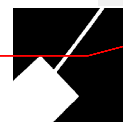


Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3470



Comment [COMMENT1]: WHEN INSERTING
 INFORMATION AT THE @ SIGN
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 LINE - NOT TAB. ALSO, IT WILL LOOK
 LIKE THE TEXT IS GOING WACKO, BUT
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ROSP SPECIAL EXCEPTION APPLICATION NO. 4189/2 (MAJOR CHANGE) DEPARTURE FROM PARKING AND LOADING STANDARDS APPLICATION NO. 263

Application	General Data
Project Name Crescent Cities Center/Leland Memorial Hospital Location North and south side of Queensbury Road, East and west sides of 44th th Pl., and south side of East-West Highway, known as 4409 East-West Highway. Applicant/Address Steven G. Novak, Vice President 6907 Oxon Hill Road Oxon Hill, Md. 20745-1519	Accepted 04/13/00
	Ag Board Action Limit N/A
	Hearing Date Not scheduled
	Creage 4.7191 Acres
	 R-55
	g Units N/A
	Footage N/A
	ag Area 68
	l District 03
	pality Riverdale Park
	ale Base Map 207NE4L

Purpose of Application	Notice Dates
Addition of 7 assisted-living units, 2,230-square-foot addition to Adult Day Care facility, increase Adult Day Care enrollment by 35 persons and 100-square-foot beauty shop	ing Property Owners N/A (CB-15-1998)
	as Parties of Record N/A (CB-13-1997)
	Posted on Site N/A
	ce(s): Adjoining N/A Property Owners

Staff Recommendation			Reviewer	Tom Lockard
APPROVAL	APPROVAL WITH	DISAPPROVAL	DISCUSSION	

	CONDITIONS		
DPLS-263	ROSP-SE-4189/2		

DATA.FRM

NEW-

August 30, 2000

TECHNICAL STAFF REPORT:

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

VIA: Arie Stouten, Zoning Supervisor

FROM: Tom Lockard, Senior Planner

SUBJECT: Revision of Site Plan (Major Change) Special Exception Application No. 4189/02
Departure From Parking and Loading Standards Application No. 263

REQUEST: ROSP-SE-4189/02: Major Revision to an Eleemosynary Institution and Philanthropic Institution,
Nursing Home, Adult Day Care Center and Day Care Center for 30 children
in the R-55 Zone in accordance with Section 27-325 of the Zoning Ordinance.

DPLS-263: Departure of 20 out of 206 required parking spaces.

RECOMMENDATION: ROSP-SE-4189/02: APPROVAL, subject to conditions.
DPLS-263: APPROVAL

NOTE:

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

FINDINGS:

- A. Location and Field Inspection: The subject property includes three separate parcels located along the north and south sides of Queensbury Road, west of Baltimore Avenue. The largest of these parcels, on which most of the activity is to take place, is located on the north side of Queensbury Road between 44th Avenue and 44th Place, extending to the south side of East West Highway. The site consists of three parcels which made up the old Leland Memorial Hospital. The largest of the parcels contains the old hospital building, related parking lots and a residence. The second parcel is across 44th Avenue; it contains two residences. The third parcel is across Queensbury Road and is developed as a small park.
- B. History: The subject property was retained in the R-55 Zone by the 1994 Sectional Map Amendment (SMA) for Planning Area 68. A hospital (Leland Memorial) was established on the subject property in 1942, and it became a nonconforming use when the subject property was first made part of the Regional District in 1949. On December 12, 1977, the District Council approved a hospital request on the site (SE-2717). In March of 1993, Leland closed pursuant to a certificate issued by the Maryland Health Resources Planning Commission. On October 30, 1995, the District Council approved the original Special Exception for a comprehensive senior care facility on the site (SE-4189). On July 27, 1995, the Planning Board approved Departure from Parking and Loading Standards Application No. 197 for 19 spaces, which reduced the required parking at that time from 218 spaces to 199 spaces. In 1996, the Planning Board approved a minor revision to the site plan for SE-4189, to make minor structural changes and changes to the parking area. This is the second revision request.
- C. Master Plan Recommendation: The 1994 Master Plan for Planning Area 68 recommends public/quasi-public use of the subject property in light of its existing development. The 1994 Sectional Map Amendment (SMA) placed the property in the R-55 Zone.
- D. Request: The applicant is requesting a major revision to their redevelopment of the old Leland site as a comprehensive nursing home/senior health facility. As approved, the Crescent Cities Center is to include:
- A nursing home consisting of 140 comprehensive care beds
 - 14 assisted living units serving 18 low- and moderate-income elderly who require short-term respite stays
 - An adult day care center for 30 seniors (plus 9 employees)
 - A comprehensive rehabilitation facility for physical, occupational and speech therapy
 - 11,000 square feet of private medical offices
 - A non-emergency care facility for walk-in patients to include radiology, pharmacology, screening and assessment services
 - A day care center for 30 children
 - Use of the previously existing cafeteria
 - Transportation between the site and other sites in the community

Specifically, the applicant is proposing three changes:

1. The addition of eight beds to the assisted living facility, bringing it to a total of 26.
2. Increasing the adult day care enrollment to 60 (plus 18 employees)

3. Adding a 100-square-foot beauty shop, permitted as an accessory use to the nursing home.

Secondly, the applicant seeks a second 20-parking-space departure to accommodate these additional uses.

