emergency generator.
6. Findings 1–5 of Section 27-317 of the Zoning Ordinance 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.
7. Findings 6, 7 and 27-317(b) are satisfied because the site has an approved Tree Conservation Plan letter of exemption, 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.

- 8. Nursing Care Homes are allowed by special exception in the C-O Zone. Therefore, the use will not be detrimental to the use or development if adjacent properties or the general neighborhood.
- 9. 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 revised site plan, ROSP-4307-01.
- 10. The applicant proposes the installation of a concrete pad and a generator with required landscaping.
- 11. There are no significant master plan issues to address regarding the proposed improvements.

**D. Recommendation:**

Based on the above findings, it is recommended that Revision of Site Plan ROSP-4307-01 be APPROVED with the following conditions:

- 1. Correct the address in Site Plan Note 1 to read: “9885 Greenbelt Road, Lanham, MD 20706.”

\* \* \* \* \*

**APPROVED BY AUTHORITY OF:  
Fern V. Piret, Planning Director**

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

**By:** \_\_\_\_\_  
**Jimi Jones, Zoning Supervisor**