



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

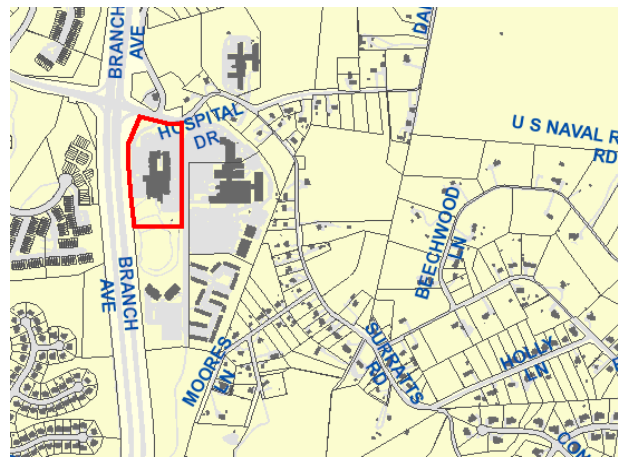
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Departure from Sign Design Standards DSDS-715

Medstar Southern Maryland Hospital Center

REQUEST	STAFF RECOMMENDATION
Departure to allow the replacement of two existing freestanding signs along with one new monument sign.	APPROVAL

Location: In the southeast quadrant of the intersection of MD 5 (Branch Avenue) and Surratts Road.	
Gross Acreage:	11.12
Zone:	R-R
Gross Floor Area:	N/A
Lots:	1
Parcels:	0
Planning Area:	81A
Council District:	09
Election District:	09
Municipality:	N/A
200-Scale Base Map:	213SE07
Applicant/Address: Medstar Southern Maryland Hospital Center 10980 Grantchester Way Columbia, MD 21044	
Staff Reviewer: Tom Sievers Phone Number: 301-952-3994 Email: Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	01/13/2022
Planning Board Action Limit:	N/A
Staff Report Date:	12/22/2021
Date Accepted:	10/22/2021
Informational Mailing:	05/25/2021
Acceptance Mailing:	10/14/2021
Sign Posting Deadline:	12/14/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Departure from Sign Design Standards DSDS-715
Medstar Southern Maryland Hospital Center

The Zoning staff has reviewed the departure from sign design standards for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION CRITERIA

This departure from sign design standards was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Section 27-617 of the Prince George's County Zoning Ordinance for institutional signs.
- b. The requirements of prior approvals.
- c. Referral comments.

FINDINGS

1. **Request:** The applicant is proposing to construct one freestanding monument sign for an institutional use (hospital) that will replace two existing signs. Lot 8 is improved with one monument sign and one pylon sign. The signs are located along the frontage of MD 5 (Branch Avenue) and along the exit lane to Surratts Road, both advertising the former Colony South Hotel. The applicant proposes to remove both existing signs, replacing them with a single, double-sided monument sign at the northwest corner of Lot 8. The sign is associated with the modernization efforts and new emergency center located on Lots 5 and 6 of the overall medical center. The proposed monument sign will be approximately 2 feet deep, 19.5 feet high, and 20 feet wide (including podium base). The signage portion will consist of an internally illuminated cabinet that is 20 feet wide and 16.5 feet tall, for a total of 333 square feet of sign area. Therefore, the applicant is requesting a departure from the sign design standards (DSDS) of Section 27-617(a)(1) and 27-617(a)(2) of the Prince George's County Zoning Ordinance.

2. **Development Data Summary:** The following chart summarizes the approved development for Lot 8 of the overall Southern Maryland Medical Center, which remains unchanged by this application.

	EXISTING
Zone	R-R
Use(s)	Vacant Hotel
Total Acreage	11.12
Number of Lots	1
Parcels	0
Outlots	0

3. **Location:** The site is located in the southeast quadrant of the intersection of MD 5 and Surratts Road. Furthermore, the subject property is located on Tax Map 125 in Grid F-2 and is known as Lot 8 of the Southern Maryland Medical Center, recorded in the Prince George’s County Land Records, in Plat Book MMB 237 page 36, dated November 20, 2012. The subject site is 11.12 acres of the overall 67.78-acre medical center and is zoned Rural Residential (R-R).
4. **Surrounding Uses:** The subject site is surrounded by commercial, institutional, and residential uses. The subject lot is bound by MD 5 to the west with lots in the Townhouse Zone beyond. Surratts Road abuts the site to the north, with institutional uses in the Commercial Office and R-R Zones, and a commercial use in the Ancillary Commercial Zone beyond. Additional institutional and residential uses in the R-R Zone are located to the east and south.
5. **Previous Approvals:** On November 27, 1970, Special Exception SE-2403 approved a 300-bed hospital, a 23,600-square-foot ambulatory care facility, and a 47,200-square-foot administration building. A 27,500 square-foot-storage building for the hospital was approved in SE-3355 on March 22, 1982. On June 14, 1982, a conversion of the hospital and addition of a storage building to a 29.55-acre health campus was approved by the Prince George’s County District Council. On January 24, 1983, 22.81 acres were added under Zoning Ordinance 2-1983. On October 7, 1991, SE-3949 was approved to enlarge the health campus by approximately 10 acres.

Since then, various revisions have occurred to the site plan. Revision of Site Plan ROSP-3949-01 was approved on May 10, 1993, to allow minor modifications to office and storage uses. ROSP-3949-02 was approved on July 25, 2002, for the relocation of the helipad and the addition of a 6,734-square-foot emergency room. ROSP-3949-03 was approved on July 12, 2004, for the addition of a 2,309-square-foot cardiac rehabilitation center. ROSP-3949-04 was approved on June 7, 2005, for the addition of a 372-square-foot concrete pad for an emergency generator. Lastly, ROSP-3949-05 was approved on October 15, 2012, which revised the previous revision (-04) to add a concrete pad, generator, fence, and landscaping.

6. **Master Plan Recommendation:** The subject property is located in Planning Area 81A and is within the limits of the 2013 *Approved Subregion 5 Master Plan* (master plan). The master plan recommends residential land uses. The 2013 *Approved Subregion 5 Sectional Map Amendment* retained the subject property in the R-R Zone (CR-81-2013, July 24, 2013). The

new zone is the R-R Zone. The *Plan Prince George's 2035 Approved General Plan* classifies the property in the Established Communities growth policy area intended for context-sensitive infill and low- to medium-density development. The application is located within the Military Installation Overlay Zone. Pursuant to Section 27-548.54(e)(2)(D), Requirement for Heights, the proposed development must conform to the height requirement. The subject property is within Accident Potential Zone 2, the 50:1 South End approach/departure height clearance, and within the 60 db to 74 db noise contour.

Staff finds that while this application does not impair the master plan, the applicant should be aware that the proposed sign may be in the path of a future light rail or bus rapid transit network, along the eastern side of MD 5.

7. **Zoning Ordinance Requirements for Institutional (other than temporary) Signs:** Section 27-617 provides the following institutional sign regulations that pertain to the departure request:

Section 27-617. - Institutional - Other than Temporary.

- (a) **In any zone (except Comprehensive Design and Mixed Use Zones) where a church; library; school; hospital; fire station; community center; day care center for children; service, fraternal, or civic organizations; or other similar institution is allowed, a sign may be erected. Institutional signs shall meet the following design standards:**
- (1) **Maximum area for each sign - 48 square feet.**
 - (2) **Maximum height - 8 feet above finished grade at base of sign.**
 - (3) **Minimum setback - 15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone).**
 - (4) **Type allowed - freestanding or attached to a building.**
 - (5) **Maximum number - 1 per street the property fronts on (must face street frontage).**

The applicant submitted a statement of justification with information detailing sign dimensions associated with the departure request, which includes a departure from both sign height and area. The proposed sign is 20 feet tall (approximately 17 feet for the sign itself atop a 3-foot-high base), amounting to a 12-foot increase in sign height. In addition, the proposed sign area is 333 square feet, resulting in a 285-square-foot increase in sign area. The proposed increase in dimensions is associated with a decrease in the number of signs on-site. The proposed larger sign will replace two smaller signs, thus the increase in dimensions.

Section 27-239.01(b)(7)(A) of the Zoning Ordinance provides that, in order for the Prince George's County Planning Board to grant the departure, it shall make the following findings:

- (i) **The purpose of this Subtitle will be equally well or better served by the applicant's proposal.**

Section 27-589(a) of the Zoning Ordinance contains the following purposes for regulating signs:

- (1) **To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**

In general, the purposes of the sign regulations are to promote the health, safety, and welfare of residents, workers, and motorists by increasing and enhancing sign visibility and readability, to regulate unsightly and detrimental signs which could depreciate the value of the property, to prevent the proliferation of signs that could detract from the attractiveness of development, and to control scale, consistent with the intended advertising purposes. The proposed sign increases visibility and readability by increasing the height and overall sign-face area. The sign is replacing two existing, nonfunctional signs, reducing the possibility of proliferation, and increasing the attractiveness of the development.

