

March 26, 2021

Maurene Epps-McNeil
Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772

**RE: SE-4830 - 8230 Schultz Road Senior
Housing**

Dear Ms. Epps-McNeil:

On March 25, 2021, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner, and the technical staff's recommendation constitutes the Planning Board's recommendation.

Very truly yours,



James R. Hunt, Chief
Development Review

Enclosure

cc: Persons of Record



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

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

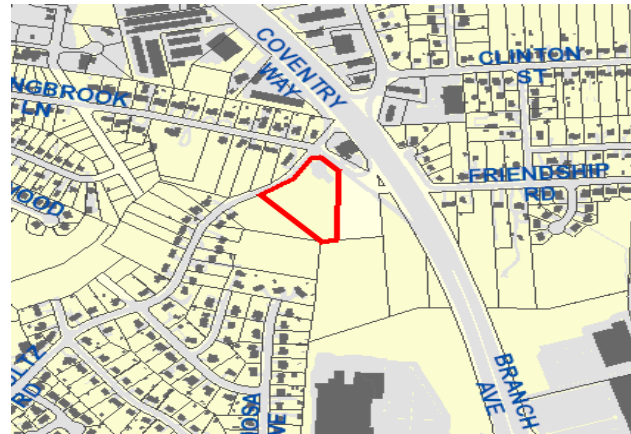
Special Exception

8230 Schultz Road Senior Housing

SE-4830

REQUEST	STAFF RECOMMENDATION
A special exception to permit the development of apartment dwellings for elderly or handicapped families.	APPROVAL with conditions

Location: At the southeast quadrant of Springbrook Lane and Schultz Road.	
Gross Acreage:	3.53
Zone:	R-80/M-I-O
Dwelling Units:	90
Gross Floor Area:	84,811 sq. ft.
Lots:	1
Parcels:	0
Planning Area:	81A
Council District:	09
Election District:	09
Municipality:	N/A
200-Scale Base Map:	211SE06
Applicant/Address: 8230 Schultz Road, LLC 6525 Belcrest Road, Suite 555 Hyattsville, MD 20782	
Staff Reviewer: Thomas Sievers Phone Number: 301-952-3994 Email: Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	03/25/2021
Planning Board Action Limit:	N/A
Staff Report Date:	03/10/2021
Date Accepted:	01/06/2021
Informational Mailing:	04/21/2020
Acceptance Mailing:	12/29/2020
Sign Posting Deadline:	N/A

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

TECHNICAL STAFF REPORT:

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

VIA: Jeremy Hurlbutt, Supervisor, Zoning Review Section, Development Review Division

FROM: Thomas Sievers, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: Special Exception SE-4830
8230 Schultz Road Senior Housing

REQUEST: A special exception to permit the development of apartment dwellings for elderly or handicapped families.

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of March 25, 2021.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. 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.

FINDINGS:

- 1. Location and Site Description:** The subject property is located in the southeast corner of the intersection of Schultz Road and Springbrook Lane. The subject property is currently unimproved.
- 2. History and Previous Approvals:** The subject property is located on Tax Map 116 in Grid D-1, and is known as Part of Lot 71, Charles C. Schultz's Subdivision, recorded in Plat Book 7-93 and dated May 7, 1940. The total area of the property is 3.53 acres and is zoned One-Family Detached Residential (R-80), within the Military Installation Overlay (M-I-O) Zone. The property is currently undeveloped. Lot 71, as shown on Plat Book 7-93, has been modified subsequent to recordation by conveyance of right-of-way, and therefore, the property is no longer configured as shown on the record plat.

The property considered in this special exception is not subject to a previously approved preliminary plan of subdivision (PPS). Since the property has a final plat of subdivision approved prior to October 27, 1970, development on the subject property proposing more than one single-family detached dwelling, or greater than 5,000 square feet of gross floor area, requires resubdivision of the property, in accordance with Section 24-111(c) of the Prince George's County Subdivision Regulations. A new PPS will be required to find conformance with the layout, as proposed with the subject special exception application. Approval of a final plat of subdivision will also be required, following approval of a PPS, prior to the approval of building permits for the subject property.

- 3. Neighborhood and Surrounding Uses:** The general neighborhood is bounded to the north by Coventry Way, to the east by Branch Avenue (MD 5), to the west by Old Branch Avenue, and to the south by Woodley Road and the northern limits of the Woodyard Crossing Shopping Center. The neighborhood includes residential and commercial uses, as well as undeveloped land. The immediate uses surrounding the subject property are as follows:

North— the office building of Exit Landmark Realty in the Commercial Miscellaneous Zone.

East— A stormwater management (SWM) pond on land owned by the Maryland State Highway Administration (SHA) in the R-80 Zone.

South— Undeveloped, wooded land in the R-80 Zone.

West— Single family detached dwellings in the R-80 Zone.

- 4. Request:** The applicant requests approval of a special exception to permit the development of apartment dwellings for elderly or handicapped families.

5. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-80/M-I-O	R-80/M-I-O
Use(s)	Vacant	Multifamily
Acreage	3.53	3.53
Lots	1	1
Gross Floor Area	N/A	84,811 sq. ft.
Dwellings	N/A	90

6. **Required Findings:** A special exception for use of the subject site as an apartment dwelling for elderly or handicapped families is subject to the general findings for approval of all special exceptions contained in Section 27-317(a) of the Prince George’s County Zoning Ordinance. Part 4 of the Zoning Ordinance also includes additional required findings for specific uses. Apartment housing for the elderly or physically handicapped families is subject to the additional findings of Section 27-337 of the Zoning Ordinance. The analysis of all the required findings for approval are provided below.

