

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 [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm)*

## MINOR REVISION OF SITE PLAN - SPECIAL EXCEPTION APPLICATION NO. 3949/02

Application	General Data
Project Name:  Southern Maryland Hospital	Date Accepted 7/11/02
	Planning Board Action Limit None
	Tax Map & Grid 125 F-2
Location:  Southeast corner of Branch Avenue and Surratts Road, known as 7503 Surratts Road.	Plan Acreage 61.1
	Zone R-R
	Dwelling Units N/A
Applicant:  Francis P. & Dorothy A. Chiaramonte 7503 Surratts Road Clinton, Maryland 20735	Square Footage N/A
	Planning Area 81A
	Council District 09
	Municipality None
	200-Scale Base Map 213SE7

Purpose of Application		Notice Dates	
Minor revision to health campus for a building addition to the emergency room, relocation of helipad and restriping of parking area.		Adjoining Property Owners (CB-15-1998)	7/10/02
		Previous Parties of Record (CB-13-1997)	N/A Before 1994
		Sign(s) Posted on Site	7/10/02
		Variance(s): Adjoining Property Owners	N/A
Staff Recommendation		Staff Reviewer: Arie Stouten	
APPROVAL	APPROVAL WITH	DISAPPROVAL	DISCUSSION

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 DON'T WORRY - IT IS FINE.

	CONDITIONS		
	X		

July 17, 2002

# **TECHNICAL STAFF REPORT:**

TO: The Prince Georges County Planning Board

FROM: Arie Stouten, Zoning Supervisor

SUBJECT: **Revision of Site Plan (Minor Change) Special Exception Application No. 3949/02**

REQUEST: **Emergency Room Addition, Helipad Relocation and Parking Area Restriping for Southern Maryland Hospital**

RECOMMENDATION: **Approval, with conditions**

## 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 301-952-3530 for additional information.

## FINDINGS:

A. Location and Field Inspection:

The subject property is located at the southeast quadrant of Surratts Road and Branch Avenue. It is developed as a health campus, providing a variety of medical, residential and service uses. Vehicular access is provided on the south side of Surratts Road.

B. History:

Since 1971, the site has been the subject of several special exceptions and subsequent site plan revisions which addressed individual sections of the campus as it expanded. In 1991, Special Exception No. 3949 was approved, comprehensively addressing the entire health campus site. In 1993, the District Council approved Revision of Site Plan for Special Exception No. 3949/01 for the entire 61.1-acre site to allow minor adjustments in office and storage uses. The property was placed in the R-R Zone by District Council adoption of the Subregion V Sectional Map Amendment on September 14, 1993.

All of the previous conditions of approval have either been incorporated into the current approved site plan (dated May 14, 1993, in accordance with Zoning Ordinance No. 8-1993) or have otherwise been satisfied in conjunction with the issuance of permits. The specific conditions are contained in the following attachments to this report: (1) Notice of Final Decision of the District Council for SE-2403, SE-3305 and SE-3355, enacted July 25, 1983; (2) Notice of Final Decision of the District Council for SE-3355, enacted April 27, 1987; (3) Declaration of Finality of the Zoning Hearing Examiner's Decision for SE-3949, effective October 7, 1991; and (4) Notice of Final Decision of the District Council for ROSP SE-3949/01, enacted May 10, 1993. It should be noted that all previous conditions imposed in the granting of these special exceptions with various revisions and amendments shall run with the property, until such time as they may be specifically modified by the District Council.

C. Master Plan Recommendation:

The 1993 *Approved Master Plan for Subregion V* identifies the site as Southern Maryland Hospital and specifically recommends employment-office/light manufacturing/business park use.

D. Request:

The proposal includes a building addition of 6,734 square feet to the existing emergency room and relocation of the existing helipad, approximately 100 feet west of its current location. In addition, selective restriping of parking areas is proposed to expand the number of van accessible handicap spaces to 18.

E. Neighborhood:

The neighborhood remains as previously defined, bounded on the north and east by Surratts Road, on the west by Branch Avenue, and on the south by a PEPCO transmission line.

F. Minor Change Provisions:

**Section 27-362(a)(6) of the Zoning Ordinance authorizes the Planning Board to approve minor changes to health campus site plans provided any of the following three situations exist:**

(i) **Situation No. 1**

- (aa) **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 or amended site plan) which is not greater than ten percent of the gross floor area or covered land area or 500 square feet, whichever is less, except as provided in (iii) below; or**
  - (bb) **There is a proposed relocation (in any direction) of any improvement (approved on the original or amended site plan) which is not greater than 10 percent of the distance to the boundary line of the special exception or 20 feet, whichever is less.**
- (ii) **Situation No. 2**
  - (aa) **There is a proposed expansion or addition of a parking lot or parking garage; or**
  - (bb) **There is a proposed change in a landscape plan.**
- (iii) **Situation No. 3**
  - (aa) **There is a proposed increase in gross floor area of the hospital for an addition to the emergency room only; and**
  - (bb) **There is a proposed relocation of the existing helipad of less than 150 feet to accommodate the addition described in (aa).**