- (2) **To encourage and protect the appropriate use of land, buildings, and structures;**

The proposed sign encourages the appropriate use of land, building, and structures by providing increased visibility and wayfinding for the new emergency center located in the Southern Maryland Medical Center.

- (3) **To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;**

The proposed sign is replacing two existing signs that advertised the former Colony South Hotel. The new sign will be composed of high-quality, enduring materials, which will not depreciate the value of property.

- (4) **To regulate signs which are a hazard to safe motor-vehicle operation;**

The monument sign is found to be safe for motor-vehicle operation in its proposed location as it is on a hillside, out of the line of sight of motorists to and from MD 5.

- (5) **To eliminate structurally unsafe signs which endanger a building, structure, or the public;**

The proposed sign is replacing two existing signs that no longer serve an active use on Lot 8. The new sign will be structurally sound and constructed with high-quality materials.

- (6) **To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and**

The new sign is replacing two nonfunctional signs, which will reduce proliferation and will provide attractive landscaping.

(7) To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.

The placement of the sign on the northwest corner of Lot 8 on a hillside will provide adequate identification and wayfinding for the new emergency center, without obstructing the sight of motorists. The subject departure to the height and sign-face area will better serve motorists by increasing visibility.

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

Two signs currently exist for a use that is no longer in service on Lot 8. The applicant is in ownership of all of the lots that comprise the Southern Maryland Medical Center and are in need of wayfinding/signage for the emergency unit located on Lots 5 and 6 as motorists exit MD 5. Therefore, the single monument sign will replace the two existing signs, reducing the current proliferation of signage. The proposed height and overall area will provide clear representation of the emergency unit and will be perched high enough on a hillside that it will not obstruct the sight of motorists exiting MD 5. Given the specific circumstances of this request, the departure is the minimum necessary.

(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.

This criterion is not applicable in this instance.

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

The use of high-quality materials such as an aluminum cabinet, polycarbonate face, and LED lighting promote the environmental quality and integrity of the surrounding neighborhood and the visibility of the emergency center. The consolidation of existing signs on the site to the corner of the intersection will improve the streetscape by reducing the number of signs.

8. Referrals: No referral agencies provided any comments or concerns that would affect the recommendation of approval for this application. The relevant comments submitted for this application were included in this technical staff report. The following referral memorandums were received, are included as backup to this technical staff report, and adopted by reference herein:

- Environmental Planning Section, dated November 3, 2021 (Kirchhof to Sievers)

- Community Planning Section, dated December 9, 2021 (Irminger to Sievers)
- Historic Preservation Section, dated November 10, 2021 (Stabler to Sievers)
- Permit Review Section, dated December 20, 2021 (Linkins to Sievers)
- Prince George's County Department of Permitting, Inspections and Enforcement Site/Road Review Division, dated December 13, 2021 (Giles to Sievers)

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning staff recommends that the Planning Board adopt the findings of this report and APPROVE Departure from Sign Design Standards DSDS-715 for Medstar Southern Maryland Hospital Center, without condition.

