



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

## Detailed Site Plan

**DSP-95073-06**

## Kaiser Permanente Largo Medical Center

REQUEST	STAFF RECOMMENDATION
Construction of 11,050 square feet of additions to an existing medical office building and an 80,000-square-foot addition to an existing parking garage.	APPROVAL with conditions

<b>Location:</b> In the southwest quadrant of the intersection of MD 202 (Landover Road) and Technology Way.	
Gross Acreage:	14.71
Zone:	RTO-H-E
Dwelling Units:	N/A
Gross Floor Area:	247,250 sq. ft.
Planning Area:	73
Council District:	06
Election District:	13
Municipality:	N/A
200-Scale Base Map:	202NE09
<b>Applicant/Address:</b> A. Morton Thomas & Associates, Inc. 800 King Farm Blvd, 4th Floor Rockville MD, 20850	
<b>Staff Reviewer:</b> Andrew Bishop <b>Phone Number:</b> 301-952-4897 <b>Email:</b> Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	04/28/2022
Planning Board Action Limit:	05/03/2022
Staff Report Date:	04/14/2022
Date Accepted:	02/22/2022
Informational Mailing:	11/04/2021
Acceptance Mailing:	02/10/2022
Sign Posting Deadline:	03/29/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-95073-06  
Kaiser Permanente Largo Medical Center

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

**EVALUATION**

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

- a. The requirements of the Development District Overlay (D-D-O) Zone standards of the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment*;
- b. The requirements of the prior Prince George's County Zoning Ordinance for the Mixed Use-Infill (M-U-I) and Development District Overlay (D-D-O) Zones, and site design guidelines of the Zoning Ordinance;
- c. The requirements of Conceptual Site Plan CSP-87168 and its amendment;
- d. The requirements of Preliminary Plans of Subdivision 4-79155 and 4-86107;
- e. The requirements of Detailed Site Plan DSP-95073 and its amendments;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- i. Referrals.

## FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design Section recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) is for the construction of 11,050 square feet of additions to an existing medical building and an 80,000-square-foot addition to the existing parking garage.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	RTO-H-E (Prior M-U-I/D-D-O)	RTO-H-E (Prior M-U-I/D-D-O)
Use(s)	Medical Office Building	Medical Office Building
Lot 2 Acreage	8.51	8.51
Parcel 5 Acreage	6.20	6.20
Total Gross Acreage	14.71	14.71
Proposed Addition Phase 1 (Advanced Urgent Care)	-	4,850 sq. ft.
Proposed Addition Phase 2 (Imaging)	-	6,200 sq. ft.
Total Building Gross Floor Area	236,200 sq. ft.	247,250 sq. ft.
Proposed Addition Phase 1 (Parking Structure)	-	80,000 sq. ft.
Parking Structure	245,200 sq. ft.	325,200 sq. ft.

### OTHER DEVELOPMENT DATA:

<b>Parking</b>	<b>Number of Parking Spaces Required</b>	<b>Number of Parking Spaces Provided</b>
<b>247,250 sq. ft. Medical Office Building</b> (4 to 5 spaces/1000 Gross Floor Area)	<b>989-1,235*</b>	<b>1,221</b>
Standard Spaces	-	1,157
Handicapped Spaces (Regular)	23	58
(1 of 4 handicapped spaces Van Accessible)	6	6
<b>Loading**</b>	<b>3</b>	<b>3</b>

**Notes:** \*The Development District Overlay (D-D-O) Zone standard on page 166 of the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA) sets a maximum rather than minimum parking space requirement to apply to this property. The minimum required on-site parking for the proposed use is 4.00 spaces/1,000 square feet, and the maximum is 5.00 spaces/1,000 square feet.

\*\*The D-D-O Zone does not have a standard for required loading spaces. Therefore, the loading standards outlined in Section 27-582 of the prior Prince George's County Zoning Ordinance requires three spaces, which have been provided by the applicant.

3. **Location:** The property is located at 1221 Mercantile Lane and consists of one parcel known as Parcel 5, recorded in Plat Book NLP 116 on page 89, and one lot known as Lot 2, recorded in Plat Book NLP 151 on page 28. The 14.71-acre site is located on Tax Map 67 in Grid F-1, west of MD 202 (Landover Road), at the southwest corner of its intersection with Technology Way. The property is in the Largo Town Center Sector Plan and SMA, in Planning Area 73 and Council District 6.
4. **Surrounding Uses:** The subject property is bounded to the east by MD 202, to the west by Mercantile Lane, to the north by Technology Way, and to the south by commercial uses and a stormwater management (SWM) facility. The site and surrounding properties are in the edge area of the Regional Transit-Oriented, High-Intensity Zone.
5. **Previous Approvals:** The case history of this site precedes much of the recent development in the Largo area. The northern portion of the property, Parcel 5, was previously subdivided through Preliminary Plan of Subdivision (PPS) 4-79155, and Lot 2 is the subject of PPS 4-86107.

