



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-89020/07

Application	General Data
Project Name: Maryland Trade Center, Greenbelt Ambulatory Care Center Location: South of the intersection of Greenbelt Road (MD 193) and Hanover Parkway, at the terminus of Hanover Drive. Applicant/Address: Caperian, Inc. 5002 Givendale Lane Tample, FL 33647	Date Accepted: 3/17/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 2.67
	Zone: C-S-C
	Dwelling Units: NA
	Square Footage: 42,300
	Planning Area: 67
	Tier: Developed
	Council District: 4
	Municipality: Greenbelt
	200-Scale Base Map: 201NE07

Purpose of Application	Notice Dates
A 42,300 Square-foot Medical Office Building/ Ambulatory Care Center	Adjoining Property Owners Previous Parties of Record Registered Associations: 12/21/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 05/22/2006

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 4, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-89020/07
Greenbelt Ambulatory Care Center, Maryland Trade Center

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, as described in the recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the C-S-C Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-81146 and Final Plat NLP150@ 45.
- c. The requirements of Detailed Site Plan DSP-89020 and its revisions
- d. The requirements of the *Landscape Manual*
- e. The requirements of the Prince George's County Woodland Conservation Ordinance
- f. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject detailed site plan application is for approval of a 42,300-square-foot ambulatory care center in the C-S-C (Commercial Shopping Center) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Use(s)	Vacant	Medical Office (Ambulatory Center)
Acreage	2.67	2.67
Parcel	1	1
Building square footage/GFA	0	42,300

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	212	183*
Of which handicapped spaces	7	13
Loading space	1	1

Note: *A departure of 72 spaces from the required total of 385 spaces for two parcels including the subject site was approved by the Planning Board on December 3, 1998.

3. **Location:** The subject property is located southwest of the intersection of Greenbelt Road (MD 193) and Hanover Parkway, at the terminus of Hanover Drive, with a street address of 7300 Hanover Drive, within the boundary of the City of Greenbelt, in Planning Area 67, Council District 4.
4. **Surroundings and Use:** The site is part of an office, shopping and hotel/dining complex previously known as Greenway Center, Maryland Trade Center, and Hanover Business Park. To the south is undeveloped land in the R-18 Zone; to the east and north and west are developed properties in the C-O (Commercial Office), C-M (Commercial Miscellaneous), and C-S-C (Commercial Shopping Center) Zones in the Maryland Trade Center.
5. **Previous Approvals:** The subject site was originally zoned C-M (Commercial Miscellaneous). The 1990 Sectional Map Amendment for Langley Park-College Park-Greenbelt and Vicinity (Planning Areas 65, 66 and 67) rezoned the property to the C-S-C Zone. The subject site has an approved Preliminary Plan of Subdivision, 4-81146 (approved on February 4, 1982), which was recorded as Final Plat NLP 113@60 on June 3, 1982. The approval of Preliminary Plan of Subdivision 4-81146 requires the approval of a detailed site plan prior to issuance of building permit. Subsequently, Detailed Site Plan DSP-89020 (for Parcels B, E, and F) was filed and approved (PGCPB Resolution No. 89-94) with five conditions. Six revisions have been filed and approved so far. DSP-89020/01 is a detailed site plan to reduce the size of a bank on a pad site. DSP-89020/02 is a detailed site plan to revise the play area for a day care center. DSP-89020/03 is a detailed site plan for a cancer treatment facility (for Parcel J), which was approved (PGCPB Resolution No. 94-114) on March 31, 1994, with two conditions. DSP-89020/04 is a detailed site plan for adding a 15-foot-high rooftop broadcasting tower. DSP-89020/05, which covers the subject site, is a detailed site plan for a two-story Greenbelt Ambulatory Care Center and was approved by the Planning Board (PGCPB Resolution No. 98-180) on May 28, 1998, with one condition. A Departure from Parking and Loading Standards, DPLS-245, was filed concurrently with DSP-89020/05 requesting a departure of 72 parking spaces from the required 385 parking spaces. The Planning Board approved the departure application DPLS-245 on December 3, 1998 (PGCPB Resolution No. 98-315). DSP-89020/06 is a detailed site plan revision to DSP-89020/05 to add a third story to the approved two-story building, which was approved by the Planning Board

(PGCPB Resolution No. 99-1) on January 7, 1999, with one condition. The subject application, DSP-89020/07, is a reapproval of what was approved in DSP-89020/06, for a three-story, 42,300-square-foot ambulatory care center. The subject site also has an approved Stormwater Management Concept Plan 8005130-1998-000, which is valid through February 2, 2009.