MEDSTAR SOUTHERN MARYLAND HOSPITAL CENTER

Departure from Sign Design Standards

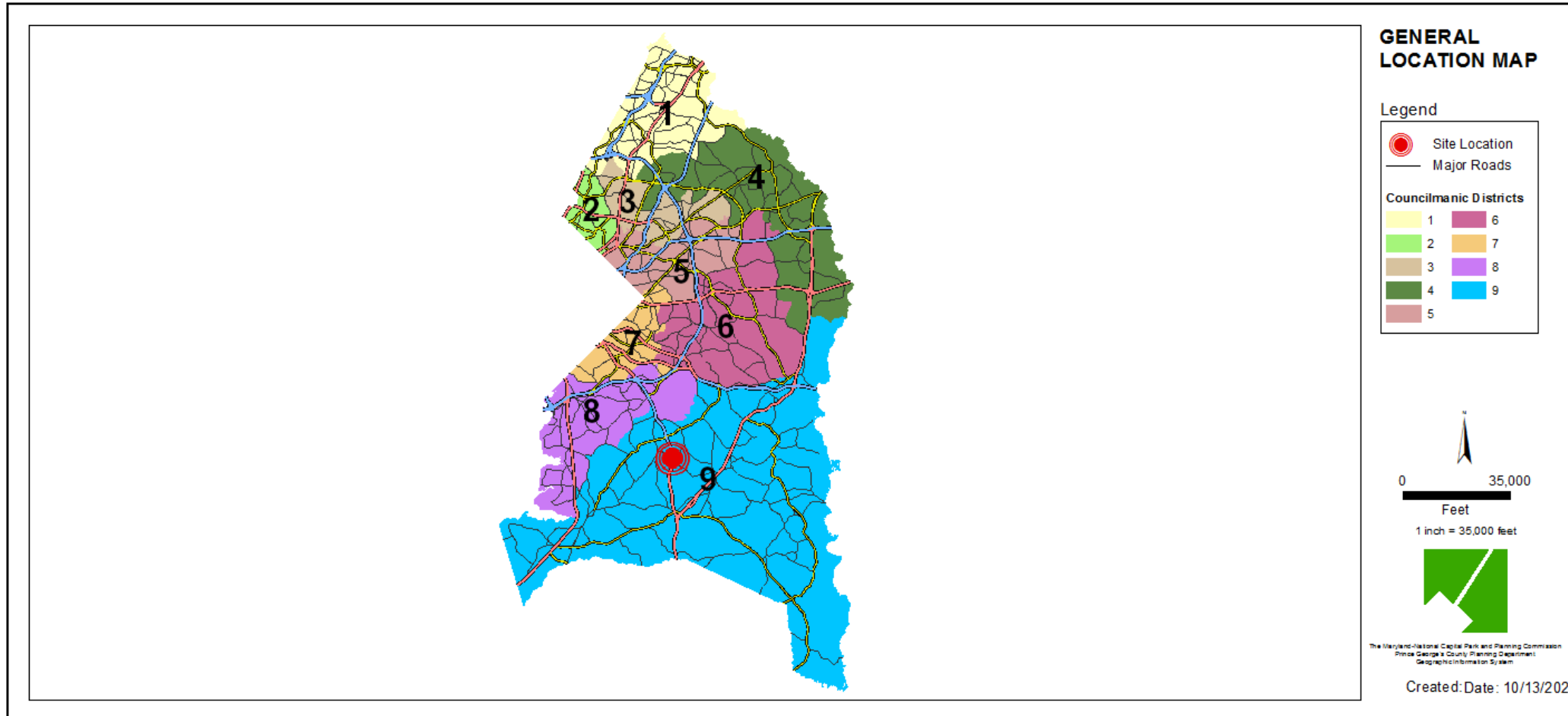
Staff Recommendation: APPROVAL



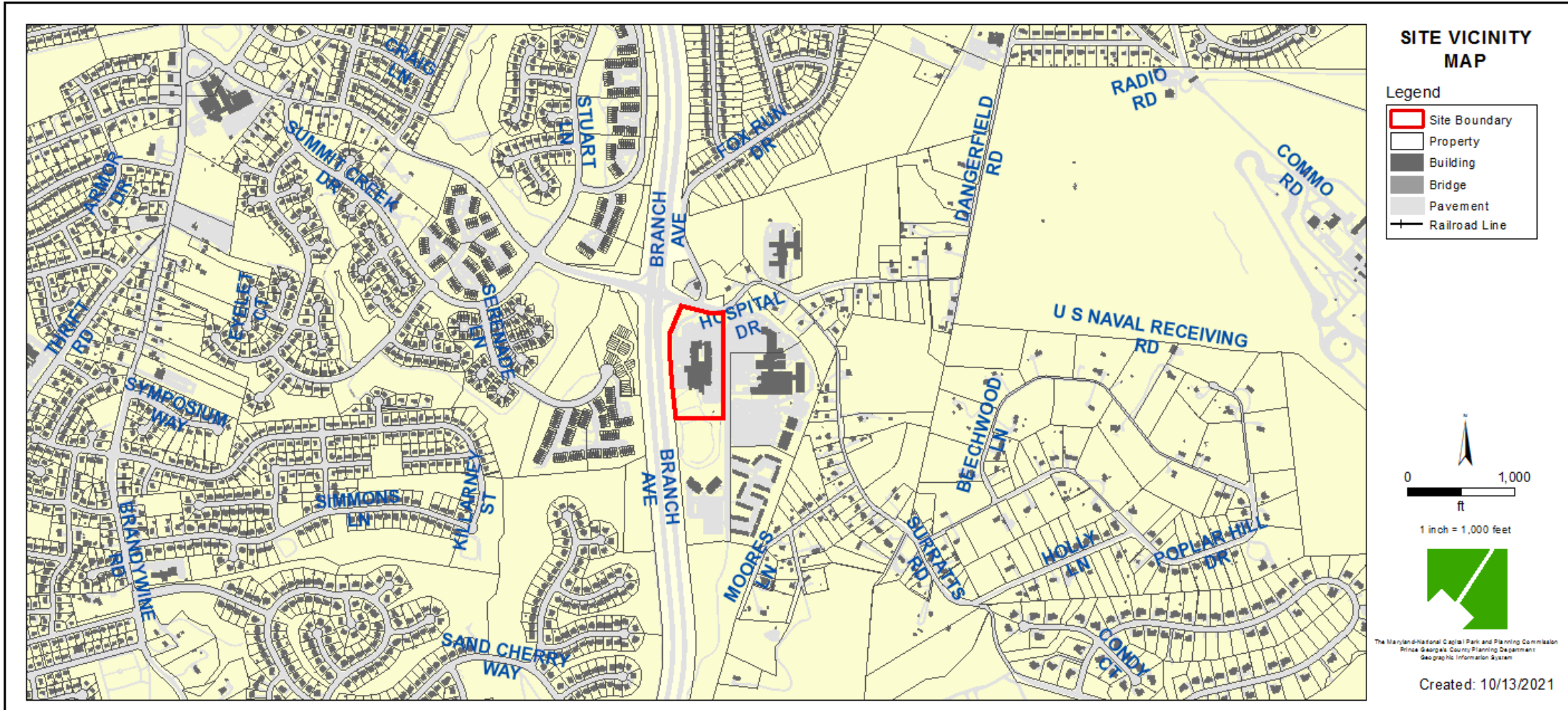
GENERAL LOCATION MAP

Council District: 09

Planning Area: 81A