The site is the subject of multiple DSP applications, including DSP-95073, which was approved by the Prince George's County Planning Board on December 21, 1995 (PGCPB Resolution No. 95-417), for development of a 127,000-square-foot medical center and 635 surface parking spaces in the Planned Industrial/Employment Park (I-3) Zone of the prior Zoning Ordinance. The DSP has been amended five times, including DSP-95073-01, which was approved by the Planning Board on June 24, 2010 (PGCPB Resolution No. 10-74), for the development of a 106,700-square-foot addition to the existing medical office building and the construction of a 245,200-square-foot parking garage in the I-3 Zone.

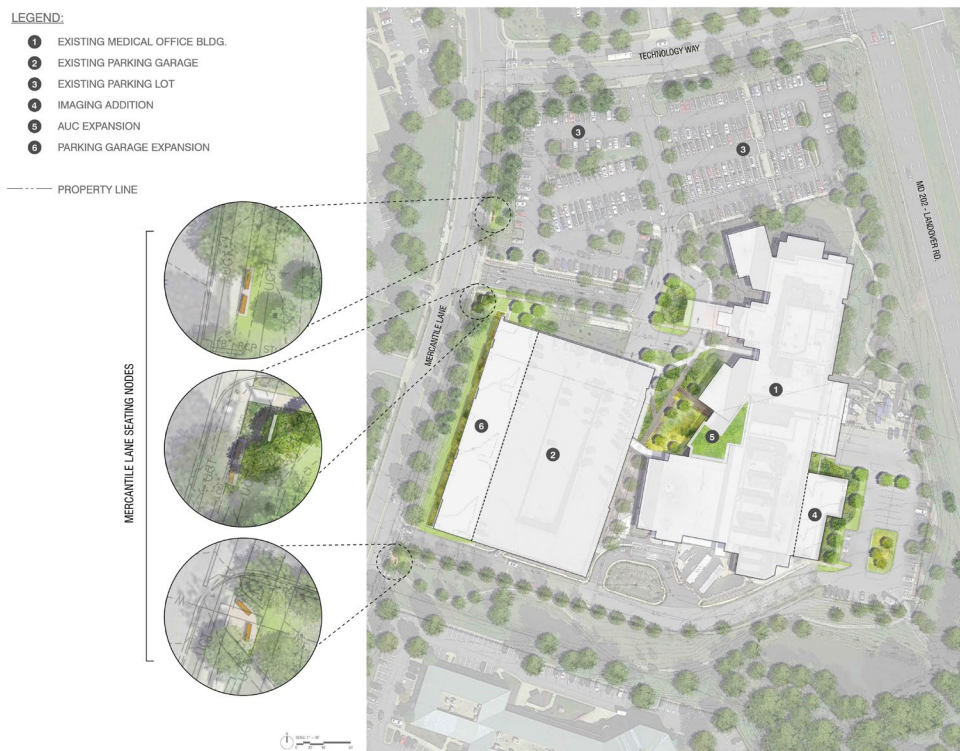
The Planning Director approved the following four amendments: DSP-95073-02, approved on March 28, 2012, to reflect changes to parking space sizes and parking counts on-site; DSP-95073-03, approved on April 27, 2018, to add trailers within on-site surface parking and renovate the existing medical office to include two modular computerized tomography (CT) and magnetic resonance imaging (MRI) units; DSP-95073-04, approved on September 6, 2018, to relocate access doors for the modular CT scanner and MRI facility, and DSP-95073-05, approved on June 1, 2021, to install five natural gas energy servers on-site.

The Largo Town Center Sector Plan and SMA classified the property to the Mixed Use-Infill (M-U-I) Zone, with a D-D-O Zone that guides development of the property.

The site is the subject of an approved SWM Concept Plan, 44959-2021, which is valid until February 8, 2025.

6. **Design Features:** The subject application is being reviewed according to the applicable zoning standards for the subject property, and pursuant to the prior Zoning Ordinance. The application proposes to construct 11,050 square feet of additions to a 236,200-square-foot existing medical building, and an 80,000-square-foot addition to an existing 245,000-square-foot parking garage in two phases.

The site can be accessed from three existing points of ingress/egress: two along Mercantile Lane and the third along Technology Way. Phase 1 will include the proposed 4,850-square-foot expansion of the Advanced Urgent Care center, to modernize the existing facility with 15 new treatment rooms and supporting laboratory space. The on-site vehicular circulation will be revised by adding a 22-foot-wide two-way drive aisle and a covered drop-off area at the main entrance. Phase 2 includes the 6,200-square-foot expansion of the existing imaging facility and incorporation of new environmental site design features such as green roofs, native plantings, and a SWM facility. The DSP also proposes to construct an 80,000-square-foot addition to the existing parking garage in phase one, which will replace existing surface parking adjacent to Mercantile Lane.

