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## REVISION OF SITE PLAN SE-3307/09 (Optional Method)

Application	General Data
<b>Project Name:</b> Doctor's Hospital  <b>Location:</b> North side of Good Luck Road, approximately 100 feet east of its intersection with Hanover Parkway  <b>Applicant/Address:</b> Doctor's Hospital, Inc. 8118 Goodluck Road Lanham, Maryland 20706	Date Accepted: 1/17/2007
	Planning Board Action Limit: N/A
	Plan Acreage: 13.13
	Zone: R-80
	Dwelling Units: N/A
	Square Footage: 550,581
	Planning Area: 67
	Tier: Developing
	Council District: 4
	Municipality: N/A
	200-Scale Base Map: 209NE07

Purpose of Application	Notice Dates
77,549 square feet of hospital addition and 89 additional parking spaces	Adjoining Property Owners Previous Parties of Record Registered Associations: 1/30/07 (CB-12-2003)
	Sign(s) Posted on Site and 1/31/07 Notice of Hearing Mailed:

Staff Recommendation		Staff Reviewer: Jimi Jones	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



April 9, 2003

**PLANNING DIRECTOR DECISION**  
Optional Method of Amending a Site Plan

**Application No:**           **ROSP SE-3307/09**

**Project Name:**           **Doctor's Hospital**

**Reviewer's Name:**       **Jimi Jones, Acting Supervisor, Zoning Section**

**FINDINGS:**

- A.     Location and Field Inspection:** The subject property is located on the north side of Good Luck Road, 100 feet east of its intersection with Hanover Parkway. The subject property is an irregularly shaped parcel situated in the midst of an established residential community. The topography contains steep slopes and generally slopes downgrade to Good Luck Road. The highest elevation is reached approximately at the site of the hospital and slopes slightly downgrade toward the rear (north). The property is improved with a 274-bed, 240,280-square-foot hospital, a 7,500-square-foot medical building directly north of the hospital, a 167-bed nursing home south of the hospital, staff housing consisting of 18 two-bedroom and 10 one-bedroom apartments adjacent to the east boundary, and an 1,800-square-foot MRI building. A recently constructed parking garage and additional surface parking lots are located adjacent to the above-described uses. Also, there is an existing 910-square-foot house and a 960-square-foot shed in proximity to Mallery Drive, set back 205 and 217 feet, respectively, from the south boundary adjacent to Good Luck Road. Another single-family detached dwelling and associated grounds are located in the eastern portion of the site and are not part of this application. The remainder of the site contains landscaping and woodlands.
- B.     History:** The subject property was classified in the R-80 Zone by adoption of the 1990 Langley Park-College Park-Greenbelt Sectional Map Amendment. SE-730, approved June 14, 1962, allowed the construction of a 104-bed nursing home on 5.3 acres (Lot 4 of Magnolia Springs). SE-1120, approved November 8, 1965, allowed the applicant to establish a 200-bed proprietary hospital with associated required off-street parking. A revised site plan for SE-1120 was approved January 5, 1978, to permit the construction of additions to the emergency, operating and boiler rooms for a total of 7,298.8 square feet.
- SE-3117 (September 11, 1978) was a request for an enlargement of SE-1120. The requested use was for a 100-bed addition to the hospital, a 63-bed addition to the nursing home, additions to the laundry and hospital offices, a staff nursery, an ambulatory care center, a parking structure and a 100,000-square-foot medical office building. The hospital and nursing office space was approved; however, the staff nursery, ambulatory care center and the medical office building were denied.

On December 4, 1980, a Minor Change application was approved by the Planning Board permitting a 37,000-square-foot addition for office space, subject to a condition that the site plan be amended to delete 16 parking spaces along the eastern side of the existing driveway.

On December 1, 1981, the District Council approved SE-3307, a request to convert the previously approved 24-acre hospital to a health campus in accordance with Section 27-362(c) of the Zoning Ordinance. That action also approved the addition of 7,400 square feet of office space, an 11,200-square-foot addition to the west end of the hospital, and 38 staff housing units.

On April 7, 1982, the District Council approved a revision to SE-3307, adding five acres to the health campus approved on December 1, 1981. No additional improvements were proposed at that time.