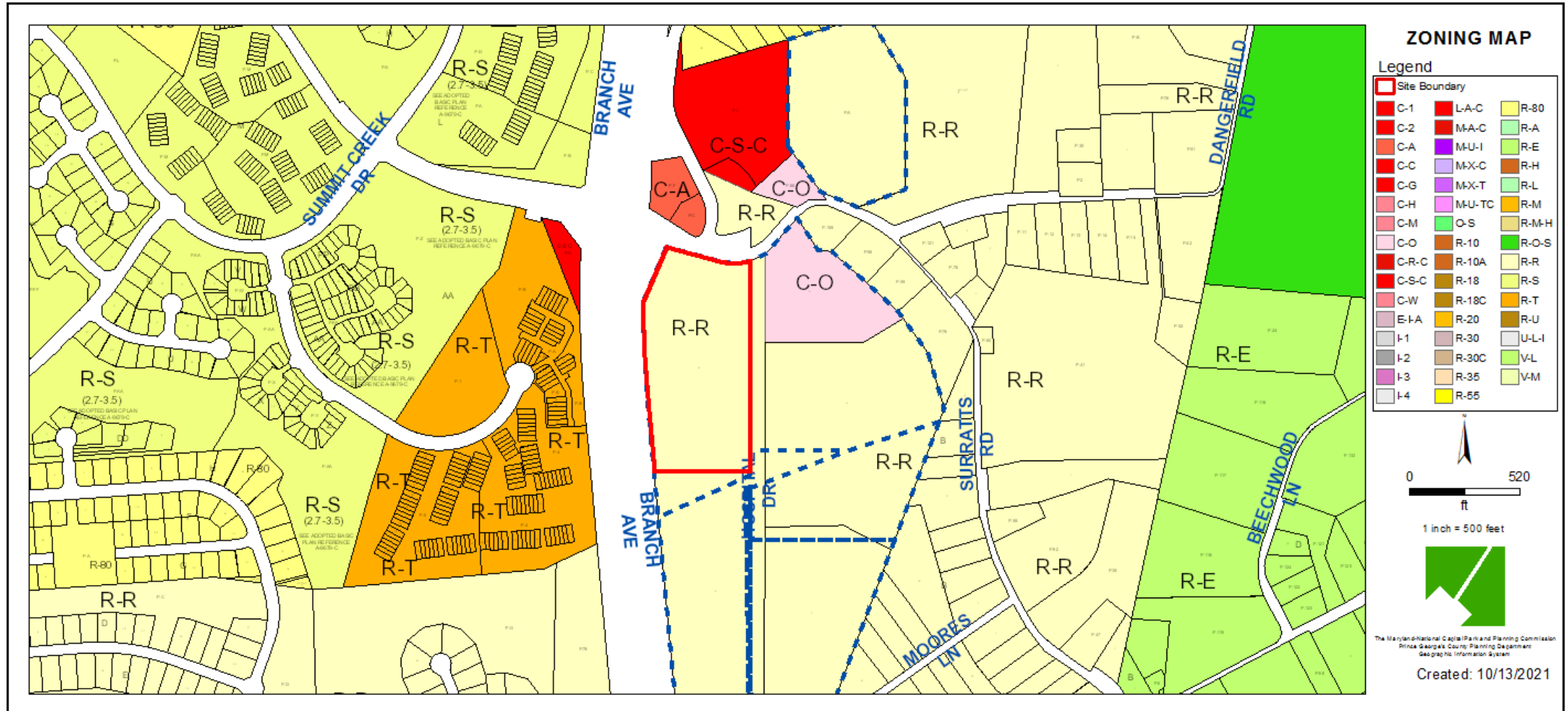


SITE VICINITY MAP

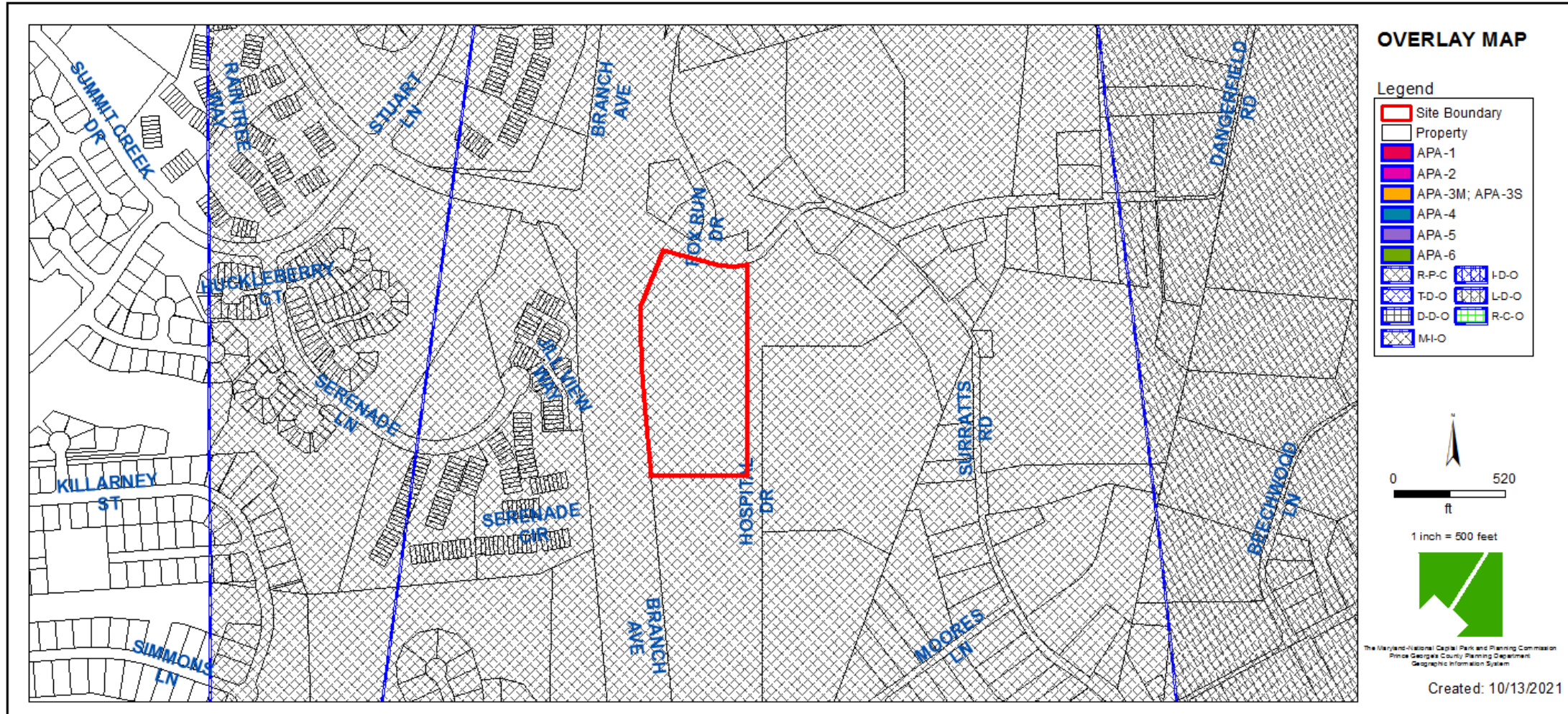


ZONING MAP

Property Zone: R-R



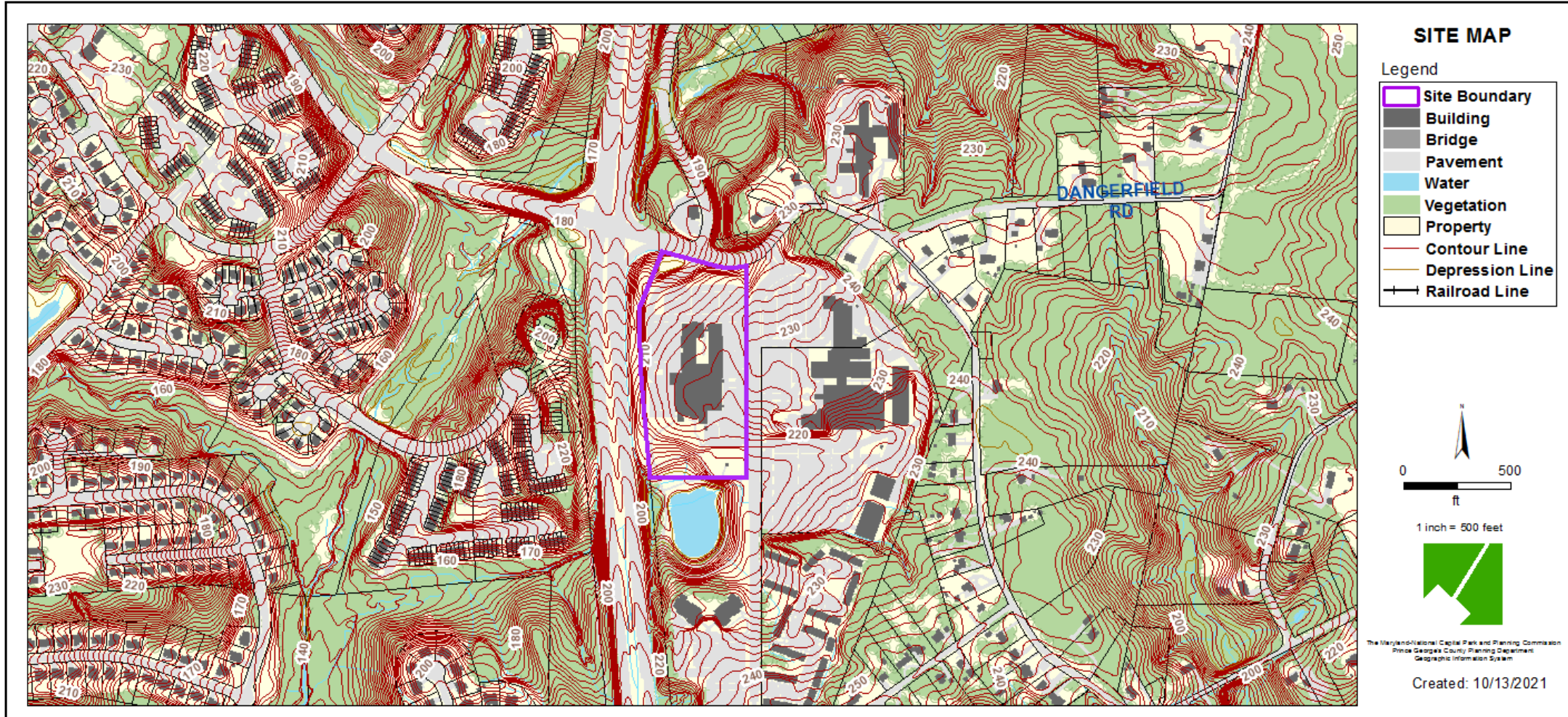
OVERLAY MAP



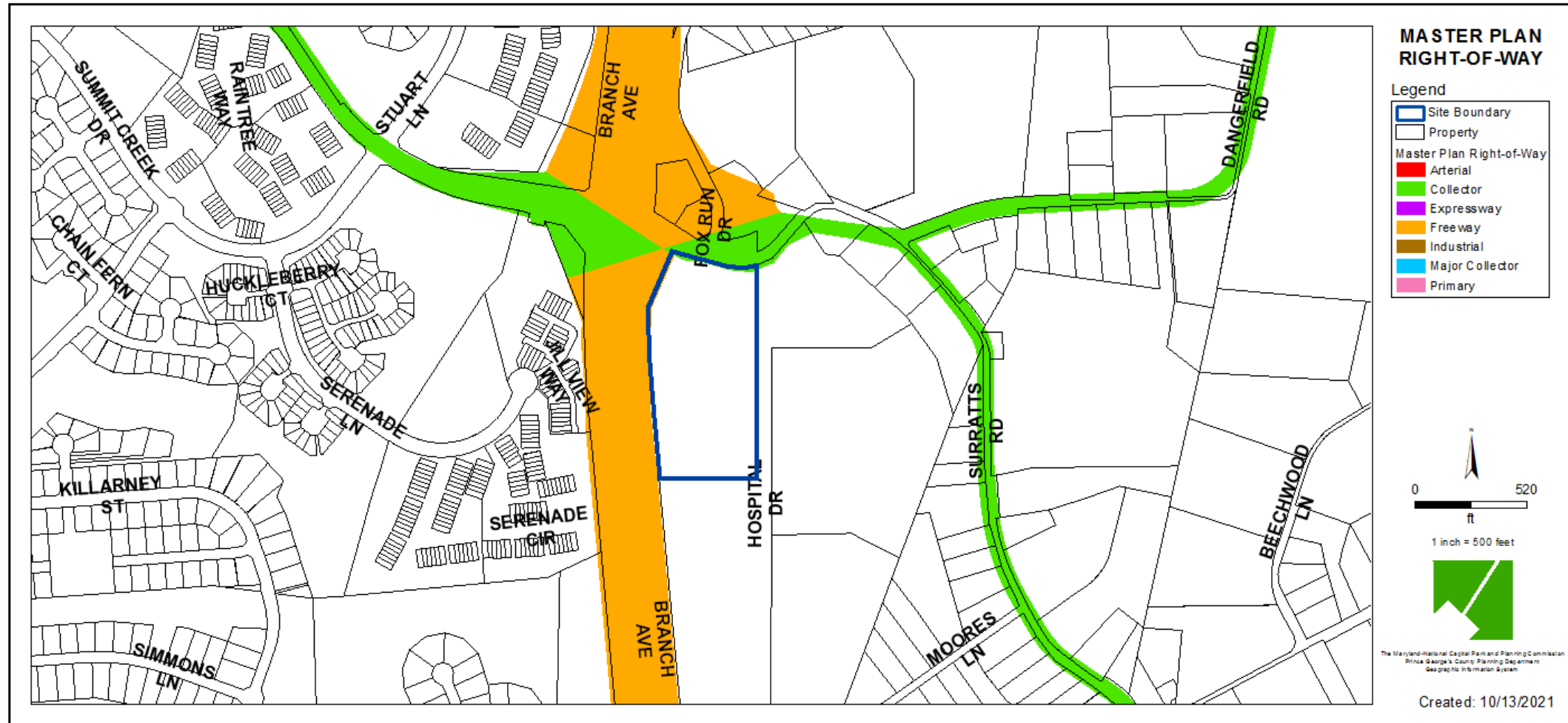
AERIAL MAP