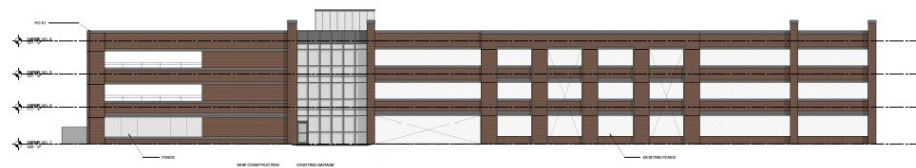


**Figure 1: Site Plan**

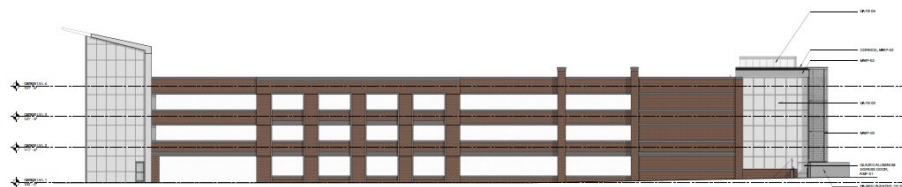
### Architecture

The proposed one-story building additions range in height and are approximately 14 to 18 feet in height. The Advanced Urgent Care addition is located on the west side of the building near the main entrance and the imaging addition is located at the rear of the building on the east side of the structure. The building additions are designed to blend seamlessly with the existing building with proposed materials, including a mix of brick, glass, concrete, fiber cement siding, and metal siding. Trim, coping, and other detail elements such as horizontal banding have been proposed to add architectural interest. The parking garage expansion is located on the west side of the existing parking garage. It is approximately 51 feet in height, 4 stories, and is constructed in brick to match the existing parking garage. The proposed western façade of the garage includes a decorative metal wall panel on the

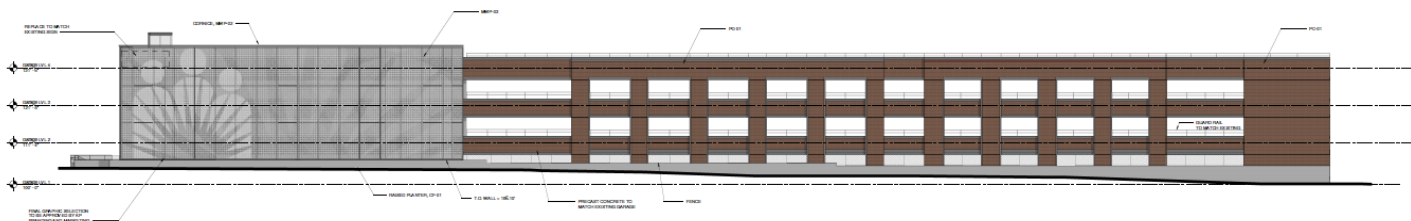
northern side of the structure that includes a graphic design imposed on the metal surface and provides visual interest from the street.