- E. Neighborhood and Surrounding Uses: The property is surrounded by single-family residences to the north, west and south. A variety of retail and office-commercial uses in the C-S-C Zone are located to the East.

The neighborhood is defined by the following boundaries:

North - East West Highway

East - Baltimore Avenue (US 1)

South - Oliver Street

West - 43rd Street

The neighborhood is developed with well maintained single-family residences with the exception of that area east of 44th Place, which is developed with a variety of retail and office-commercial uses oriented to Baltimore Avenue.

- F. Major Change Provisions (Sec. 27-324):

- (a) **The District Council may (for good cause) amend any imposed condition or approved site plan without requiring a new application if the amendment does not constitute an enlargement or extension of a Special Exception use.**

The applicant's proposal, while an intensification of an existing special exception use, does not include any addition to acreage or building square footage, and is thus not an enlargement or expansion of the special exception.

- G. Specific Special Exception Requirements: The District Council and Planning Board have twice found this mix of uses to meet the specific criteria for an Eleemosynary and Philanthropic Institution (Nursing Home, Adult Day Care Center and Day Care Center for 30 children in the R-55 Zone). The only new use proposed by the applicant is a 100-square-foot beauty shop as an accessory use.

- H. Parking Regulations: Parking requirements for the site are as follows:

<u>USE</u>	<u>SCHEDULE</u>	<u>SPACES REQUIRED</u>
Nursing Home (140 beds)	1 space / 3 beds	46.7
Assisted Living (26 beds)	1 space / 3 beds	6.9*
Medical Offices (17,200 sq. ft.)	1 space 200 sq. ft.	86.0
Urgent Care Facility (3,920 sq. ft.)	1 space 200 sq. ft.	19.6

Rehabilitation Facility (2360 sq. ft.)	1 space 200 sq. ft.	11.8
Adult Day Care (78 occupants including operators)	1 space / 3 occupants	26
Child Day Care (30 kids)	1 space / 8 kids	3.0*
Group Residential Facilities (3 at 8 persons each)	1 space / 4 persons	4.8*
Beauty Shop	1 space /150 sq. ft.	0.6
TOTAL REQUIRED (* 20% REDUCTION)		206.0
MINUS DPLS-197		-19.0
TOTAL REQUIRED		187.0
TOTAL PROVIDED		167.0

The applicant improperly applied the 20 percent reduction to the Urgent Care Facility and the Outpatient Rehabilitation Facility uses. The parking schedule needs to be amended accordingly.

The applicant has requested an additional 20-space departure in the accompanying application for DPLS-263.

(A) **Section 27-588(b)(8) of the Zoning Ordinance provides that in order for the Planning Board to grant the departure, it shall make the following findings:**

1. **The purposes of Section 27-550 will be served by the applicant's request :**

- (A) **To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses.**
- (B) **To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points.**
- (C) **To protect the residential character of the residential areas.**
- (D) **To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The purposes of Section 27-550 will be served by the applicant's request to waive a total of 39 of the 206 required parking spaces for their proposed campus. The site cannot physically accommodate the additional spaces due to the existing, developed nature. Much of the existing hospital building was established years ago in the middle of an existing

neighborhood. Through the years, the hospital and Center have attempted to place parking on every available section of their property to meet the parking needs.

At one point, the hospital owned a parking lot at the corner of Queensbury Road and Baltimore Avenue, which it used for employee parking. That parcel was not part of this application. Another parcel known as the park is available; but the park has had a tremendous positive impact on the neighborhood (more residents called with concerns about its future than any other inquiry). The benefits of retaining the park far exceed the need for additional parking spaces.

Instead, there are two mitigating circumstances which will more than offset the 39-space deficiency. First, there are several dozen metered parking spaces along 44th Place, directly adjacent to the building. Secondly, the applicant is proposing to operate two mid-size vans to transport passengers to and from the site and making its services more available to those in need.

2. The departure is the minimum necessary, given the specific circumstances of the request.

The departure is the minimum necessary given the specific circumstances of the request and to alleviate circumstances special to the subject property, i.e., the site's long-built status and the corresponding lack of available room. The departure is reasonable, given the intensity of uses, the applicant's proposal for vans and the availability of on-street parking.