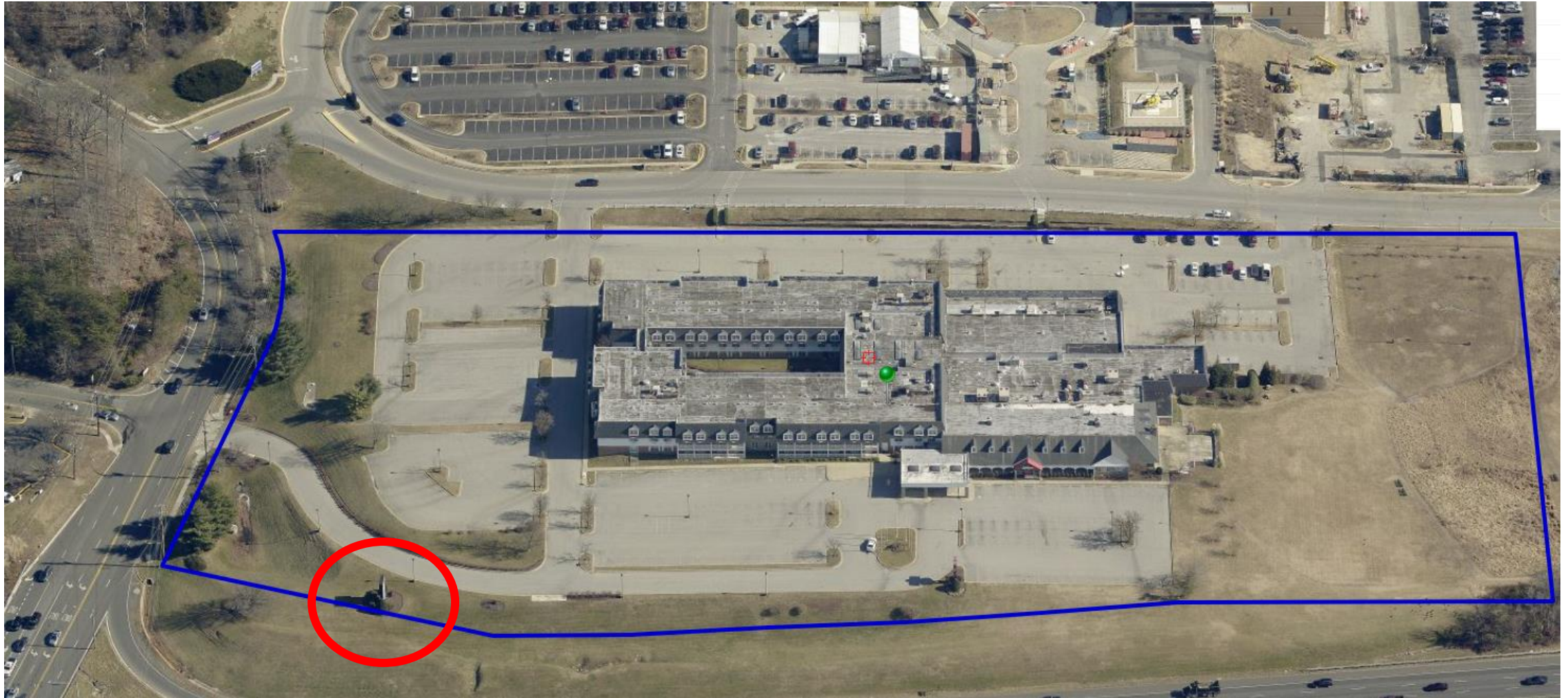
SITE MAP



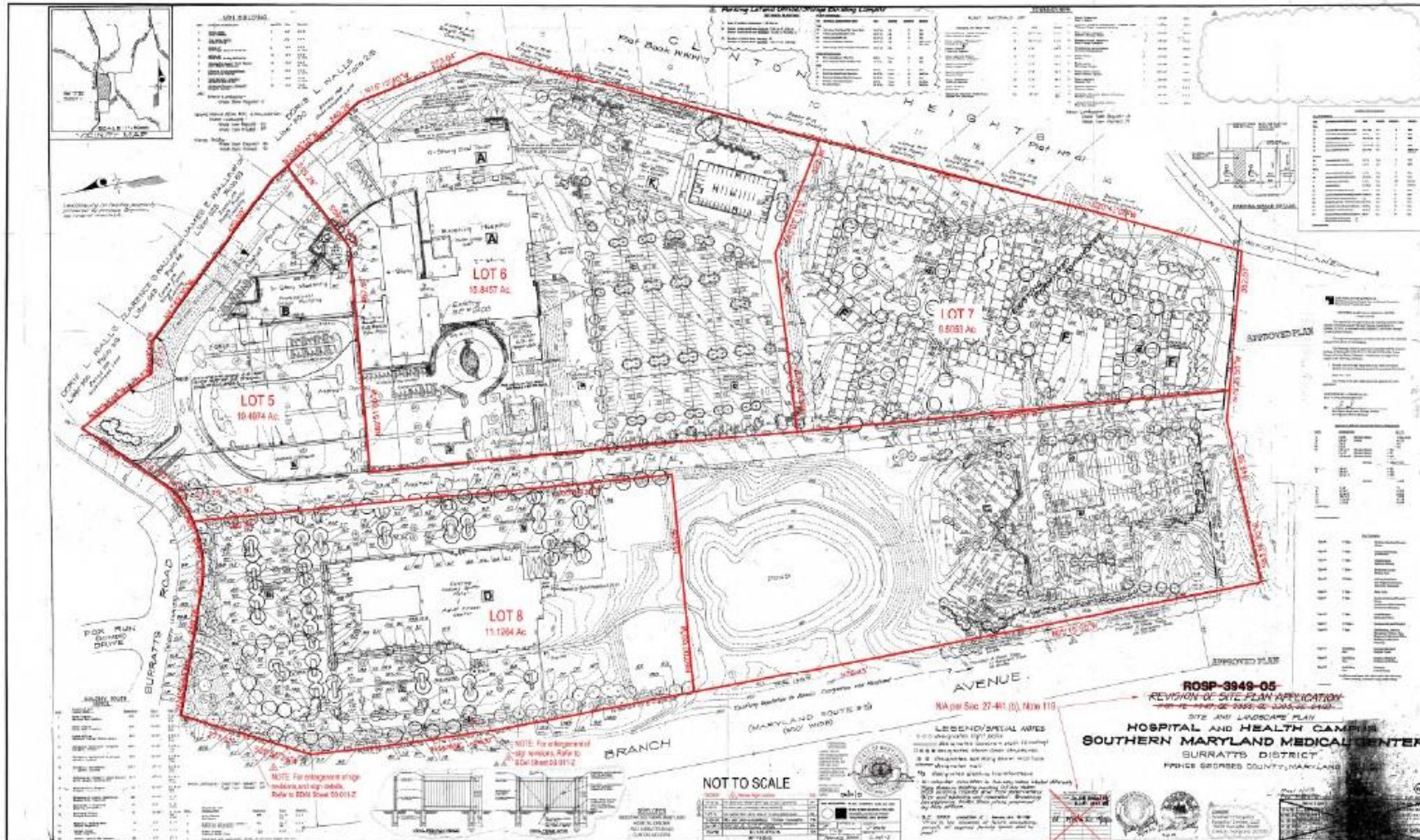
MASTER PLAN RIGHT-OF-WAY MAP



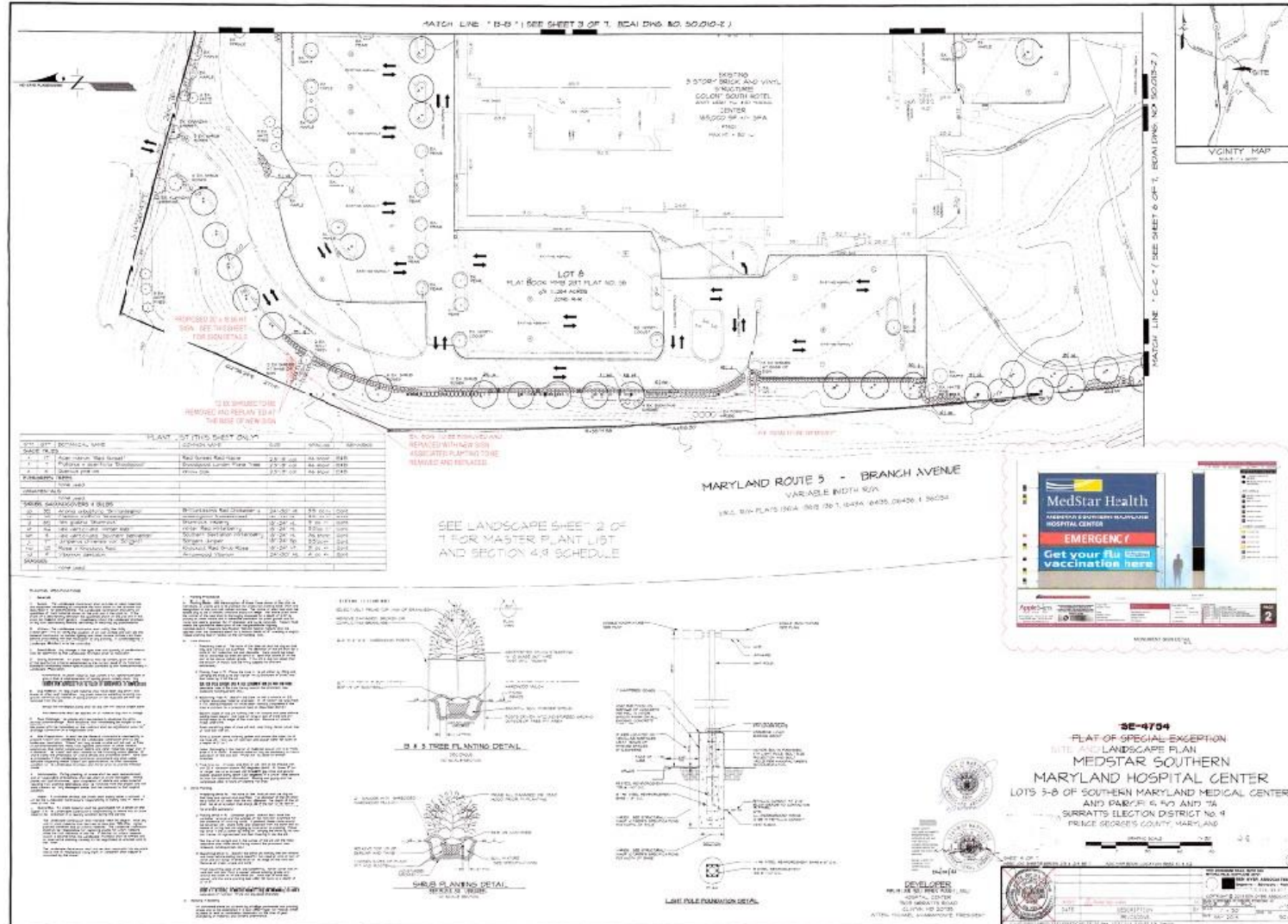
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED IN BLUE
APPROXIMATE SIGN LOCATION OUTLINED IN RED