**03 GARAGE ELEVATION - SOUTH**  
30' x 11'

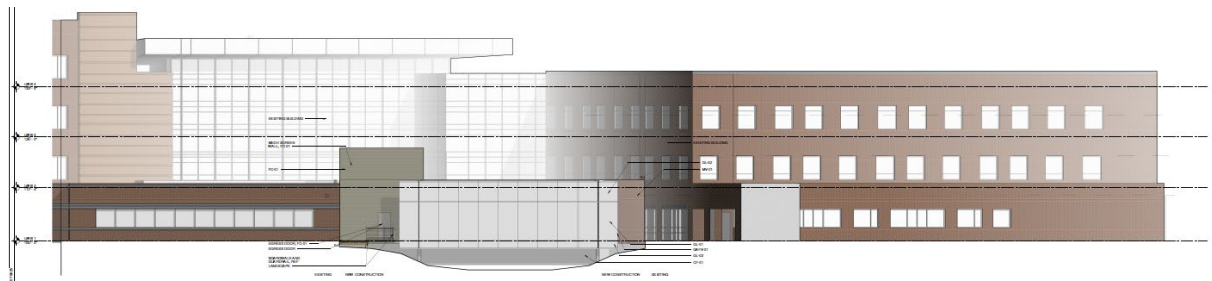


**02 GARAGE ELEVATION - NORTH**  
30' x 11'



**Figure 2: Parking Garage Elevations**

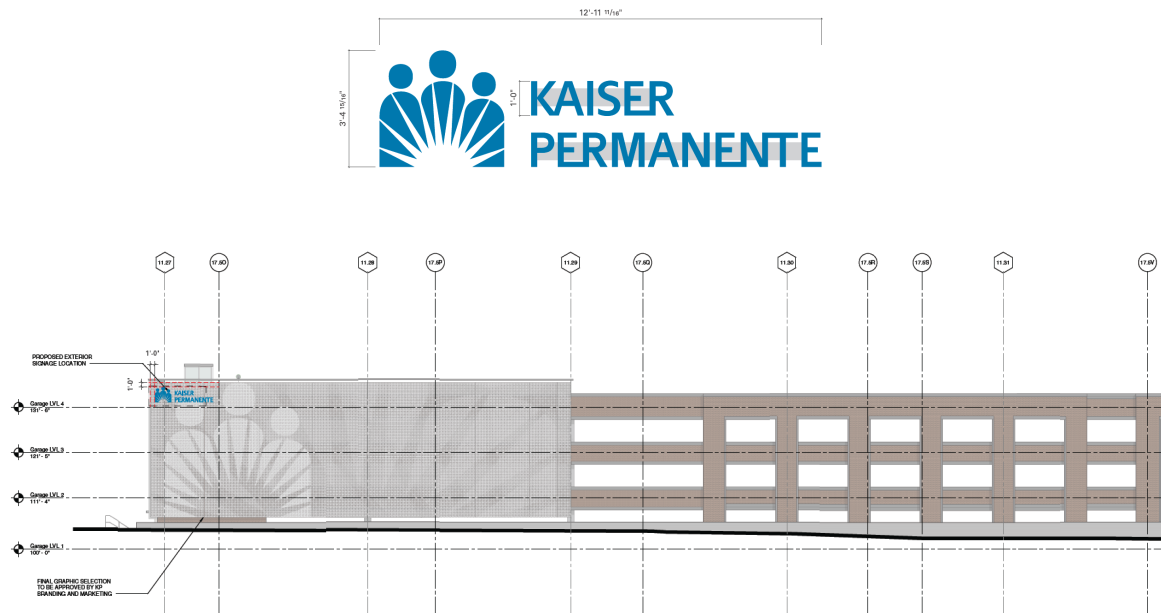




***Figure 3: Advanced Urgent Care Addition Elevation***







**Figure 5: Proposed Signage**

### **Loading, Trash Facilities, and Site Details**

Loading is required for the medical office building and is provided on the east side of the building adjacent to the proposed imaging addition. The trash facilities are interior to the building and not proposed to change with this application. The loading spaces are set back from MD 202 and are adequately screened by landscaping and a brick wall. Labels showing the dimension and location of these spaces have not been included on the site plan and should be provided. Therefore, a condition has been included to clearly dimension these spaces and label them on the DSP for clarification.

### **Green Building Techniques**

A green roof is proposed on the Advanced Urgent Care addition in combination with environmental site design features such as native plantings, and environmental site design stormwater techniques to mitigate the facility's environmental impact and enhance on-site SWM on the property.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment and Development District Overlay Zone (D-D-O):** The subject site is located within the northeast quadrant of the Largo Town Center Sector Plan and SMA. The Largo Town Center Sector Plan envisions the transformation of the Largo Town Center Metro Station Area into one of Prince George's County's premiere mixed-used "downtowns" and 24-hour activity centers.

Section 27-548.25(b) of the Zoning Ordinance requires that in approving the DSP, the Planning Board shall find that the site plan meets applicable development district standards. This Kaiser Permanente medical facility was approved and developed under the I-3 Zone standards prior to the adoption of the Largo Town Center Sector Plan and SMA. This application does not propose all new construction, and it is challenging to fully comply with the standards relating to block length, build-to line/setback, building frontage, floor height,

fenestration, and garage placement requirements because it was originally developed under previous requirements. The submitted application and statement of justification indicate the need to deviate from several development district standards, in order to accomplish a uniform development on the subject property. In accordance with Section 27-548.25(c), Site Plan Approval, of the Zoning Ordinance, if the applicant so requests, the Planning Board may apply development standards which differ from the approved development district standards. These alternate standards may be approved if they can be found to benefit the development and the development district and will not substantially impair implementation of the master plan, master plan amendment, or sector plan. The application generally meets the standards of the development district; however, the applicant is requesting the following modifications from the development district standards in the Largo Town Center Sector Plan and SMA (all page numbers reference the sector plan):

- a. **Urban Design Criteria/Block Length (page 133): No block length shall be greater than 450 feet without a common access easement (CAE) or pedestrian passage providing through access to another street, CAE, or public open space.**

The applicant is requesting a modification to this Development District Standard to amend the block length to a maximum of 675 feet. The existing block along Mercantile Lane is 671 feet long and the applicant justifies this modification because the proposed DSP amendment will not impact the existing block length, street frontage, or site use. The property was developed prior to the implementation of the Largo Town Center Sector Plan and SMA and is legally existing. It would not be feasible to modify the existing block length to accommodate the maximum block length. For these reasons, staff recommends approval of this modification.