6. **Design Features:** The proposed ambulatory care center is accessed through a private street off Hanover Drive from the east of the site. Two access points have been shown on the private street to the east leading to two turnaround features on the north and south sides of the building.

The ambulatory care center is a three-story flat roof building designed in a modern architectural style. The building is located in the eastern part of the site between the two entrances and is surrounded on the north, west and south sides by the on-site parking spaces. The elevations of the building feature a horizontal presentation with regular fenestration pattern. The main elevations (south and north) have two parts that have a similar design. A vertically presented brick band, which is distinguished from the rest of the elevations in color, provides a visual variation in composition. All elevations are finished with brick and glass. Each elevation has a distinguished three-part design through a change in brick color.

No signage has been provided with this DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-S-C Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in general conformance with the requirements of Section 27-461 of the Zoning Ordinance, which governs development in the commercial zones. The proposed medical office/ambulatory care center is a permitted use in the C-S-C Zone.
 - b. The subject application complies with Section 27-462, Regulations, regarding setbacks in the commercial zones.
8. **Preliminary Plan of Subdivision 4-81146 and Final Plat NLP150@ 45:** Preliminary Plan of Subdivision 4-81146, covering a larger property including the subject site, was approved by the Planning Board with five conditions and was recorded as Final Plan NLP150@45. The conditions of approval that are applicable to the review of this DSP are discussed as follows:

- (1) **Subject to the following requirements:**

- a. **That development be limited to 192,000 square feet gross office floor area, a 60,000 square foot catering service, and a 200 room hotel.**

Comment: Pursuant to the applicant, this detailed site plan approval is still within the above development caps. A condition of approval has been proposed in the recommendation section of this report to require the applicant to provide a table on the site plan to illustrate the relationship between the above development caps and the subject DSP.

- (3) **Subject to the approval of a site plan by the Prince George's County Planning Board prior to the approval of building permit.**

Comment: The subject detailed site plan was filed to fulfill this condition. No building permit will be issued for the ambulatory care center until after the Planning Board approval of this detailed site plan.

(4) No building shall exceed 16 stories in height; and

Comment: The proposed ambulatory care center is a three-story building, which is well below the 16-story limitation.

(5) Subject to the following:

(a) The covenants agreed to by the property developers/owners in the agreement to annex to the City of Greenbelt shall be shown on all future plans for this property.

Comment: This condition will be carried forward and modified as a condition of approval for this DSP.

(b) The City of Greenbelt is to have an opportunity to review and comment on all required site plans;

Comment: The City of Greenbelt is currently reviewing the subject detailed site plan. The city's comments will be presented to the Planning Board at time of public hearing for this DSP.

9. **Detailed Site Plan DSP-89020 and Revisions:** Of all the approved detailed site plans with a case number related to DSP-89020, only DSP-89020/05 and DSP-89020/06 are specifically pertinent to the subject site. The Planning Board approved both DSP-89020/05 and DSP-89020/06 with one condition prior to certification. No condition of approval is applicable to the review of this DSP.

10. ***Landscape Manual:*** The proposed development is subject to Section 4.2, Commercial and Industrial Landscaped Strip Requirements, and Section 4.3, Parking Lot Requirements of the *Landscape Manual*.

