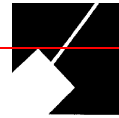


Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3470



Comment [COMMENT1]: WHEN INSERTING  
 INFORMATION AT THE @ SIGN  
 REMEMBER TO USE INDENT FOR SECOND  
 LINE - NOT TAB. ALSO, IT WILL LOOK  
 LIKE THE TEXT IS GOING WACKO, BUT  
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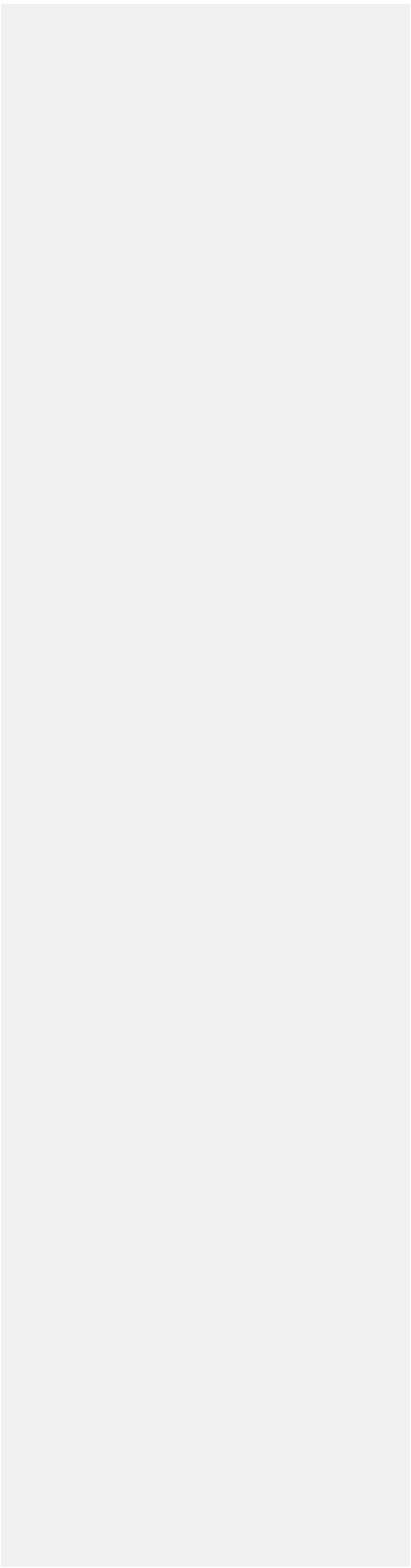
## DETAILED SITE PLAN No. 90034/02

Application	General Data
Project Name: Laurel Regional Hospital	Date Accepted 03/10/00
	Planning Board Action Limit 05/18/00
	ZHE Hearing Date N/A
Location: 7100 Contee Road	Plan Acreage 48
	Zone R-R
	Dwelling Units None
Applicant/Address: Dimensions Health Corporation (Prince George's County, Owner) 9200 Basil Court Largo, Maryland 20774	Square Feet
	Planning Area 60
	Council District I
	Municipality None
	200-Scale Base Map 218NE 6R & 7L

Purpose of Application	Notice Dates
Revise the site plan to construct an addition of 6,450 square feet.	Adjoining Property Owners (CB-15-1998) N/A
	Previous Parties of Record (CB-13-1997) 03/13/00
	Sign(s) Posted on Site 03/10/00
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	Arie Stouten

	X		
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March 22, 2000

**TECHNICAL STAFF REPORT:**

TO: The Prince Georges County Planning Board

FROM: Arie Stouten, Zoning Supervisor

SUBJECT: **Detailed Site Plan No. 90034/02**

REQUEST: **Addition of 6,450 square feet to the Laurel Regional Hospital**

RECOMMENDATION: APPROVAL, with a condition

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NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date indicated above. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Development Review Division at the address indicated above. Please call 301-952-3280 for additional information.

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## FINDINGS:

A. Location and Field Inspection: The property is located on the northeast quadrant at the intersection of Van Dusen and Contee Roads. Vehicular access is provided from both roads. The site is developed with a five-story hospital containing 200 beds, a one-story MRI facility and a four-story medical office building.

B. History: The hospital was constructed in the mid-1970s. Since then, the gross floor area of the complex has been increased from 255,000 to 355,125 square feet through the following additions:

* 1989 MRI Building	4,125 sq. ft.
* 1990 Medical Office Building	60,000 sq. ft.
* 1994 Emergency Room	36,000 sq. ft.
Total Increase	100,125 sq. ft.

In addition, Departure from Sign Design Standards No. 510 was approved in 1995. This departure allowed an increase to the building-mounted sign area and three freestanding signs.

C. Master Plan Recommendation: The 1990 Subregion I Master Plan recommends public or quasi-public use for the site. The associated sectional map amendment retained the property in the R-R Zone.

D. Request: The applicant proposes to revise the site plan for the Laurel Regional Hospital to construct an addition of 6,450 square feet. The proposed addition will be added to the fourth floor of the hospital building to accommodate the renovation and expansion of mental health facilities.