The proposed revisions meet these criteria. They include a building addition of 6,734 square feet to the emergency room and relocation of the helipad, approximately 100 feet west of its current location. In addition, two small areas of the existing parking lot must be modified to accommodate these changes, and the number of van accessible handicap parking spaces has been increased to 18 to comply with current standards. A detailed description of the proposed changes is provided by the applicant as follows:

A one-story, 6,734-square-foot building addition is proposed to be constructed on the west side of the existing hospital building. The new building, which is approximately 16 feet in height, is roughly rectangular in shape with a semicircular appendage. It will have a 10-foot by 66-foot canopy along the emergency room entrance side of the building. The building addition will be constructed in the area currently used as the ambulance parking lot. The new parking compound for the building addition will be constructed in the area formerly used as the helipad. The helipad will be relocated approximately 100 feet to the west. Construction of the building addition and parking lot will require removal and replacement of existing pavement, curb and gutter. The new parking compound will consist of five parking spaces and an eight-foot-wide sidewalk, which will be located in front of the emergency room entrance. Relocation of an eight-inch sewer line to the outside of the new building footprint is also required.

The new helipad will be constructed in an area presently used as a paved parking lot. Construction of the new helipad will require removal and replacement of existing pavement,

curb and gutter, removal of a sidewalk, and relocation of a stormdrain inlet and a light standard. The new helipad is proposed to be 47 feet by 59 feet in size, and it will be bounded by a 3.-foot-high chain-link fence and a retaining wall on its south and west sides.

The addition of the new building requires the relocation of an existing flight of stairs (38 risers) located south of the proposed building. Presently, the top of these stairs will be blocked by the construction of the new building. A new set of stairs will be constructed to the west of the existing stairs, which will require the relocation of two light standards. The slope on both sides of the stairs will be replanted with shrubs to supplement the existing shrubs in this area. The top of the slope will also be planted with shrubs.

G. Specific Special Exception Requirements Section 27-362:

(a) **A health campus may be permitted, subject to the following:**

(1) **General requirements.**

- (A) **The subject property shall be suitable for the integration of a hospital and other medical facilities with any proposed residences, services, and recreational facilities.**

The suitability of the subject property for the integration of a hospital and other medical facilities with residences, services and recreational facilities was reaffirmed by the District Council in its recent approvals of SE-3949 and ROSP SE-3949/01. Except for the emergency room addition, this application proposes no change to the current list and mix of approved uses

(2) **Special requirements.**

- (A) **The subject property shall contain at least twenty-five (25) contiguous acres, except as provided in paragraph (5), below;**

The subject property consists of 61.1 $\nabla$  contiguous acres.

- (B) **The subject property shall have frontage on, and direct vehicular access to, a street with sufficient capacity to accommodate the traffic generated by the campus;**

The subject property has frontage on, and direct vehicular access to Surratts Road, which was found in 1993 to have sufficient capacity to accommodate the health campus traffic. In addition, Mr. Tom Masog of the Transportation Planning Section indicates that the proposed addition to the emergency room will add no more than seven peak-hour trips to the highway system. This small number of additional trips will have a negligible impact on transportation facilities.

- (C) **All buildings and structures shall be located at least:**

- (i) **Fifty (50) feet from all adjoining property lines (except street lines); and**
- (ii) **Twenty-five (25) feet from all adjoining street lines;**

All buildings and structures are located at least 50 feet from all adjoining property lines and 25 feet from all adjoining street lines.

**(D) All off-street parking and loading facilities shall be located at least:**

- (i) **Fifty (50) feet from any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan;**
- (ii) **Six (6) feet from any adjoining street; and**
- (iii) **Ten (10) feet from any other land than that in (i) and (ii), above;**

Except for limited modifications in the immediate area of the relocated helipad, the parking and loading facilities remain as approved by the District Council in 1993 for RO SP SE-3949/01. The proposed revisions move no parking and loading facility any closer to adjoining land and streets.

**(E) All of the parking and loading needs of employees and residents of, and visitors and delivery services to, the site shall be met on the subject property;**

All of the parking and loading needs are adequately met on the subject property. The site requires 1,963 parking spaces and 11 loading spaces. The site plan provides for 2,011 parking spaces and 11 loading spaces. Also, the applicant proposes selective restriping of handicap spaces to increase the number of van-accessible spaces to 18. Furthermore, although classified in the C-0 Zone and not technically part of the special exception area, the adjoining 4.6-acre site to the north also shares the use of parking and loading facilities with the subject property.

**(F) All perimeter setback areas of the site shall be buffered or screened in accordance with the provisions of the Landscape Manual. The applicant shall demonstrate that the required buffer yards will provide reasonable sight and sound barriers;**

All of the perimeter setback areas of the site are buffered or screened in accordance with the *Landscape Manual*.