- a. Section 4.2, Commercial and Industrial Landscaped Strip Requirements, requires that in all commercial zones a landscaped strip shall be provided on the property adjacent to all public rights-of-way. The landscape plan provides Option 1 landscape strip treatment for the 45-foot frontage on Hanover Drive that is a minimum ten-foot-wide landscaped strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings, on the site plan. The landscape plan conforms to the requirements of Section 4.2.
- b. Section 4.3(b), Perimeter Landscape Requirements, requires a landscape strip between the parking lot and any adjacent property line. The landscape strip in this case is five feet wide because the subject site is over 10,000 square feet. Within this landscaped strip, one tree and three shrubs per 35 linear feet of parking lot perimeter adjacent to a property line are required. The landscape plan provides some of the required plants on the east and south sides. A condition of approval has been proposed in the recommendation section to require the applicant to revise the landscape plan to provide 4.3(b) landscape strip and the corresponding schedule for the east, west, and south sides of the subject site.

The application is subject to Section 4.3(c), Interior Planting Requirements, because the proposed parking lot is 84,854 square feet, which is between 50,000 to 149,999 square feet. In accordance with Section 4.3(c), eight percent of the total parking area must be interior planting area. The landscape plan provides 8.2 percent, which conforms to Section 4.3(c).

11. **Woodland Conservation Ordinance:** This property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance because there is no woodland on the property and there are no previously approved tree conservation plans associated with this property. A standard exemption has been approved for this site and the exemption is valid through March 9, 2008.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. In a memorandum dated March 23, 2006, the Community Planning Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and conforms to the land use recommendations of the 1989 approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity (Planning Areas 65, 66 and 67).
 - b. In a memorandum dated April 14, 2006, Subdivision Section staff provided a subdivision approval history for this site and concluded that there are no other subdivision issues at this time.
 - c. The Transportation Planning Section, in a memorandum dated March 20, 2006, indicated that the site plan is acceptable from the standpoint of access and circulation and required that the plan should clarify the means by which the number of parking spaces required on-site is met.

Comment: As shown in the above Finding 2, Development Data Summary, the subject site has a Departure from Parking and Loading Standards, DPLS-245, which was approved by the Planning Board as an accompanying case with DSP-89020/05, which waives 72 parking spaces for the subject site, and Parcel H. Pursuant to the applicant, the parking provided on this site conforms to Part 11, Off-Street Parking and Loading, of the Zoning Ordinance. However, no parking information on Parcel H has been provided for review. A condition of approval has been proposed to require the applicant to provide parking information on Parcel H prior to certification of this DSP to ensure that the parking requirements are met for both the subject site and Parcel H.

In a separate memorandum from the Transportation Planning Section dated May 1, 2006, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trails identified in the adopted and approved Langley Park-College Park-Greenbelt Master Plan that impact the subject site.

- d. The subject application was also referred to the Department of Environmental Resources (DER). In a memorandum dated February 21, 2006, staff noted that the site plan is consistent with the approved stormwater concept plan.
- e. The Permit Section in a memorandum dated March 24, 2006, provided six comments and questions. The applicant, through a revised plan, has addressed those comments and questions.

- f. The Department of Public Works and Transportation (DPW&T), in a memorandum dated April 27, 2006, noted that since the property is located within the City of Greenbelt, coordination with the City of Greenbelt is required. There is no impact to county-maintained roadways.
 - g. The comments of the City of Greenbelt had not been received at the time the staff report was completed; they will be presented at the time of the public hearing.
 - h. The City of New Carrollton had not responded to the referral request as of the time the staff report was written.
13. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-89020/07 for Greenbelt Ambulatory Care Center at Maryland Trade Center, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Provide parking calculations for Parcel H along with the parking calculation for the subject site on the site plan.
 - b. Revise the landscape plan to provide a Section 4.3(b) landscape strip along the east, west and south property lines and the corresponding schedule on the site plan.
 - c. Provide a table on the site plan to demonstrate that the approval of the subject site plan is within the development caps as approved with Preliminary Plan of Subdivision 4-81146. An additional key map shall also be added on the site plan to reflect the relation of the subject parcel to the overall Maryland Trade Center.
 - d. Show the covenants agreed to by the property developers/owners in the agreement to annex to the City of Greenbelt on the site plan.