E. Surrounding Uses: The property is surrounded by the following uses:

North - Undeveloped property in the R-S (2.7-3.5) Zone

East - Across Van Dusen Road - shopping center, office park and nursing home in the C-G Zone, undeveloped land in the R-R Zone

South - Across Van Dusen Road - undeveloped land in the R-R Zone

West - Across Contee Road - undeveloped land in the R-R Zone, townhouses in the R-M (5.8-7.9) Zone.

F. Site Plan Revisions: **In accordance with Section 27-295(e), the Planning Board or its authorized representative is authorized to grant minor changes to the site plan approved by the District Council pursuant to Section 27-293(b) 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 provided that either of the following two (2) situations exist:**

(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 original site plan for the hospital indicated a gross floor area of 225,000 square feet. The proposed addition of 6,450 square feet constitutes a 2.8 percent increase in gross floor area ( $6,450 / 225,000 = 2.8\%$ ). The proposed addition is well within the 15 percent maximum increase permitted.

**If the change is approved, the revised site plan shall be made a part of the record of the original application. The revised site plan shall comply with all applicable requirements of this Subtitle and with any conditions relating to the use imposed by the District Council or Planning Board in the approval of the building or use. When a minor change is approved by the Planning Board or its authorized representative, any requirements or conditions deemed necessary to protect adjacent properties and the general neighborhood may be added.**

7. **Criteria for Approval: In approving buildings and uses serving public health purposes, the District Council shall consider the following criteria of Section 27-295(b)(1):**

- (A) The relationship of the project to the General Plan, Master Plan, Functional Master Plan, or other plan or policy document approved by the Council;**

The Subregion I Master Plan, approved in March, 1990, recognizes the existing hospital on the subject property (Master Plan, p. 190). The Master Plan's goal for health services (Master Plan, p. 189) is to provide facilities that make available comprehensive health care services for Subregion residents and permit easy access to those facilities for handicapped persons. In the Master Plan recommendations (p. 191) the Plan states no specific additions or improvements to the existing system are proposed at this time. However, as the local population increases, the social and income structure of residents, together with their health needs, will predictably change. All means to improve the system's capability to achieve approved standards and more effectively provide for the health needs of the Subregion's residents should be considered, while recognizing current fiscal limitations.

The Subregion I Sectional Map Amendment, adopted October 1990, retained the property in the R-R Zone. The proposed expansion of the hospital's mental health facilities is in keeping with the Master

Plan's objective of planning and providing public health facility improvements to meet the community's changing needs. Thus, the proposed expansion of the mental health facilities is in conformance with the Subregion I Master Plan.

**(B) The impact of the project on the area affected;**

The accompanying site plan indicates that the mental health facilities expansion will result in an addition of 6,450 square feet to the fourth floor of the hospital. Technically the hospital is a five-story building. However, due to a change in ground elevation, it appears as a four-story building from Van Dusen Road and a three to five-story building from Contee Road. The addition will be placed on top of the existing, three-story wing at the northwest portion of the building. Given the placement and relative small size of the proposed addition, the impact of the project will be negligible.

In addition, the applicant has stated that the proposed addition will be designed to blend architecturally with the existing building. However, as of this writing, the applicant has not submitted architectural drawings to demonstrate this point. The applicant should be prepared to present architectural elevations at the Planning Board's hearing to demonstrate that the proposed addition will be compatible with the existing building.

**(C) The availability of other, more appropriate sites in the Regional District;**

The proposed expansion of the mental health facilities at the hospital is most appropriate. Although other sites could also provide for these services, it seems most appropriate to provide for these needs on the grounds of this full-service regional hospital.

**(D) The relative need for the facility;**

The Laurel Regional Hospital proposes to renovate and expand its existing mental health facilities to effectively serve the needs of the community. As the region continues to develop and the population increases, there is no question that mental health facilities must also expand to serve community needs.

**CONCLUSION:**

The proposed revision to the Laurel Regional Hospital is minor in nature, and with the recommended condition to ensure architectural compatibility, it will have minimal impact on surrounding properties and the general neighborhood. The increase of 6,450 square feet is proposed as an expansion to the fourth floor of the hospital building. There is no additional ground coverage necessitated by the proposed revision; for instance, adequate parking, loading and landscaping are already provided. In fact, no ground-level changes are proposed or required for the site.

The addition amounts to a 2.8 percent increase in the gross floor area. This is well within the maximum permitted increase of 15 percent, over that approved by the District Council on the original site plan. Overall, this addition will increase the current gross floor area of the hospital complex from 355,125 to 361,575 square feet. The proposed expansion of mental health facilities also conforms with the recommendations of the Subregion I Master Plan to provide facilities that make available comprehensive health care services.

Therefore, staff recommends APPROVAL of SP-90034/02, subject to the condition that the applicant shall present architectural elevations at the Planning Board's hearing to demonstrate that the proposed addition will be compatible with the existing hospital building.