On June 10, 1985, the District Council approved a request to construct a 960-square-foot storage shed (existing), which was intended to replace an assortment of smaller sheds. The Council also approved a request to relocate 101 parking spaces to the north of the office addition and a correction to the site plan to illustrate the location of an existing single-family dwelling on Mallery Drive.

On March 9, 1987, the District Council approved a request to revise the site plan to construct a freestanding, 1,800-square-foot, one-story medical building in the southeastern portion of the site. On January 24, 1994, the District Council approved a revision of site plan (ROSP-SE-3307/4, Zoning Ordinance No. 6-1994), for these purposes: to add a 4-story, 44,000-square-foot addition to the northwest corner of the existing hospital, to house a main lobby, an outpatient physical therapy wing, a surgery suite, an emergency department and pre- and post-surgery care units, plus 20 more emergency room parking spaces, one more loading space, as well as a redesigned parking lot.

On January 9, 1997, the District Council approved a revision of site plan (ROSP-SE-3307/5) to enlarge the hospital building to provide 24 additional beds in the ICU, and eliminate 24 standard beds and reduce the medical office space.

On January 13, 2000, the District Council approved a Revision of Site Plan (ROSP-SE-3307/06) for conversion of an existing parking garage to an emergency department and for the provision of 16 additional parking spaces.

In May of 2003, the Planning Director approved a Revision of Site Plan (ROSP SE-3307/07) for a 98,000-square-foot medical office building, a four-level, 370-space parking deck and a 115-space surface parking lot. This application was approved under the optional review method.

On January 20, 2006, a limited minor change of the site plan (ROSP-SE-3307/08) was approved by the Planning Director to permit the addition of a 192-square-foot pavilion and a 233-square-foot storage room to the existing nursing home.

- C. **Master Plan Recommendation:** The Master Plan for Langley Park-College Park-Greenbelt recommends public or quasi-public use for the subject property, in recognition of its current use as a health campus.
- D. **Request:** The applicant requests the approval of four adjoining additions to the main hospital building. These additions were designed to modernize the core area of the hospital by constructing additional floors on top of existing structures, and adding new floor area on

unimproved ground within the “squared-off” area encompassing the main hospital building on its eastern side. These additions range in height from one to five stories, and total 77,550 square feet of Gross Floor Area (GFA). No beds will be added; rather, these additions will accommodate a changeover to more single bed units that are more spacious.

Also, the applicant proposes three parking lot improvements. First is the modification of the approved, unconstructed parking lot located in the southeastern corner of the property. This modification will result in the same number of parking spaces, 115, and will provide for a more functional driveway out to Mallery Drive.

Second, a connector drive is being added to improve the circulation between two existing parking areas, eliminating a dead end situation. Finally, a new 89 space parking lot is proposed to formalize an existing gravel overflow parking area north of the hospital. This gravel area was noted during the approval process of the last revision (SE 3307/08), the approval of which was conditioned on this gravel area being blocked off. This proposal to formalize the area with asphalt pavement and interior greenspace will remedy the condition.

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

North—Across Brae Brook Drive is a PEPCO right-of-way and single-family homes in the R-55 Zone.

East— The Magnolia Elementary School and Magnolia Spring subdivision with single-family detached homes in the R-80 Zone. Across Mallery Drive is a church in the R-80 Zone.

South—Across Good Luck Road is Washington Bible College in the R-80 Zone.

West—A PEPCO right-of-way in the R-R Zone, undeveloped woodland and the Dresden Green subdivision with single-family detached homes in the R-55 Zone.

**F. Specific Special Exception Requirements: Section 27-362(6)(A) provides that “Notwithstanding other provisions of this Subtitle concerning revision of site plans, requests to amend a site plan for a health campus shall only be approved by the Planning Board under paragraph 27-362(a)(7)...”**

**(7) Optional Method of Amending Site Plan.**

- (A) Notwithstanding the provisions of paragraph 27-362(a)(6), the procedures in this paragraph 27-362(a)(7) may be followed, at the applicant's option, to amend a Special Exception Site Plan for a health campus approved before January 1, 1982, if the application involves at least ten (10) but no more than fifteen (15) acres; if the lots or parcels which are the subject of the application contain a hospital; if all site plan amendments are confined to those lots or parcels; and if the amendments meet all requirements in this paragraph.**

The proposed revision to the approved site plan is eligible for the optional method of amending the plan. District Council approved SE-3307, a request to convert the previously approved 24-acre hospital to a health campus on December 1, 1981. The application involves new construction on 13.13 acres of land, which is confined to the parcel containing a hospital. The entire hospital campus, however, is 33.48 acres.

