

RESOLUTION

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on May 14, 2020, regarding Departure from Design Standards DDS-667 for Laurel Hospital Property, the Planning Board finds:

- Request:** A Departure from Design Standards (DDS) from Section 27-558(a) of the Zoning Ordinance is requested to provide 9-foot by 18-foot parking spaces, in lieu of the required nonparallel standard parking space size of 9.5 feet by 19 feet.

In conjunction with this DDS, the Planning Board approved detailed site plan DSP-19049 (PGCPB Resolution No. 2020-69) for development of a 70,200-square-foot freestanding medical facility and a 79,900-square-foot medical office building on the site of the existing Laurel Hospital. The Board also approved a departure from sign design standards DSDS-707 (PGCPB Resolution No. 2020-71) for the number and size of the proposed institutional signs. This development represents the first phase of a larger project to redevelop the hospital site into a medical campus.

- Development Data Summary:**

	EXISTING	APPROVED
<b>Zone</b>	R-R	R-R
<b>Use(s)</b>	Hospital	Medical Campus
<b>Gross Acreage</b>	48.02	48.02
<b>Total Gross Floor Area</b>	389,397 sq. ft.	151,651 sq. ft.

**OTHER DEVELOPMENT DATA**

**Parking Spaces**

Facility on Medical Campus	Required	Provided**
Freestanding Medical Facility (1 space/200 sq. ft.)	351	355
Medical Office Building (1space/200 sq. ft.)	400	400
Handicap-Accessible*	22	22
Handicap Van-Accessible*	16	16
<b>Total Parking***</b>	751	755

**Note:** \*Total required and provided parking includes accessible and van-accessible spaces.

\*\*This departure, DDS-667, reduces the standard parking space size from 9.5 feet by 19 feet to 9 by 18 feet for all parking spaces proposed in the companion DSP.

\*\*\*A total of 1,400 parking spaces will be provided on the full medical campus site. This will satisfy the requirements for all uses on the property once the existing hospital is demolished.

**Loading Spaces**

Use	Required	Provided
Freestanding Medical Facility	1	1
Medical Office Building	1	1

3. **Location:** The subject property is in the northeast quadrant of the intersection of Van Dusen Road and Contee Road. The property is further located in Council District 1 and Planning Area 60.
4. **Surrounding Uses:** The subject property is bounded by single-family detached dwellings and Oseh Shalom Temple to the north, which are in the City of Laurel. The southern and eastern sides of the property are bound by Van Dusen Road, with the Greater Laurel Professional Park within the City of Laurel beyond. Contee Road bounds the site to the west, with a mix of single-family detached residential and single-family attached (townhouse) residential development in the Rural Residential (R-R) and Residential Medium Development Zones located beyond.
5. **Previous Approvals:** The property was originally developed in the mid-1970s, with a 255,000-square-foot public hospital. Since then, an additional 100,125 square feet of development was added to the property, including a 4,125-square-foot MRI building in 1989,



a 60,000-square-foot medical office building in 1990 (DSP-90034), and a 36,000-square-foot emergency room in 1994.

On April 19, 1990, the Prince George's County Planning Board approved DSP-90034 (PGCPB Resolution No. 90-151) for the 60,000-square-foot medical office building in the northern portion of the site. DSP-90034-01 was approved by the Planning Director in 1992, for the addition of bioretention areas and a generator enclosure. On May 30, 2000, the Planning Board approved DSP-90034-02 (PGCPB Resolution No. 00-42) for a 6,450-square-foot addition to the fourth floor of the hospital building.

In 1995, the Planning Board approved DSDS-510 (PGCPB Resolution No. 95-384) to allow an increase in the building-mounted sign area and for the provision of three additional freestanding signs.

In 2018, the Prince George's County District Council approved Council Bill CB-56-2018 to add Footnote 130 to the residential zone use table (Section 27-441 of the Zoning Ordinance), to allow for the conversion of a hospital to a health campus.

The site also has an approved Stormwater Management (SWM) Concept Plan, 53967-2018-01, which is valid through April 12, 2022.