- b. **Urban Design Criteria/Build to Line (BTL) (page 135): BTLs shall be located within 15 feet back from the Pedestrian Zone, and the full width from face of curb to building front should not exceed 25 feet. (See the Street Design Criteria on page 152 for additional information.)**

The applicant is requesting a modification to this Development District Standard to amend the build-to line placement to 45 feet. This DSP proposes a garage addition to be constructed within 45 feet of the Pedestrian Zone, along Mercantile Lane. The addition brings the garage closer to the street, and promotes a more continuous street façade, as recommended by the Largo Town Center Sector Plan and SMA. In addition to bringing the building closer to the pedestrian zone, the applicant also proposes to activate the street through the addition of 3 seating areas, which further enhances and connects to the existing pedestrian loop. Within these seating areas, the applicant proposes benches, bollard lighting, and enhanced landscaping. These improvements advance the brand of New Urbanism envisioned by the Largo Town Center Sector Plan and SMA. For these reasons, staff recommends approval of this modification.

- c. **Urban Design Criteria/Frontage (page 138): The percent of building frontage shall be 70–100 percent of block length (or individual lot) in the Southeast, Northeast, and Northwest Quadrants.**

The applicant is requesting a modification to this Development District Standard to amend the minimum building frontage to 45 percent. This is the percentage of the block frontage that is occupied by the expanded parking garage. The applicant requests this modification to accommodate existing development on-site. The

existing block length, garage length, and frontage percentage are unchanged from the legally existing development. This DSP amendment is adding a bay to the existing garage, and it is proposed to be constructed over an existing surface parking lot bringing the garage closer to the street. In both the existing and proposed development, the block length is 671 feet, and the garage length is 329 feet for a 49 percent ratio. This ratio is appropriate to accommodate the existing uses on-site, which were approved pursuant to I-3 zoning requirements. For these reasons, staff recommends approval of this modification.

- d. **Urban Design Criteria/Building Height (page 141): Commercial uses at the ground level should have an interior clear height (floor to ceiling) of at least 14 feet contiguous to the BTL frontage, for a minimum depth of 20 feet. The maximum ground-level story height for commercial uses is 22 feet.**

The applicant states that the expansion of the parking garage is within view of the public realm and is a four-story structure. It is designed to align with the existing garage and will maintain existing clear heights, which were approved pursuant to the I-3 zoning on-site. The proposed improvements will allow for a contiguous connection and provide adequate vehicular circulation throughout the parking structure. For these reasons, staff recommends approval of this modification.

- e. **Architectural Design Criteria/Fenestration (page 159): The relationship between solid building walls and openings (fenestration) is critical; the ratios should vary according to use and shall be calculated per elevation and floor-to-floor. Ground and upper floor ratios for Commercial/Institutional uses shall be 40-90.**

The applicant indicates that the percentage of openings for the proposed structured garage will be consistent with the existing parking garage that was built according to the I-3 Zone standards. The fenestration size proposed in this DSP is consistent with the existing parking garage, and by maintaining this relationship it will retain the structural integrity. For these reasons, staff recommends approval of this modification.

- f. **Signage Design Criteria (page 170): The total sign area allowed per building shall be computed on the basis of two square feet of sign area for each one linear foot of building frontage. Where a building has multiple frontages, the allowed sign area should be distributed proportionally along each building frontage. Buildings with less than 60 linear feet of building frontage may be allowed up to 120 square feet of sign area.**

The applicant indicates the total allowed square footage for signs along Mercantile Lane is 654 square feet. The perforated graphic panel design includes portions of the Kaiser Permanente logo and is considered signage. The graphic design is a total of 928 square feet, which exceeds the allowed square footage by 274 square feet. The image is intended to be a mural, to screen the structured parking facility and add visual interest to the streetscape of Mercantile Lane. Its approval will enhance the proposed development and promote the goals and objectives of the development district by screening parking from the public realm, defining the vertical definition of the street, and activating the streetscape. For these reasons, staff recommends approval of this modification

8. **Prince George's County Zoning Ordinance:** The subject DSP amendment has been reviewed for conformance with the applicable requirements of the M-U-I and D-D-O Zones and the site design guidelines. The following discussion is offered regarding these requirements:

- a. Section 27-546.19(c), Site Plans for Mixed Uses, of the Zoning Ordinance, requires that:

**(c) A Detailed Site Plan may not be approved unless the owner shows:**

- (1) The site plan meets all approval requirements in Part 3, Division 9;**
- (2) All proposed uses meet applicable development standards approved with the Master Plan, Sector Plan, Transit District Development Plan, or other applicable plan;**

The site plan meets the site design guidelines and development district standards of the Largo Town Center Sector Plan and SMA, except those discussed in Finding 7 above.

- (3) Proposed uses on the property will be compatible with one another,**
- (4) Proposed uses will be compatible with existing or approved future development on adjacent properties and an applicable Transit or Development District; and**

The application proposes additions to a legally existing medical facility that was approved and developed under the I-3 Zone standards prior to the adoption of the D-D-O Zone standards. The existing use will not change with this application. The proposed additions are compatible with the existing structure and are similar in height and material.

