



TECHNICAL STAFF REPORT
Planning Board Meeting of October 5, 2017

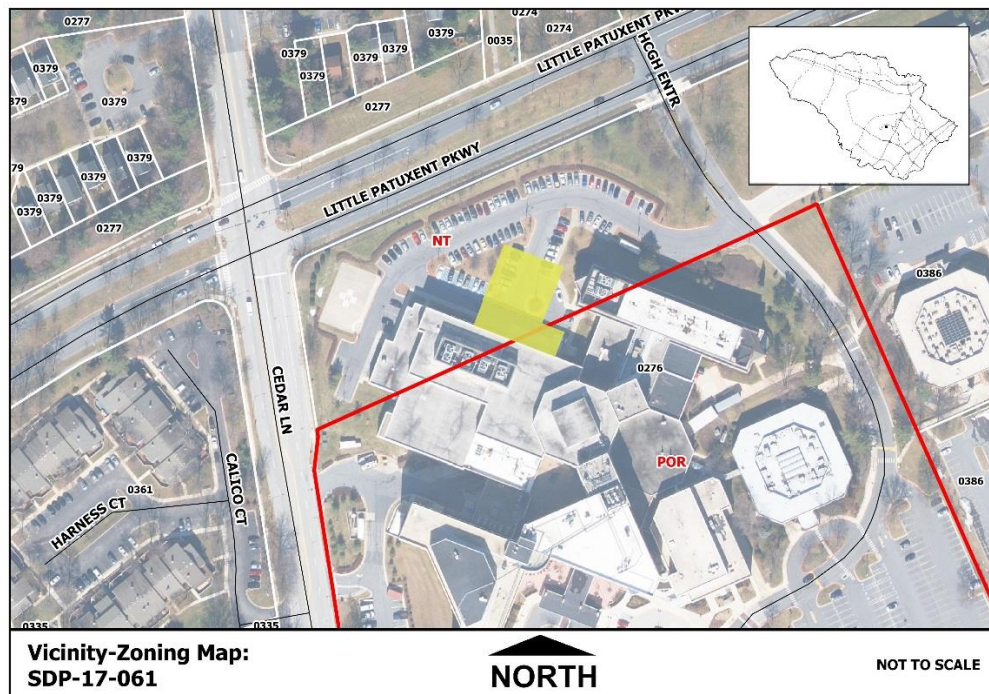
Project/Petitioner: SDP-17-061 Howard County General Hospital- Psychiatric Building Addition

Planner: Eric Buschman
Division of Land Development
410-313-0729

Request: To approve a site development plan to construct a 16,184 square foot, two-story building addition and associated site improvements, in accordance with Final Development Plan FDP-83 and the Zoning Regulations.

Recommendation: *Approval subject to compliance with Subdivision Review Committee (SRC) comments and any conditions imposed by the Planning Board.*

Location: The Howard County General Hospital is located on the southeast corner of the Little Patuxent Parkway and Cedar Lane intersection, in Section 8, Area 2, of the Columbia Town Center. The 25.51-acre site is split-zoned New Town-Town Center Commercial and Planned Office Research (POR). The hospital is accessed from Little Patuxent Parkway, Cedar Lane, and Charter Drive. The site currently contains a hospital building, two medical office buildings, a parking garage, and surface parking lots. The proposed building addition is located on the northern side of the hospital building, adjacent to Little Patuxent Parkway and will be connected to the existing Emergency Department.



Vicinal Properties: The site is bounded on the west by Cedar Lane, on the north by Little Patuxent Parkway, on the east by medical office buildings and the Howard Community College campus, and on the south by residential townhomes, office and retail buildings.

Site History:

- 03/11/70: Final Development Plan FDP-83 recorded and established a land use map and criteria for Columbia Town Center Section 8 Area 2.
- 04/07/70: Final plat recorded in Plat Book 18, Page 23, creating Parcel 1.
- 08/03/71: Site Development Plan SDP-71-066 approved to construct a main hospital building and associated parking lots.
- 11/08/06: Site Development Plan SDP-00-072 approved to construct an emergency room addition.
- 04/17/07: Site Development Plan SDP-07-057 approved to construct a tower addition and 6-story parking garage.

Site Improvements: A 16,184 square foot building addition; including associated site improvements, such as sidewalks, stormwater management and landscaping.

Stormwater Management: Stormwater management (quantity and quality) is provided by an on-site stormwater management pond, approved and constructed per SDP-95-114. The facility is owned and operated by the Howard County General Hospital.

Environmental Considerations: The subject property does not contain wetlands, streams, buffers or 100-year floodplains, nor are there adjacent cemeteries, historic structures, forest resources or scenic roads.

Landscaping: Landscaping will be provided in accordance with Section 16.124 of the Howard County Code and the Howard County Landscape Manual.

Evaluation and Conclusions: The Site Development Plan complies with Final Development Plan FDP-83, as follows:

- **Setbacks:** The proposed building addition meets a 30' setback from a public road right-of-way.
- **Land Use:** A hospital is among the permitted uses in commercial districts and commercial land use zones. These include all uses in the 'B-1', 'B-2' and 'SC' zoning districts, including hospitals.
- **Building Height:** No height limitation is imposed upon structures constructed within the Final Development Plan FDP-83 phase, provided improvements are constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.
- **Parking:** Per FDP-83, hospital parking is based on one space for each two beds. Section 133.0.D.7 of the Zoning Regulations requires one space for each seven beds. The existing hospital and accessory medical buildings on campus provide 1,681 parking spaces, which fulfills the parking requirements for the proposed building addition.

SRC Action: The SRC notified the petitioner on August 23, 2017, that the plan may be approved, subject to Planning Board approval.

Recommendation: The Department of Planning and Zoning recommends approval of Site Development Plan SDP-17-061, subject to compliance with SRC comments and any conditions by the Planning Board.

 9/18/17
Valdis Lazdins, Director Date
Department of Planning & Zoning

VL:eb

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.