



## Revision of Site Plan (Major Change) SE-3949/03

Application	General Data
<b>Project Name:</b> Southern Maryland Hospital Center Cardiac Rehabilitation Center  <b>Location</b> Southeast corner of MD 5/Branch Avenue and Surratts Road, known as 7503 Surratts Road.  <b>Applicant/Address</b> Southern Maryland Hospital 7503 Surratts Road Clinton, Maryland 20735  <b>Correspondent</b> Richard M. Johnson and Assoc., Inc. 4985 Winchester Blvd. Frederick, MD 21703	Date Accepted 12/4/03
	Planning Board Action Limit N/A
	ZHE Hearing Date 5/26/04
	Plan Acreage 61.1
	Zone R-R
	Dwelling Units N/A
	Square Footage N/A
	Planning Area 81/A
	Council District 09
	Municipality N/A
	200-Scale Base Map 213SE07

Purpose of Application	Notice Dates
Addition of 2,309 square feet for cardiac rehabilitation center	Adjoining Property Owners Previous Parties of Record, registered Associations: 10/16/03 (CB-12-2003)
	Sign(s) Posted on Site N/A
Staff Recommendation	Staff Reviewer: Elsabett Tesfaye
APPROVAL	APPROVAL WITH CONDITIONS
	X
	DISAPPROVAL
	DISCUSSION

April 7, 2004

**TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Jimi Jones , Acting Zoning Supervisor

FROM: Elsabett Tesfaye, Senior Planner

SUBJECT: Revision of Site Plan (Major Change) SE-3949/03

REQUEST: **A 2,309-square-foot addition for cardiac rehabilitation center**

RECOMMENDATION: **APPROVAL with conditions**

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NOTE:

This application is on the agenda for the Planning Board to decide whether or not to schedule a public hearing. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and sent to the Office of the Zoning Hearing Examiner at the address indicated above. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

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## 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. The portion of the Health Campus that is subject to Special Exception comprises 61.1 acres of land. Vehicular access is provided on the south side of Surratts Road.

**B. Development Data:**

	Existing	Proposed
Acreage	61.1	61.1
Zone	R-R	R-R
Use	Health Campus	2,309 SF Addition for Cardiac Rehab Center
Parking Spaces	2,011 (total)	2,011 including addition
Maximum Building Height		16 feet (Addition)

- C. 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. In 1993, the District Council approved Revision of Site Plan for Special Exception No. 3949/02 to allow a 6,734-square-foot addition to the existing emergency room, relocation of the existing helipad, and selective restriping of parking areas to expand the number of van-accessible handicap spaces to 18. 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; (4) Notice of Final Decision of the District Council for ROSE-3949/01, enacted May 10, 1993; and (5) Resolution of the Prince George's Planning Board Action for ROSE-3949/2 adopted July 25, 2002, and Notice of Waiver of Right to Review of the District Council for ROSE-3949/2. 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.

- D. 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. The 2002 General Plan places the subject property at a Corridor Node within the Developing Tier (MD 5 and Surratts Road). The vision for Corridor Nodes is mixed

residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development.

- E. Request:** The applicant proposes to construct a medical office addition of 2,309 square feet to the existing Cardiac Habilitation Center.
- F. Neighborhood and Surrounding Uses:** The neighborhood remains as previously defined, bounded by the following: on the north and east by Surratts Road, on the west by Branch Avenue, and on the south by a PEPCO transmission line.
- The neighborhood is characterized by institutional uses with the Southern Maryland Hospital Center (health campus) being the predominant development. The neighborhood also contains other institutional and office uses that are mostly related to the hospital use and some single-family residential properties. The northeastern boundary of the special exception area abuts a 4.6-acre, C-O-zoned portion of the health campus that is developed with medical offices.
- G. Amendment of Site Plan Major Changes—Health Campus:** The proposed revision covers over 500 square feet of area and therefore is reviewed pursuant to **Section 27-362 (a)(6)(D)**—the request to amend the approved site plan shall be filed concurrently with the Clerk of the Council and the Planning Board.
- H. Specific Special Exception Requirements: Section 27-362. Health Campus.**

**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 approvals of SE-3949, ROSP-SE-3949/01 and ROSP-SE-3949/02. 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. The access to the street was also found sufficient at the last revision of the site plan (ROSP SE-39/02) in 2002. The proposed addition would have very little, if any, 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;**

The parking and loading facilities remain as approved by the District Council in 2002 for ROSP SE-3949/02. 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. With the proposed addition the site requires 1,992 parking spaces (12 spaces for the proposed addition) and 11 loading spaces. According to the last approved permit (No.42107-2003-CGU—approved February 6, 2004), the campus currently has a total of 1,994 spaces. It should be noted that 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.

The parking requirement for a medical office is one space for every 200 square feet of gross floor area. The required number of parking for the proposed addition should be 12 rather than 10 as indicated on the site plan. The parking schedule must be revised to indicate the correct number of

required parking spaces, and all recent revisions should be included in the calculation of the total number of “required” and “provided” parking spaces. Moreover, the specific use of the proposed addition should be provided on the site plan as part of the parking schedule.

- (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 2002 for ROSP SE-3949/02.

- (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, childcare center, and 100 townhouse units 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 2002 for ROSE-3949/02.

**(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 2002 for ROSP SE-3949/02. In addition, detailed engineering drawings are available at the offices of Ben Dyer Associates, Inc., and Architectural Concepts Group, Inc.

**I. 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 the most recent site plan revision in 2002, the District Council determined that the proposed health campus met all of the required findings outlined above. The current proposal to expand the Cardiac Rehabilitation Center by 2,309 square feet is truly minor in nature. Furthermore, with the recommended conditions for the instant application and compliance with all previous conditions imposed in granting SE-2403, SE-3305, SE-3355, SE-3949 and their various revisions, the proposal conforms to all the applicable requirements of the Zoning Ordinance. The current proposal presents no indication to question the Council's previous determinations of compatibility with surrounding properties and the general neighborhood.

The proposal conforms to 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. In addition, the Southern Maryland Hospital Health Campus tends to reflect the types of use envisioned by the General Plan for Corridor Node locations. The addition of the cardiac rehabilitation center to the existing hospital is consistent with General Plan concepts. Furthermore, the proposal 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-3949/03 be APPROVED, subject to the following conditions:

1. The site /landscape plan shall comply with all previous conditions imposed in granting SE-2403, SE-3305, SE-3355, SE-3949 and their various revisions and amendments.
2. The parking schedule shall be revised to indicate the correct number of required parking spaces and to include all recent revisions in the calculation of the total number of “required” and “provided” parking spaces. Moreover, the specific use of the proposed addition shall be provided on the site plan as part of the parking schedule.