- (5) Compatibility standards and practices set forth below will be followed, or the owner shows why they should not be applied:**

- (A) Proposed buildings should be compatible in size, height, and massing to buildings on adjacent properties;**

The property is bound by three public rights-of-way on the north, west and east with a micro-bioretenention area to the south. Adjacent properties to the north and west are developed with commercial and institutional uses. Specifically, the properties to the west include a multi-story commercial building and church and the building to the north is a multi-story bank. The height of the building additions proposed are compatible with the existing structure and in keeping with the vision and intent of the Largo Town Center Sector Plan and SMA.

- (B) Primary façades and entries should face adjacent streets or public walkways and be connected by on-site walkways, so pedestrians may avoid crossing parking lots and driveways;**

The primary façades of the buildings face MD 202, Mercantile Lane, and Technology Way. Proposed pedestrian connections with seating areas have been included on Mercantile Lane to improve connectivity and activate the street. The seating areas will enhance the streetscape and provide an additional connection to the existing pedestrian loop. Within these seating areas, the application proposes benches, bollard lighting, and enhanced landscaping.

- (C) Site design should minimize glare, light, and other visual intrusions into and impacts on yards, open areas, and building façades on adjacent properties;**

The photometric plan provided with the DSP indicates that the proposed lighting design will minimize glare, light, and visual intrusion onto nearby properties and buildings.

- (D) Building materials and color should be similar to materials and color on adjacent properties and in the surrounding neighborhoods, or building design should incorporate scaling, architectural detailing, or similar techniques to enhance compatibility;**

The materials and colors selected for the proposed building additions are compatible with the existing building and the surrounding buildings. The materials proposed include a mix of brick, concrete, fiber cement siding, and metal siding. Trim, coping, and other detail elements are provided in complimentary tones and materials and include a green roof and elevated outdoor walkway.

- (E) Outdoor storage areas and mechanical equipment should be located and screened to minimize visibility from adjacent properties and public streets;**

The DSP is consistent with prior approvals and adequately screens mechanical equipment and loading areas with brick walls and landscaping.

- (F) Signs should conform to applicable Development District Standards or to those in Part 12, unless the owner shows that its proposed signage program meets goals and objectives in applicable plans; and**

The signs conform to the applicable development district standards.



**(G) The owner or operator should minimize adverse impacts on adjacent properties and the surrounding neighborhood by appropriate setting of:**

**(i) Hours of operation or deliveries;**

The DSP is consistent with prior approvals and the proposed additions will not change the hours of operation and deliveries. The proposed development will have minimal impacts on adjacent properties, as trash is internal to the building and no additional loading spaces are proposed.

**(ii) Location of activities with potential adverse impacts;**

No new activities with adverse impacts are proposed by this application.

**(iii) Location and use of trash receptacles;**

The proposed trash receptacles are located internal to the building and are consistent with the prior approvals.

**(iv) Location of loading and delivery spaces;**

The applicant does not propose additional loading spaces on-site. The loading spaces are existing and will not be relocated with this DSP.

**(v) Light intensity and hours of illumination; and**

The photometric plan submitted with the application showing on-site lighting, confirms that there are minimal adverse impacts on adjacent properties and the surrounding neighborhood from the proposed development.

**(vi) Location and use of outdoor vending machines.**

The subject DSP does not propose any outdoor vending machines.

- b. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For instance, vehicular and pedestrian circulation are designed to be safe, efficient, and convenient for both pedestrians and drivers. Streetscape and site amenities contribute to an attractive, coordinated development that is appropriately scaled for user comfort. Additionally, the public spaces are designed to incorporate sitting areas and are readily accessible to potential users.

- c. Section 27-548.25(a), (b), and (c), Site Plan Approval, of the Zoning Ordinance, are applicable to the review of this DSP, as follows:

**(a) Prior to issuance of any grading permit for undeveloped property or any building permit in a Development District, a Detailed Site Plan for individual development shall be approved by the Planning Board in accordance with Part 3, Division 9. Site plan submittal requirements for the Development District shall be stated in the Development District Standards. The applicability section of the Development District Standards may exempt from site plan review or limit the review of specific types of development or areas of the Development District.**

The subject application has been submitted in fulfillment of this request.

**(b) In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**

**(c) If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Amendment, or Sector Plan.**

Due to the location of the existing building, site constraints, the construction of the proposed additions, five requested alternate development district standards as discussed in Finding 7 will benefit the development and will not substantially impair implementation of Largo Town Center Sector Plan and SMA. All other applicable development district standards are met.

- 9. Conceptual Site Plan CSP-87168-01:** The property is subject to Conceptual Site Plan CSP-87168-01, approved for Largo Park, by the Planning Board on August 3, 1989. The subject amendment to the DSP satisfies the relevant CSP conditions, as explained below:

- 1. A minimum 30-foot landscaped yard shall be provided along the property line adjacent to MD 202 (as required by I-3 Zone regulations of the Zoning Ordinance, Subtitle 27).**

A 30-foot landscaped yard was approved with DSP-95073 and is unchanged with this application.