SITE PLAN



SITE PLAN



SIGN DETAILS

LAYOUT OPTION B | DOUBLE FACE FREESTANDING SIGN
 P - PAINT M - MATERIAL V - VINYL D - DIGITAL F

SPECIFICATIONS AND NOTES

- (1) REQUIRED - MANUFACTURE AND INSTALL
- POLE SIZE AND FOOTING DEPTH TBD - PER ENGINEERING

MATERIALS

- M1 ALUMINUM CABINET DISPLAY W/2" RETAINERS
- M2 WHITE LED LIGHTING
- M3 WHITE POLY-CARBONATE FACES
- M4 ALUMINUM ACCENTS
- M5 12 MM FULL COLOR BMC
- M6 ALUMINUM POLE SHIRT

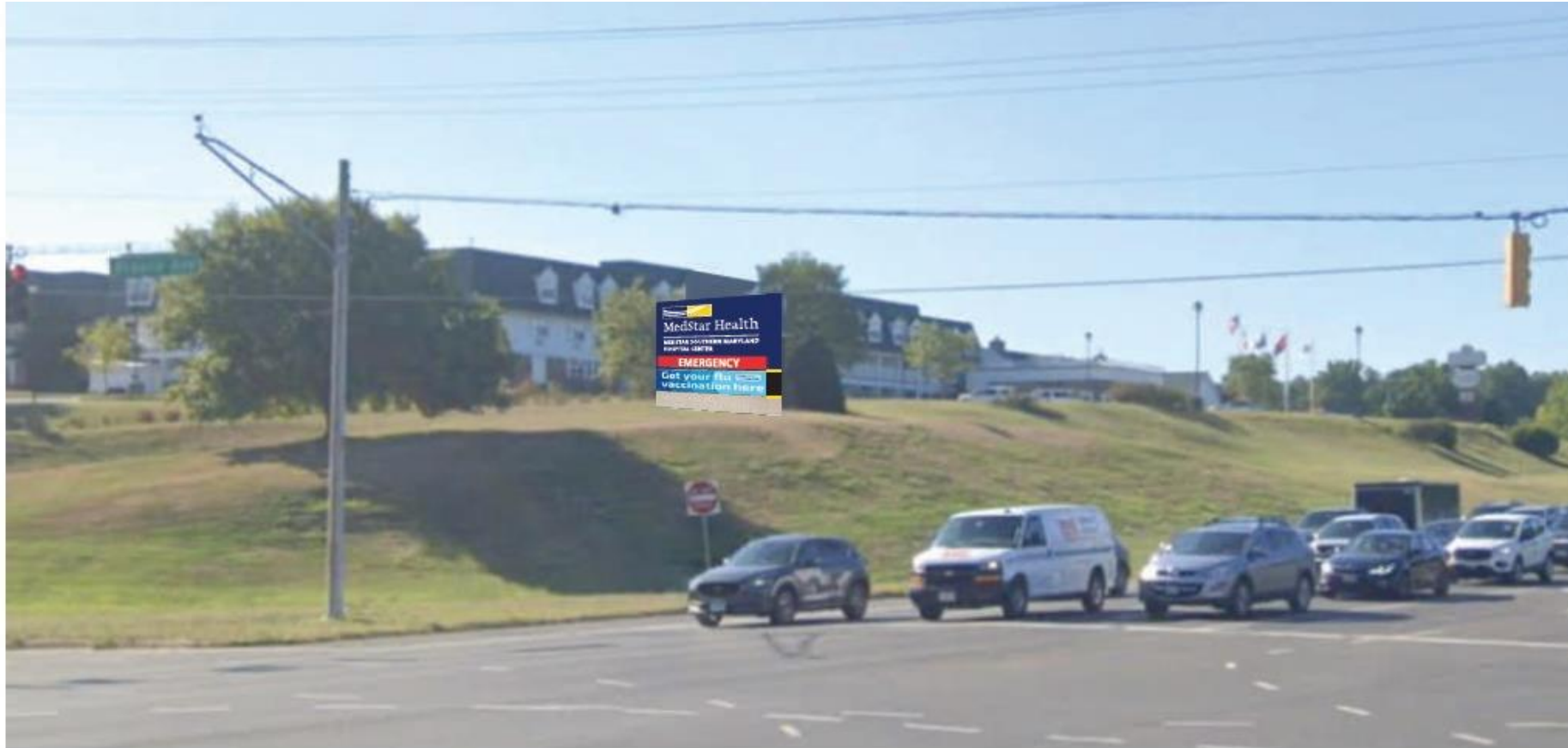
COLOR LEGEND

- V1 3M #3830-TBD
- V2 3M #3830-TBD
- V3 3M #3830-TBD
- P1 PANTONE TBD
- P2 PANTONE TBD
- P3 PANTONE TBD - TEXTURED FINISH

DOUBLE FACE FREESTANDING SIGN SCALE: 3/8" = 1"
SIDE VIEW SCALE: 3/8" = 1"

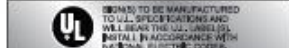
<p>VISION · DESIGN · IMPACT</p> <p>404 Serendipity Dr. • Millersville, Md. 21108 Phone 410.987.7446 • Fax 410.987.1580 Visit us at www.applesigns.com</p>	<p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p> <p>SHOULD BE MANUFACTURED TO ALL SPECIFICATIONS AND WILL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODES.</p>	<p>Project Title: MedStar Health</p> <p>Client: MedStar Health</p> <p>Site Address: Southern Maryland Medical Center</p>	<p>Quote ID #: 002675 Work Order #: 00000</p> <p>Sales Person: James A.</p> <p>Project Manager: Glenn C.</p> <p>File Location:</p>	<p>Project Specifications:</p> <p><input type="checkbox"/> Interior <input checked="" type="checkbox"/> Exterior</p> <p><input type="checkbox"/> Single Sided <input type="checkbox"/> Double Sided</p> <p><input type="checkbox"/> Non-Illuminated</p> <p><input checked="" type="checkbox"/> Illuminated</p>	<p>Drawing Revisions</p> <table border="1"> <thead> <tr> <th>Drawn By</th> <th>Date</th> <th>Change Notes</th> </tr> </thead> <tbody> <tr> <td>Glenn C.</td> <td>09-04-20</td> <td>2hr 15min design time</td> </tr> <tr> <td>Glenn C.</td> <td>09-16-20</td> <td>1/2 hour design time - base options</td> </tr> <tr> <td>Glenn C.</td> <td>09-17-20</td> <td>1 hour design time - cabinet options</td> </tr> <tr> <td>Glenn C.</td> <td>12-17-20</td> <td>1 hour design time - added callout to option B</td> </tr> <tr> <td>JA</td> <td>2-23-21</td> <td></td> </tr> </tbody> </table>	Drawn By	Date	Change Notes	Glenn C.	09-04-20	2hr 15min design time	Glenn C.	09-16-20	1/2 hour design time - base options	Glenn C.	09-17-20	1 hour design time - cabinet options	Glenn C.	12-17-20	1 hour design time - added callout to option B	JA	2-23-21		<p>PAGE 2</p>
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RENDERING



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Project Title:
 MedStar Health
Client:
 MedStar Health
Site Address:
 Southern Maryland Medical Center

Quote ID #: 002675
Work Order #: 00000
Sales Person: James A.
Project Manager:
Designer: Glenn C.
File Location:

Project Specifications:
 Interior Exterior
 Single Sided Double Sided
 Non-Illuminated
 Illuminated

Drawing Revisions		
Drawn By	Date	Change Notes
Glenn C.	09-04-20	2hr 15min design time
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JA	2-23-21	

SIGN LOCATION



STAFF RECOMMENDATION

APPROVAL

[Major/Minor] Issues:

- NONE

Applicant Community Engagement:

- Informational Mailing – 05/25/21
- Acceptance Mailing – 10/14/21

IN RE: DEPARTURE FROM SIGN DESIGN STANDARDS
(DSDS-715)

APPLICANT: Medstar Southern Maryland Hospital Center, Inc.

