

October 2, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Jimi Jones, Zoning Supervisor, Development Review Division

SUBJECT: **Detailed Site Plan DSP-00014-01**
Prince George's Hospital Center

Section 27-295(e) authorizes the Planning Board or its designee to grant approval of minor modifications to site plans for buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located. Changes of site plans may be permitted under two scenarios:

(A) Situation No. 1.

- (i) There is a proposed increase in gross floor area of a building or in land area covered by a structure other than a building (over that approved on the original site plan) which is not greater than fifteen percent (15%) of the gross floor area or covered land area; or**
- (ii) There is a proposed relocation (in any direction) of any improvement (approved on the original plan) which is not greater than fifteen percent (15%) of the distance to the boundary line of the property or twenty (20) feet, whichever is less.**

(B) Situation No. 2.

- (i) There is a proposed change in the design of a parking lot or loading area; or**
- (ii) There is a proposed change in a landscape plan.**

The applicant, Dimensions Health Care, proposes to convert a vacant building that was formerly a nursing home into a medical office building. While most of the conversion will be interior renovations, some minor changes in the parking area have occurred over the years. The site does, however, have more than enough parking to accommodate the use. Staff believes the proposal qualifies for review under "Situation No. 2."

The Town of Cheverly has reviewed the proposal and in a letter dated July 25, 2013 (attached) indicated support for the proposed redevelopment.

Staff believes the modifications are very minor and uncontroversial in nature and, therefore, recommends that the review be conducted at the staff level.

Attachment