- 10. Preliminary Plans of Subdivision 4-79155 and 4-86107:** This property is subject to PPS 4-79155 and PPS 4-86107. Parcel 5 is subject to PPS 4-79155, which was approved by the Planning Board on December 3, 1979, for 17 lots and uses in the I-3 Zone, and Lot 2 is subject to PPS 4-86107, which was approved by the Planning Board on July 24, 1986 (PGCPB Resolution No. 86-297), for 11 lots and uses in the I-3 Zone.

The available records for the two PPSs do not include a trip cap or establish specific development quantities, therefore the determination of development entitlement for Parcel 5 and Lot 2 was analyzed by the Transportation Planning Section to determine capacity of the site. It is determined that while PPS 4-79155 and PPS 4-86107 included a finding of transportation adequacy, Parcel 5 and Lot 2 were recorded without a trip cap or other similar restriction on the quantity of development.

The methodology for analyzing the trip cap used in the previously approved DSPs is acceptable and suitable for the current development proposal. A new PPS or final plat is not required for the development proposed in this amendment. However, if additional development is proposed in the future on the subject property, a new PPS and final plat may be required.

No conditions of approval related to PPS 4-79155 are relevant to the review of this application. However, the plat for this PPS notes that access to MD 202 should be denied, and a relevant note is provided on the DSP.

PPS 4-86107 was approved subject to two conditions. The conditions relevant to the review of the subject application, and staff analysis of the project's conformance to the conditions are presented as follows:

**1. Approval of a conceptual stormwater management plan by the Washington Suburban Sanitary Commission prior to Final Plat of Subdivision.**

The final plat of subdivision for the subject lot was approved on November 18, 1982. The applicant has indicated that a conceptual SWM plan was approved prior to final plat approval on July 20, 1989. The applicant submitted a new approved SWM concept plan (44959-2021-00) with this application, and it is consistent with the layout shown on the DSP.

**2. Denial of access on Arena Drive.**

The subject property does not have frontage on Arena Drive. Denial of access is labeled on the property's frontage with MD 202, in accordance with the approved PPS.

**11. Detailed Site Plan DSP-95073 and its amendments:** The DSP has been approved and amended five times for various reasons.

DSP-95073 was approved by the Planning Board on December 21, 1995 (PGCPB Resolution No. 95-417), for the development of a 127,000-square-foot medical facility, subject to one condition to be addressed prior to certification.

DSP-95073-01 was approved by the Planning Board on June 24, 2010 (PGCPB Resolution No. 10-74) for a 106,700-square foot-expansion to the medical center, and a 245,000-square-foot parking garage, subject to one condition to be addressed prior to certification.

None of the conditions related to the prior approvals are applicable to the subject application.

12. **2010 Prince George's County Landscape Manual:** Page 132 of the Largo Town Center Sector Plan and SMA states that the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) regarding alternative compliance and buffering of incompatible uses do not apply within the development district. All other standards and regulations of the Landscape Manual apply. The DSP has been reviewed for conformance with these requirements and provides all the necessary schedules and plantings based on the scope of these improvements.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The project is exempt from the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because it does not have a minimum of 10,000 square feet of woodland, nor any prior approved tree conservation plans, and was issued a Standard Letter of Exemption (S-118-2021) on June 17, 2021. However, the site plan submitted for this exemption does not match the DSP. A condition has been included herein, to revise the exemption, so it matches.
14. **Prince George's County Tree Canopy Coverage Ordinance:** The site is subject to the Prince George's County Tree Canopy Coverage Ordinance because it proposes more than 5,000 square feet of disturbance. Based on the prior M-U-I zoning of the site, 10 percent of the site is to be covered in tree canopy. The overall site measures 14.713 acres, and the subject application includes a schedule demonstrating that the required amount of tree canopy coverage is provided in this DSP amendment.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference and summarized as follows:
  - a. **Historic Preservation**—In a memorandum dated March 23, 2022 (Stabler to Bishop), the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. The proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
  - b. **Community Planning**—In a memorandum dated March 25, 2022 (Umeozulu to Bishop), the Community Planning Division provided an analysis of the subject DSP's conformance with the recommendations of the Largo Town Center Sector Plan and SMA and provided an analysis of the proposed alternative development district standards requirements, which are included in Findings 7 and 8 above.
  - c. **Transportation Planning**—In a memorandum dated March 29, 2022 (Ryan to Bishop), it was noted that there are no prior conditions of approval on the subject property related to transportation improvements. The number and locations of points of access are sufficient. It was also noted that the resolution for DSP-95073-01 contains a section regarding the trip cap on the subject site. The resolution states, "Neither 4-79155 nor 4-86107 includes trip cap conditions or other restrictions on the quantity of development that can occur within the site. Neither plan file includes traffic study information. Both lots that comprise this site were platted pursuant to preliminary plans that included a finding of transportation adequacy. The expansion is occurring on lots that were recorded without a trip cap or other similar restriction.