**AGENT/
CORRESPONDENT:** Lawrence N. Taub, Esquire
Nathaniel Forman, Esquire
O'Malley, Miles, Nylen & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, MD 20770

STATEMENT OF JUSTIFICATION

The Applicant hereby requests a departure from design standards related to signage upon an 11.12- acre portion of Medstar Southern Maryland Hospital Center located at 7401 Surratts Road in Clinton, Maryland, and shown as Lot 8 as shown on Southern Maryland Hospital Subdivision recorded in Plat Book 237 at Plat 36 among the Land Records of Prince George's County ("Subject Property"). The Subject Property remains is the site of the former Colony South Hotel and is included within the 67.78-acre Medstar Southern Maryland Hospital Center. The Subject Property is zoned R-R, which allows a health campus subject to certain enumerated criteria established through adoption of CB-88-2017 and shown as Footnote 119 in Section 27-441 of the Prince George's County Zoning Ordinance ("Zoning Ordinance"). Prior to CB-88-2017, a health campus required special exception approval in accordance with general criteria under § 27-317 and specific criteria for health campuses under § 27-362, and this health campus was, in fact, the subject of a number of special exception approvals over the years (discussed herein).

This departure request is for a freestanding that exceeds the maximum dimensions for a health campus. Lot 8 is currently improved with two (2) signs—one (1) monument sign and one (1) pylon sign—that are located along the Branch Avenue frontage. This application would remove both of the existing signs and replace them with a single, double-sided monument sign near the southeastern quadrant of the intersection of Branch Avenue (MD 5) and Surratts Road. The monument sign will be approximately 2 feet deep, 19.5 feet high and 20 feet wide. The signage portion will consist of an internally illuminated cabinet that measures 20 feet wide and 16.5 feet tall for a total of 333 square feet of sign area. The signage area is divided into two sections. The top section will be 20 feet wide and 12.5 feet high and display a fixed message identifying Medstar Southern Maryland Hospital. The lower section will be 20 feet wide and 4 feet tall and display messages and images that can be wirelessly controlled for remote content management.

The Applicant is in the process of modernizing the existing health campus, having recently opened a new Emergency Department, with additional improvements to come. Currently, the health campus has no signage advertising its health services along its Branch Avenue (MD 5) frontage; the only signage that exists along Branch Avenue is for the now closed Colony South Hotel. This application would permit the Applicant to construct signage along Branch Avenue (MD 5) clearly denoting the health campus and its medical services.

Because a health campus is an institutional use, signage regulations for freestanding/monument signs are governed by § 27-617 of the Prince George’s County Zoning Ordinance (“Zoning Ordinance”). A summary of the development standards, and the requested departures are found within the table below:

1. §27-617 Design Standards:

Maximum Height	Maximum Area	Minimum Setback	Type Allowed	Maximum Number
8 feet	48 sq. ft.	15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone)	Freestanding or attached to a building	1

2. Proposed Development Standards:

Height	Area	Minimum Setback	Type Allowed	Maximum Number
20 feet*	333 sq. ft.	Approximately 437 feet from adjoining land in any Residential Zone	Freestanding	1

*The sign itself will be seventeen (17) feet high, located atop a three (3) foot high podium.

I. HISTORY

Southern Maryland Hospital Center was founded in 1977 by Francis P. Chiaramonte, M.D, but beginning in December 2012 pieces of the health campus were gradually purchased by MedStar Health. The portions of the health campus purchased by MedStar Health, beginning with the hospital, became part of the MedStar Health system and the health campus was rebranded MedStar Southern Maryland Hospital Center. In 2020, Medstar Health became the sole owner of all lots comprising the health campus after it purchased the former Colony South Hotel.

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 R-R zoning of the Subject Property was retained by the District Council's adoption of the Subregion 5 Sectional Map Amendment on July 24, 2013. Finally, in 2017, as mentioned previously, a health campus became permitted by right in the R-R Zone at this location through the Council's adoption of CB-88-2017.

II. CONFORMANCE WITH DEPARTURE FROM SIGN DESIGN STANDARDS

1. Under § 27-239.01 of the Zoning Ordinance, the Planning Director or the Planning Board is authorized to grant departures for design standards related to signage in accordance with the procedures and requirements of § 27-239.01. The Applicant submits the requested departures conform for the reasons explained below:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

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

The purposes of signage regulation are found under § 27-589 of the Zoning ordinance. This application fulfills the purposes as explained below:

§ 27-589. The purposes of regulating signs are:

- (1) To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

Highly visible signage that supports the long-term viability of a health campus promotes the health, safety, and welfare of present and future inhabitants of the Regional District. The present application would permit the construction of a freestanding sign of an appropriate size (at a key location of the Subject Property) to aid visitors, guests and patients in reaching the hospital. The Applicant believes the proposed height and area of the monument sign is extremely important to allow a high degree of visibility to cars traveling at high speeds along Branch Avenue, a six-lane divided highway, designated as a freeway in the Master Plan.

- (2) To encourage and protect the appropriate use of land, buildings, and structures;

This application is related to a health campus in the R-R Zone, which is a use permitted by right at this location. This application will allow for a sign that will be large enough to provide good visibility for cars traveling along Branch Avenue, to further strengthen the visibility of the health campus from that six-lane divided highway.

- (3) To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;

This application proposes high-quality signage that will strengthen the health campus' presence throughout southern Prince George's County and the region.

- (4) To regulate signs that are a hazard to safe motor vehicle operation;

Providing a larger and more visible freestanding sign at the intersection of Branch Avenue and Surratts Road will encourage safer vehicle operation by giving drivers more time to prepare for turning onto Surratts Road to enter the health campus, since the larger sign will be visible from a greater distance.

- (5) To eliminate structurally unsafe signs that endanger a building, structure, or the public;

As discussed above, in addition to the proposed new monument sign near the intersection of Branch Avenue and Surratts Road, the two older signs currently in existence along the property's Branch Avenue frontage (one monument, one pylon) will be removed.

- (6) To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development;

The proposed monument sign will help support the health campus, which has been in existence, at this location for nearly 50 years. Since the two existing signs along the Branch Avenue will be replaced by only one monument sign, this will result in a decrease, not a proliferation, of signage at this location.

- (7) To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.

As discussed above, the location of the health campus along Branch Avenue, a six-lane divided freeway, requires a sign that is highly visible to cars traveling at relatively high rates of speed, and the dimensions of the proposed signage will provide for “adequate identification and advertisement that is compatible with” the health campus at that location.

§ 27-239.01 (cont.)

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

The dimensions of the monument sign as proposed are the minimum necessary for this application. As previously discussed, the location of the health campus along Branch Avenue, a six-lane divided freeway requires signage of a size sufficient to provide sufficient visibility to allow for cars to safely move to the turn lanes, if that is their destination. This is especially so given the oftentimes strenuous nature of visiting a hospital in an emergency. The location of the health campus needs to be distinct and easily visible for patients, guests and visitors. The proposed height of the sign and area is the minimum necessary to support these goals.

- (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 dimensions of the monument sign as proposed are necessary to properly identify the health campus, an important institutional use within Prince George’s County. Given the unique location and configuration of the health campus that requires one to turn off of Branch Avenue onto Surratts Road to the entrance of the health campus, the departure for the proposed signage at this location is necessary to alleviate that unique locational circumstance.

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

The dimensions of the proposed monument sign will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood. As mentioned previously, this proposed monument sign will replace two existing signs, and given its location at the intersection of Branch Avenue and Surratts Road, it will not impair the visual, functional, or

environmental quality or integrity of the site or of the surrounding neighborhood. To the contrary, it will provide a visual and functional improvement to aid those going to the health campus.

III. CONCLUSION

For all the above-stated reasons, the Applicant respectfully requests approval of the Departure from Sign Design Standards as set forth herein in accordance with the § 27-239.01 of the Zoning Ordinance, for the proposed monument sign at the southeastern quadrant of the intersection of Branch Avenue and Surratts Road.

Respectfully submitted,

O'MALLEY, MILES, NYLEN & GILMORE, P.A.

By:



Lawrence N. Taub, Esquire



Nathaniel Forman, Esquire
7850 Walker Drive, Suite 310
Greenbelt, MD 20770


Attorneys for Applicant

December 9, 2021

MEMORANDUM

TO: Thomas Sievers, Planner Coordinator, Subdivision, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Wendy Irminger, Planner Coordinator, Neighborhood Revitalization Section, 
Community Planning Division

SUBJECT: **DSDS-715, MedStar, Southern Maryland Hospital Center**

FINDINGS:

The Community Planning Division finds that, pursuant to Section 24-121(a)(5), this application conforms to the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment*.

BACKGROUND

Application Type: Departure from Sign Design Standards

Location: Southeast corner of MD 5 (Branch Avenue) and Surratts Road, Clinton MD 20735

Size: 67.78 acres

Existing Uses: Hospital

Proposal: Monument sign that is 20 feet high and 400 square feet

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities Growth Policy Area. The vision for Established Communities is context-sensitive infill and low- to medium-density development.

Master Plan: The *2013 Approved Subregion 5 Master Plan* recommends residential land use for the subject property.

Planning Area: 81A

Community: Clinton & Vicinity

DSDS-715, Medstar, Southern Maryland Hospital Center

Aviation/MIOZ: This application is located within the Military Installation Overlay Zones (MIOZ). Pursuant to Sec. 27-548.54 e(2)(D) Requirement for Heights, the proposed development must conform to the height requirement. The subject property is within Accident Potential Zone (APZ) 2, the 50:1 South End approach/departure height clearance, and within the 60 db to 74 db noise contour.