6. **Design Features:** The subject 48.02-acre site is currently developed with a 200-bed hospital, wound care facility, medical office building, heating plant, and the Laurel-Beltsville Senior Center. The companion DSP proposes Phase 1 of a master plan to redevelop the hospital site into a health campus. The scope of Phase 1 includes the construction of a 70,200-square-foot freestanding medical facility, a 79,900-square-foot medical office building, and a 1,551-square-foot MRI building, on approximately 10 acres in the southwest quadrant of the property. Most of the area proposed for development is vacant. An existing parking lot occupies a portion of this area and is proposed to be razed as part of the companion DSP. Upon the opening of the freestanding medical facility and medical office building, the existing hospital is planned to be decommissioned and demolished. Future development is envisioned to include a second medical office building and MRI facility. The existing wound care facility, medical office building, heating plant, and the Laurel-Beltsville Senior Center are proposed to remain.

The proposed freestanding medical facility is located in the southwest corner of the site, with the medical office building located to its north. The two buildings are connected by an enclosed, elevated walkway. The MRI building is shown abutting the west side of the elevated walkway, with a shared loading, mechanical, and service area abutting the east side of the walkway, between the buildings. Parking is provided on the east and west sides of each building. Access to the Phase 1 development area includes driveway entrances on Contee Road, across from Ironbridge Lane and Van Dusen Road, to the southeast of the freestanding medical facility. Two connections to an existing access road to the north are provided to the new eastern and western parking lots. Five-foot-wide sidewalks are proposed on the north side of Van Dusen Road and east side of Contee Road, as well as along the periphery of each building and the eastern parking



lots. No changes to the vehicular and pedestrian infrastructure outside of the Phase 1 development area are proposed.

The freestanding medical facility is designed to provide community medical services and is to include an emergency department, ambulatory care, labs, clinics, and imaging center. The medical office building will provide physician office space, outpatient services, and a small, ground floor area for ancillary services consisting of a restaurant and/or retail space.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Departure from Design Standards DDS-667:** The applicant requires a departure from Section 27-558(a) of the Zoning Ordinance, which requires nonparallel standard parking spaces to be 9.5 feet by 19 feet, but allows up to one-third of the required spaces to be compact, measuring 8 feet by 16.5 feet. The applicant is proposing 9-foot by 18-foot standard parking spaces, with no compact spaces. The applicant has submitted a statement of justification to address the required findings in Section 27-239.01(b)(7)(A) of the Zoning Ordinance, in order for the Planning Board to grant the departure:

(i) **The purposes of this subtitle will be equally well or better served by the applicant's proposal;**

The reduction in size of the parking spaces for the proposed development will sufficiently provide off-street parking spaces for all the needs of the project. Wider drive aisles are provided in areas of the site where they will benefit vehicular circulation. In addition, spaces sized 9 feet by 18 feet have been used in multiple health care facilities in the region.

(ii) **The departure is the minimum necessary, given the specific circumstances of the request;**

The departure of six inches in width and one foot in length is the minimum necessary to provide wider drive aisles in portions of the Phase 1 development area. The departure will enable the parking lots to function efficiently and to provide adequate parking for employees, patients, service providers, and visitors.

(iii) **The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;**

The proposed size of the parking spaces is a standard that other medically oriented properties in the region are utilizing, in order to alleviate the high parking requirement with low turnover.

- (iv) **The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

The reduced parking space size will still accommodate vehicles while allowing adequate parking spaces in the same amount of area, thus reducing the disturbed area of the site.

Based on the analysis above, the Planning Board approved the departure request to reduce the dimensions of the proposed standard parking spaces from 9.5 feet by 19 feet, to 9 feet by 18 feet.

- 8. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

- a. **Transportation Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 15, 2020, (Masog to Bossi), which noted the site is on an existing parcel platted pursuant to PPS 4-75128. From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a departure as described in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Departure from Design Standards DDS-667 for Laurel Hospital Property, to allow a standard, nonparallel, parking space size of 9 feet in width by 18 feet in length.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

\* \* \* \* \*

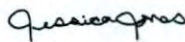


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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion at its regular meeting held on Thursday, May 14, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of May 2020.

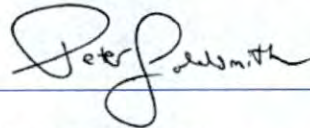
Elizabeth M. Hewlett  
Chairman



By Jessica Jones  
Planning Board Administrator

EMH:JJ:AB:nz

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department  
Date: May 11, 2020