3. The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949.

The main building on the site was constructed in 1942, prior to most of today's zoning and parking requirements. Through the years, the applicant, like the hospital before them, has made an effort to provide as many off-street parking spaces as is possible, short of paving over the neighborhood park across Queensbury Road.

4. All methods for calculating the number of spaces required have either been used or found to be impractical.

All methods for calculating the number of spaces required have been used and there is no method which further reduces the number of required parking spaces.

5. Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

This site has provided for the medical needs of the neighborhood and surrounding area for more than 50 years, first as Leland Memorial Hospital and now as the Crescent Cities Center. To our knowledge, at no time has it proven to infringe upon the parking and loading needs of the adjacent residential areas, nor do we expect it to do so in the future, if this departure is granted. Further, the Town of Riverdale Park restricts on-street parking in front of residences to permit holders only, so there is an additional disincentive to park in the residential area.

(B) **In making its findings, the Planning Board shall give consideration to the following:**

1. **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within 500 feet of the subject property.**

There are 31 metered parking spaces along 44th Place, between Queensbury Road and East West Highway, directly adjacent to the building. The existing commercial uses to the east (fronting on US 1) have their own parking lots, and they are not likely to compete with these metered spaces.

2. **The recommendations of an area master plan, or County or local revitalization plan, regarding the subject property and its general vicinity.**
3. **The recommendations of a municipality (within which the property lies) regarding the departure.**

The 1994 Master Plan recommendation for public/quasi-public use will not be impaired by the request, nor will the Town of Riverdale Park's revitalization efforts.

4. **Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

No public parking facilities are proposed in the County's Capital Improvement Program within the subject vicinity.

(C) **In making its findings, the Planning Board may give consideration to the following:**

1. **Public transportation available in the area.**

The area is well served by public transportation. There is Metrobus service along each of the three major nearby roads (Queensbury Road, US 1 and East West Highway). In addition, the Prince George's Plaza Green Line Metro Station is located 3,500 feet to the west along East West Highway, and the Riverdale MARC station is located 1,600 feet to the east along Queensbury Road.

2. **Any alternative design solutions to off-street facilities which might yield additional spaces.**

Short of paving over the neighborhood park across Queensbury Road, there is no alternative design solution which would yield additional parking spaces.

3. **The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within 500 feet of the subject property.**

The site has three 24-hour uses: the nursing home, assisted living facility and group residential facilities. The other uses on the site have regular business hours, Monday through Saturday. The urgent care facility also operates on Sunday from 9:00 a.m. to 5:00 p.m. The nearby commercial and office uses fronting on US 1 have regular business hours.

- I. Landscape Manual Requirements: There is no increase in gross floor area of the existing building, therefore this plan is not subject to the *Landscape Manual*.
- J. Zone Standards: The site plan meets the standards prescribed for the R-55 Zone. The District Council granted variances for building setbacks through their approval of Zoning Ordinance No. 1-1978.
- K. Sign Regulations: There are no new signs proposed.
- 12. Additional Issues: The site plan contains two notes referencing the outdoor play area for the day care use. They do not agree on the square footage. The incorrect note should be removed. Additionally, the site plan should contain a note referencing the play area hours.
- M. Required Special Exception 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.**

The District Council and Planning Board have found this mix of uses to meet these findings on two previous occasions. Nothing the applicant proposes in this application will change these positive findings.

In the present case, the application is generally in harmony with the purposes for zoning and meets the requirements of the Ordinance. During the Master Plan process, the County created the Leland Task Force to determine the appropriate adaptive reuse of the old hospital site. It was generally agreed that reusing the site with uses similar to those previously provided would be most advantageous. As such, it is not seen as a threat to the integrity of the residential guidelines and objectives of the 1994 *Master Plan for Planning Area 68*. Nor will it adversely affect the health, safety and welfare of residents in the area or be detrimental to the use and enjoyment of adjacent properties or the general neighborhood. The subject property was been used for similar uses for more than 50 years without proving to be a problem. Staff has a reasonable expectation that this will continue to be the case. The site is exempt from Tree Conservation requirements due to its lack of forest stands.

This application proposes a permissible intensification of uses at this site, commensurate with the community's demand for these services and the site's physical ability to adequately accommodate the proposed mix of services.

CONCLUSION:

The applicant has met their burden of proof in this application. Therefore, staff recommends APPROVAL of ROSP-SE-4189/02, subject to the site plan being revised to show:

1. A revised parking schedule in accordance with this report.
2. The incorrect play area square footage note shall be removed.
3. A note referencing the play area hours shall be added.