SMA/Zoning: The 2013 *Approved Subregion 5 Sectional Map Amendment* retained the subject property in the R-R (Rural Residential) Zone (CR-81-2013, July 24, 2013). The new zone is the R-R (Residential Rural) Zone.

MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES

The Community Planning Division finds that while this application does not impair the 2013 *Approved Subregion 5 Master Plan*, the applicant should be aware that the proposed sign may be in the path of a future light rail or bus-rapid transit network along the eastern side of Branch Avenue. See the following excerpt from the *Approved Subregion 5 Master Plan*, at page 48:

Through a separate process, the Maryland Transit Administration (MTA) is working with Prince George's County and Charles County on the Southern Maryland Transit Study, investigating options for transit service right-of-way preservation between White Plains in Charles County and the Branch Avenue Metrorail Station, using the MD 5/US 301 corridor. The transit mode could be bus rapid transit (BRT) or light rail transit (LRT), and would generally run along the eastern edge of MD 5/US 301 (**Chapter VI: Transportation**).

² New rules were adopted in early 2009.

c: Long-range Agenda Notebook

Frederick Stachura, Supervisor, Neighborhood Revitalization Section, Community Planning Division



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

Countywide Planning Division
Historic Preservation Section

301-952-3680

November 10, 2021

MEMORANDUM

TO: Thomas Sievers, Zoning Review Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSDS-715 Medstar Southern Maryland Hospital

The subject property comprises 67.78-acres and is located on the southeast quadrant of the intersection of MD Route 5 (Branch Avenue) and Surratt's Road. The subject application proposes a departure from sign design standards to replace two existing monument signs with one larger monument sign associated with an institutional use. The subject property is Zoned R-R.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended. Historic Preservation staff recommend approval of DSDS-715 Medstar Southern Maryland Hospital with no conditions.

December 20, 2021

MEMORANDUM

TO: Tom Sievers, Zoning Section

FROM: John Linkins, Permit Review Section

SUBJECT: Medstar Southern Maryland Hospital Center, DSDS-715

1. The proposed Sign Departure has been calculated correctly. No discrepancies have been found.

From: [Kirchhof, Alexander](#)
To: [Sievers, Thomas](#)
Subject: DSDS-715 Medstar Southern Maryland Hospital Center No Issues No Memo Email
Date: Wednesday, November 3, 2021 12:49:34 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hello,

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on October 27, 2021. The proposal is to remove two existing freestanding signs and replace them with a singular monument sign.

The site has been issued a Type 2 Tree Conservation Plan (TCP2-147-92). Proposed modifications to signage do not impact the TCP2 plan and are in conformance with the TCP2. Natural Resource Inventory Equivalency Letter (NRI-EL) and/or Woodland Conservation Ordinance Exemption (WCO-EX) will not be required for conformance.

No other environmental requirements have been identified for this application. This email serves in lieu of a memo.

Thank you

Alexander N. Kirchhof

Planner I, *Environmental Planning Section | Countywide Planning Division*



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-780-8311 | Alexander.Kirchhof@ppd.mncppc.org





Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

December 13, 2021

TO: Kenneth (KJ) Staton
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE.

Re: Medstar Southern Maryland Hospital
DSDS-715.

This is in response to the Medstar Southern Maryland Hospital DSDS-715 referral. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The site (Lot 8) is located at 7401 Surratts Road, Clinton MD 20735, and zoned R-R. Lot 8 was once Colony South Hotel but now is part of Medstar Southern Maryland Hospital Center.
- The subject referral proposes (depart from sign design standards) to replace two (2) existing monument signs with one (1) larger monument sign associated with an institutional use as per “ § 27-617” of the Prince George’s County Zoning Ordinance.
- As part of the modernization process, Medstar proposes to replace the two old signs of the now closed hotel along Branch Avenue (MD 5) by one new freestanding monument sign close to the Surratts Road intersection.
- The sign is proposed within the State Highway Administration (SHA) right-of-way therefore coordination will be required by SHA.
- DPIE has no objection to DSDS-715.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

cc: Mary Giles, P.E., Associate Director, S/RPRD, DPIE
Rey de Guzman, P.E., Chief, S/RPRD, DPIE
Rene Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Michael Mitiku, Engineer, S/RPRD, DPIE
Medstar Southern Maryland Hospital Cent, 10980 Grantchester Way, Columbia, MD 21044
O’Malley Miles Nylen & Gilmour, 7850 Walker Drive, Suite 310, Greenbelt MD 20770

Sievers, Thomas

From: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Sent: Friday, October 29, 2021 10:52 AM
To: Sievers, Thomas
Cc: PGReferrals
Subject: RE: ACCEPTANCE REFERRAL - DSDS-715; Medstar Southern Maryland Hospital; SHA; KW

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thomas,

I reviewed the subject referral and have the following comments.

The Applicant will need to contact and coordinate with Ms. Janet Blondell (jblondell@mdot.maryland.gov) for the location of the proposed sign.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov

301-513-7347 (Direct)
1-888-228-5003 – toll free

Office Hours

M-Thurs.: 6:30a-3:30p

Fr: 6:30a-10:30a

9300 Kenilworth Avenue,
Greenbelt, MD 20770

<http://www.roads.maryland.gov>



**STATE HIGHWAY
ADMINISTRATION**

From: ePlan <ePlan@ppd.mncppc.org>
Sent: Wednesday, October 27, 2021 8:37 AM
To: PPD-DRD_Referral_Distribution <ppd-drd_referral_distribution@ppd.mncppc.org>; 'Reilly, James V' <JVReilly@co.pg.md.us>; SLToth@co.pg.md.us; ljdillon@co.pg.md.us; AMGullickson@co.pg.md.us; tgaskins@co.pg.md.us; rsdeguzman <rsdeguzman@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>; Lord-Attivor,

Rene <rlattivor@co.pg.md.us>; Snyder, Steven G. <SGSnyder@co.pg.md.us>; Abdullah, Mariwan <MABdullah@co.pg.md.us>; Formukong, Nanji W. <nwformukong@co.pg.md.us>; Tayyem, Mahmoud <mtayyem@co.pg.md.us>; Salles, Cicero D. <cdsalles@co.pg.md.us>; sabbranch@co.pg.md.us; jtarr@co.pg.md.us; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Tania Brown <TBrown13@mdot.maryland.gov>; shayla.taylor@pgcps.org; rhianna.mccarter@pgcps.org; 'Aheart, Charlotte D.' <CDAheart@co.pg.md.us>; #DSG Intake <DSGIntake@wsscwater.com>; kenneth.l.barnhart@verizon.com; mark.g.larsen@verizon.com; jkoroma@pepco.com; wkynard@pepcoholdings.com; Charles.curry@bge.com; Herb.Reigel@smeco.coop; 'Ulrich,Keith' <Keith.Ulrich@SMECO.coop>; kencrouse@comcast.net; bm2692@att.com; 'AZZAM, ABDULKADER' <aa9168@att.com>; wi3400@att.com; 'sh3700@att.com' <sh3700@att.com>; pmartinez@washgas.com
Cc: PPD-DRD_Applications Section_Distribution <ppd-drd_applicationssection_distribution@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Checkley, Andree <andree.checkley@ppd.mncppc.org>; Graham, Audrey <Audrey.Graham@ppd.mncppc.org>; Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>; Sievers, Thomas <Thomas.Sievers@ppd.mncppc.org>; Nathaniel Forman <nforman@omng.com>
Subject: RE: ACCEPTANCE REFERRAL - DSDS-715; Medstar Southern Maryland Hospital

Greetings,

This is an EPlan ACCEPTANCE of **DSDS-715; Medstar Southern Maryland Hospital** to be reviewed at the **PLANNING Board** level.

This case was officially accepted, **October 22nd, 2021**

Major Issues Deadline – November 9th, 2021

SDRC DATE: November 12th, 2021

REFERRAL DUE DATE: December 13th, 2021

- All responses must be emailed to the assigned reviewer and to PGCReferrals@ppd.mncppc.org ;
- attach signed memo's on official letterhead
- attach a signed PDF and Word version of the document.
- The email subject must include: Case number + Case name + Dept + Reviewer initials.
- Please indicate in the body of your email if the attached response is the 1st, 2nd or 3rd

Please submit ALL comments to assigned reviewer Thomas Sievers and PGCReferrals@ppd.mncppc.org

Click on the hyperlink to view the Acceptance

documents: https://www.dropbox.com/sh/cobzj79uynrdiap/AAAQgb2HYs_Jc1Z_nY8Zjaoja?dl=0

If you need assistance please contact Cheryl.summerlin@ppd.mncppc.org

Respectfully,

Nhqqhkw +NM, Vwdwrq

Principal Planning Technician | Development Review Division