The off-site transportation impact of the expansion is not an issue in the detailed site plan process.” The assessment and methodology for analyzing the trip cap used in the previously approved DSPs is acceptable and suitable for the current development proposal. Recommendations related to vehicular circulation were included to address potential stacking along Mercantile Lane and provide additional stop controls at the main entrance and drop off location. Conditions related to these improvements have been included herein. From the standpoint of transportation, this plan is acceptable, subject to conditions related to site circulation.

- d. **Subdivision**—In a memorandum dated April 1, 2022 (Heath to Bishop), the Subdivision Section provided an analysis of the subject DSP’s conformance with the prior approvals, as included in Finding 10 above, and noted that the DSP is in substantial conformance with the approved PPSs. There are no subdivision issues at this time.
- e. **Permits**—In a memorandum dated March 28, 2022 (Bartlett to Bishop), one comment was provided, which has been included as a condition herein.
- f. **Environmental Planning**—In a memorandum received March 28, 2022 (Rea to Bishop), the Environmental Planning Section offered the following summarized comments:

The site has a Natural Resources Inventory Equivalency Letter, NRI-154-2018-02, which was issued on June 17, 2021. The site is currently developed with a medical building. A small woodland area is located along the southeast corner of the property. There are no regulated environmental features located on this site.

The site has an approved SWM Concept Plan, 44959-2021, that is in conformance with the current code and is valid until February 8, 2025. The approved plan proposes a combination of micro-bioretenention facilities and a green roof over the proposed Advanced Urgent Care addition to treat on-site stormwater. The approved concept plan is consistent with the DSP.

The Environmental Planning Section recommends approval of DSP-95073-06, with one condition, which has been included herein.

- g. **Prince George’s County Fire/EMS Department**—In an email dated February 22, 2022 (Reilly to Bishop), the Fire and EMS Department indicated that they have no comments on this DSP.
- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 8, 2022 (Giles to Bishop), DPIE noted that the DSP is consistent with the approved SWM concept plan, and they have no objections to the application.
- i. **Prince George’s County Police Department**—At the time this staff report was written, the Police Department did not provide comments on the subject application.

- j. **Prince George’s County Health Department**—In a memorandum dated February 28, 2022 (Adepoju to Bishop), the Health Department provided a desktop health impact assessment of the application and provided comments related to dust and noise requirements during construction. Conditions related to these requirements have been included herein.
  - k. **Maryland State Highway Administration (SHA)**—In an email dated February 28, 2022 (Woodroffe to Bishop), SHA indicated that they had no comments on the subject application.
  - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time this staff report was written, WSSC did not provide comments on the subject application.
  - m. **Largo Development Review Committee**—At the time this staff report was written, the Largo Development Review Committee did not provide comments on the subject application.
16. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, as revised, in accordance with the conditions of this approval, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
17. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible, in accordance with the requirements of Subtitle 24-130(b)(5) of the prior Prince George’s County Subdivision Regulations. No regulated environmental features are located within the limits of the current application.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE this application, as follows:

- A. APPROVAL of the following alternative Development District Overlay Zone standards:
  - 1. **Urban Design Criteria Block Length** (page 133)—To allow a maximum block length of 675 feet.
  - 2. **Urban Design Criteria Build to Line** (page 135)—To allow the proposed garage addition to be constructed within 45 feet of the Pedestrian Zone.
  - 3. **Urban Design Criteria Frontage** (page 138)—To allow a minimum building frontage of 45 percent.
  - 4. **Urban Design Criteria Building Heights** (page 141)—To allow the proposed garage expansion to maintain the existing clear height.
  - 5. **Architectural Design Criteria Fenestration** (page 159)—To allow the fenestration of the proposed garage expansion to be consistent with the fenestration of the existing parking garage.



6. **Architectural Design Criteria Fenestration** (page 170)—To allow the signage on Mercantile Lane to exceed the allowed sign square footage by 274 square feet for the installation of a graphic panel design on the western façade of the parking garage facing Mercantile Lane.
- B. APPROVAL of Detailed Site Plan DSP-95073-06, Kaiser Permanente Largo Medical Center, subject to the following condition:
1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall submit the following documentation or revise the plans, as follows:
    - a. Modify the northbound approach lane use configuration along Mercantile Lane to include a single left-through and single right-through lane configuration. The exact details shall be accepted by the Transportation Planning Section.
    - b. Add additional stop controls at the eastbound approach and outbound lane of the pickup/drop-off area internal to the site at Mercantile Lane. The exact details shall be accepted by the Transportation Planning Section.
    - c. Add signage indicating temporary parking along the pickup/drop-off area. The exact location and sign profiles shall be accepted by the Transportation Planning Section.
    - d. Revise the Woodland Conservation Exemption so that the plan submitted for exemption matches the DSP.
    - e. Add site plan notes to the DSP as follows:

“During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George’s County Code.”

“During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
    - f. Provide labels and dimensions for the loading spaces on the site plan.
    - g. Clearly label the building on the site plan as proposed or existing and include the square footage, dimensions, height, and setbacks.