- (B) The applicant shall meet all filing requirements for site plan amendments under paragraph (6). The application shall be accepted for processing if it is signed by the owner of the subject lots or parcels where the hospital is located and the improvements will be built.**

The subject application meets all filing requirements for site plan amendments under paragraph (6) and has been signed by the owner of the lot where the hospital and proposed improvements are located.

- (C) Proposed site plan amendments under this paragraph (7) shall meet the following requirements:**

- (i) Amendments may not reduce any setbacks required in this Subtitle or the Landscape Manual;**

The proposed site plan does not reduce any setbacks required in the Zoning Ordinance or the *Landscape Manual*. Staff notes, however, that Alternative Compliance (AC-94006) was previously granted to reduce the required 40-foot-wide landscaped strip to 10 feet along the western property line of the Ripley property (located near the center of the hospital site). The AC application also reduced the required 50-foot building setback by 8 feet.

- (i) The site plan as amended shall show compliance with all parking and loading requirements in Part 11;**

The parking schedule provided on the site plan correctly indicates that a minimum of 1,032 parking spaces are required for the subject health campus. The proposed number of parking spaces is 1,159 spaces. In addition, seven loading spaces are provided as required.

- (ii) Amendments may not reduce the greenspace on the subject lots or parcels below twenty percent (20%) of the area of the subject lots or parcels, but if site plan amendments reduce the greenspace on the subject lots, then the greenspace requirement on all property covered by the Special Exception shall also be reduced to twenty percent (20%); and**

The proposed revision provides 49 percent green space within the 13.13 acre portion of the health campus. Green space on the entire 33-acre site is 59.2 percent.

- (iii) Amendments may show the following improvements only: additions to the hospital building; one medical office building; and parking structures required for the hospital or office building;**

The proposed site plan amendments are exclusively for hospital additions and parking required for the hospital and/or office building.

- G. *Landscape Manual* Requirements:** The proposed landscape plan demonstrates compliance with the *Landscape Manual*.
- H. *Zone Standards*:** No additional variances are required.
- I. *Sign Regulations*:** No additional signs are proposed.
- J. *Required Findings*:**

Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

**(1) The proposed use and site plan are in harmony with the purposes of this Subtitle.**

The proposed use and site plan are in harmony with the purposes of the Zoning Ordinance. These purposes as set forth in Section 27-102, seek generally to protect and promote the health, safety, morals, comfort, convenience and welfare of the present and future inhabitants of the county. The proposed expansion will enhance the ability of the health campus to provide medical services to the community.

**(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

The proposed use conforms to all the applicable requirements and regulations of the Zoning Ordinance. No additional variances or departures are necessary.

**(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 Map Plan, the General Plan.**

The proposed use will not substantially impair the integrity of the 1989 Approved Langley Park-College Park-Greenbelt Master Plan, which recommends public/quasi-public use for the site. The proposed improvements to the existing health campus will allow for the continuation and expansion of the permitted special exception use with adequate facilities in conformance with the recommended public/quasi-public land use of the Master Plan.

**(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**

The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area. The proposed additions will generate no additional traffic on nearby roads, as the number of hospital beds will remain the same.

**(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

The continuation and expansion of the existing hospital use will not be detrimental to the use or development of the adjacent properties or the general neighborhood. Bufferyards, as required by the *Landscape Manual*, are provided.

**(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**

The subject property is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. There is a previously approved Tree Conservation Plan (TCPII/16/97). The latest revision is dated January 19, 2007.

**CONCLUSION:**

The proposed site plan and use comply with the requirements of the Zoning Ordinance. Staff, therefore, recommends APPROVAL of the proposed revised site plan.

*APPROVED BY AUTHORITY OF:*

*Fern V. Piret, Planning Director*

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

**By:** \_\_\_\_\_

**Jimi Jones, Acting Zoning Supervisor**