- (G) **Not less than forty percent (40%) of the site shall be devoted to green area; and**

Approximately 55.7 percent of the site is devoted to green area.

- (H) **Regulations restricting location, height, coverage, density, frontage, and yards, of buildings and structures, as specified for the zone in which such campus is located, shall not apply to uses or structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for development under a given Special Exception.**

There are no changes proposed to the site plan regulations that were approved in 1993 for ROSP SE-3949/01.

- (I) **Notwithstanding Section 27-118.01, more than one (1) building may be located on a lot containing a one-family dwelling.**

The subject property is comprised of several large parcels. In the southern portion of the site, there are several buildings such as a senior center, child care center and many one-family dwellings located on the same parcel.

**(3) Uses.**

- (A) **Only those uses which appear on an approved site plan shall be permitted on the health campus. The District Council may only approve those uses which provide a harmonious, balanced mix of medical, residential, and limited commercial uses, and which are necessary to meet the needs of the campus. Every health campus shall contain a general acute care hospital developed as the core of the campus. Other uses may include, (but need not be limited to) the following:**

- (i) **Medical facilities, including professional offices, medical laboratories and testing facilities, clinical facilities, professional or paramedical training centers, ambulatory care facilities, and accessory uses. Business signs in conjunction with approved medical facilities shall only be permitted in accordance with the provisions of Part 12 of this Subtitle applicable to the C-O Zone;**
- (ii) **Nursing and care homes; medical day care, adult day care, respite care, and day care for sick children (all of which may include areas beyond the health campus as their service area); rental dwelling units for the use of staff, visitors, and elderly or physically handicapped persons; one (1) motel or hotel as an**

integral part of the campus; provided that day care for sick children shall only be provided in a licensed hospital unit.

- (iii) **Retail commercial and service uses (including accessory warehousing and laundry facilities), which are strictly related and subordinate to the medical/residential character or the campus, and which directly serve the residents, employees and guests of the campus or other campuses or medical facilities. The commercial uses shall be chosen to reflect their local orientation to the immediate campus vicinity, and shall be of such size and scope as to not interfere with existing or proposed retail uses located in the off-campus area. Business signs in conjunction with retail commercial uses shall only be permitted in accordance with the provisions of Part 12 of this Subtitle applicable to the commercial zones (other than the C-O Zone); and**
- (iv) **Recreational and social uses, such as swimming pools, tennis courts, athletic facilities, community centers, assembly halls, or private educational institutions, limited to use by only campus residents, employees, and guests.**

The uses and signs shown on the proposed site plan are the same as those approved by the Council in 1993 for ROSP SE-3949/01.

**(4) Site plans and other submission requirements.**

- (A) **In addition to the requirements of Section 27-296(c), the site plan shall set forth the:**
  - (i) **Use, character, and zoning classification of adjoining properties;**
  - (ii) **Existing and proposed right-of-way and paving widths of adjoining streets;**
  - (iii) **Existing and proposed topography of the site at not more than five (5) foot contour intervals;**
  - (iv) **Existing and proposed drainage patterns;**
  - (v) **Existing vegetation and other natural features; and**
  - (vi) **Proposed provisions for erosion and sediment control and stormwater management.**



The required information is shown on the proposed plan as approved by the Council in 1993 for ROSE SE-3949/01. In addition, detailed engineering drawings are available at the offices of Ben Dyer Associates, Inc.

H. 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.**
- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**
- (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.**
- (4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**
- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**
- (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**

In its most recent site plan revision in 1993, the District Council determined that the proposed health campus met all of the required findings outlined above. The current proposal to expand the emergency room, relocate the helipad, and selectively restripe the parking area is truly minor in nature. Furthermore, the proposal conforms with all the applicable requirements of the Zoning Ordinance, and it presents no indication to question the Council's previous determinations of compatibility with surrounding properties and the general neighborhood.

In addition, the proposal conforms with the Subregion V Master Plan recommendation for employment-office/light manufacturing/business park use, and it is in harmony with the purposes of the Zoning Ordinance. Furthermore, it positively contributes to the health, safety and welfare of residents and workers.

The proposed revisions are currently exempt from needing an approved Tree Conservation Plan (TCP) because no existing woodlands will be disturbed. The exemption was issued on October 18, 2001, and it expires on October 18, 2003. Woodlands on other portions of the site are currently protected by TCP I/77/90 and TCP II/46/92. Future special exceptions and revisions that propose more than 5,000 square feet of woodland disturbance will require a comprehensive TCP that includes the entire special exception site.

**CONCLUSION:**

Based upon the above analysis, it is recommended that ROSP SE-3949/02 be APPROVED, subject to all previous conditions imposed in granting SE-2403, SE-3305, SE-3355, SE-3949 and their various revisions and amendments.