In support of the application, the applicant filed a statement of justification (SOJ) submitted January 6, 2020, incorporated by reference herein. This case was heard at the Subdivision and Development Review Committee (SDRC) meeting on January 22, 2020. The applicant submitted a supplemental noise study on January 21, 2021. A revised site plan, landscape plan, Type 2 tree conservation plan (TCP2), truck turning exhibit, and SOJ in support of impacts to regulated environmental features were received on February 18, 2021, for the subject property, as requested by staff at the SDRC meeting.

General Special Exception Findings—Section 27-317(a) provides the following:

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle.

The purposes of Subtitle 27 of the Prince George’s County Code, as set forth in Section 27-102(a)(1) through (15) of the Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and to ensure adequate public facilities and services. Affordable housing for the elderly will promote the health and safety of the inhabitants of the County, be an example of orderly growth and development by providing a transitional use at a location where the surrounding neighborhood is making a transition in its physical character to commercial uses, and preserve the regulated natural features of the subject property. The development, as proposed, will be in harmony with the purposes of this Subtitle if approved with the recommended conditions contained herein.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.

In the context of this finding, it is important to recognize that Section 27-337(a)(4) of the Zoning Ordinance provides that, “The height, lot coverage, density, frontage, yard, and green area requirements, including restrictions on the location and height of accessory buildings, as specified for the zone in which the use is proposed, shall not apply to uses or structures provided for in this Section. The dimensions, percentages, and density shown on the approved site plan shall constitute the regulations for development under a given Special Exception.” Other applicable regulations of the Zoning Ordinance affecting the physical development of the property include the regulations applicable in all zones of Zoning Ordinance Part 2, Division 4; the provisions of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) adopted by reference by Part 2, Division 5; those addressing requirements for maximum structure height in Part 10C, the M-I-O Zone; those provisions addressing off-street parking in Part 11; and those provisions addressing signs in Part 12. The subject special exception conforms to these requirements and regulations.

(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.

The subject application is responsive to the recommendations of the applicable master plan and functional master plans. The applicable master plan is the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. The County has a number of functional master plans, including the 2017 *Approved Prince George’s County Resource Conservation Plan: A Countywide Functional Master Plan*, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the 2008 *Approved Public Safety Facilities Master Plan*, the 2010 *Approved Historic Sites and Districts Plan*, and the 2010 *Approved Water Resources Functional Master Plan*. While not forming part of this criterion for approval of special exceptions, one of the purposes of the Zoning Ordinance is to implement the 2014 *Plan Prince George’s Approved General Plan* (Plan 2035) so this plan is discussed here.

General Plan

Plan 2035 classified the subject site in its Growth Policy Map in the “Established Communities” category. Established communities are described by Plan 2035 as “the County’s heart – its established neighborhoods, municipalities and unincorporated areas outside designated centers,” and recommends that, “Established communities are most appropriate for context-sensitive infill and low- to medium-density development”.

The applicant believes that the development of the subject property as apartment dwellings for the elderly will serve as a particularly context-sensitive transitional use, given that it is located in close proximity to MD 5 and its access ramps, is adjacent to one of that highway’s SWM ponds, and is across the street from a commercial use. Given the nature of its resident population and its buffering by the

stream corridor of Pea Hill Branch, it is a compatible and context-sensitive infill development, in keeping with the vision of Plan 2035.

Plan 2035 also includes a particular policy in its Housing and Neighborhoods Element to, “increase the supply of housing types that are suitable for, and attractive to the County’s growing vulnerable populations. These include the elderly, the homeless and residents with special needs.” This policy goes on to include a strategy directing the County to eliminate regulatory barriers to the construction of elderly accessible housing; while this application is going through the historic regulatory process, the Plan 2035 policy and strategy quoted here indicates that the subject application is keeping with the County’s goals, as laid out in Plan 2035.

Master Plan

The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* focused much of its discussion on five specific focus areas; the subject property lies between two of them and, as such, there is no discussion in the sector plan’s text which directly addresses it. The “Corridorwide Future Land Use” (page 112) suggests that the future land use is to be “Open Space,” though no specific recommendation affecting the subject property is made.

Broadly, the “Open Space” recommendation on the subject property is not property-specific, and is not connected with a planned park requirement, nor is the subject property even designated on the sector plan’s Map 46 as an area of “Possible Addition to Parks and Open Space,” but the applicant believes that the land use recommendation is indicative of a general goal of the sector plan to protect sensitive areas, which in the specific case of the subject property, is the Pea Hill Branch stream valley. This is reflected in the sector plan’s recommendations for the trail network in the sector plan area’s stream valley parks, and a more specific recommendation to, “Enhance existing stream valley parks and open space network by acquiring sensitive environmental properties and gap properties identified as part of the Green Infrastructure Network” (page 132). The mapping in the published Green Infrastructure Plan, however, did not identify Pea Hill Branch as a part of the County’s Green Infrastructure Network at all, and even the updated (2017) Green Infrastructure Mapping on the County’s PGAtlas GIS site only includes the approximately 20 percent of the subject property’s area which corresponds to the 100-year floodplain area.

By preserving the floodplain area and thereby allowing for the future construction of the planned stream valley trail network, the subject application will be helping to implement the intent of the sector plan.

The sector plan does make a number of general recommendations for community design and appearance, which are intended to be applicable to development outside the focus areas; the sector plan indicates that its recommendations are intended to, “provide guidance on best practices that should be considered during the design of new projects to enhance the function and visual quality” (page 113) The applicable guidance includes the following:

In its Design for Safety guidance, the sector plan suggests:

“Natural Surveillance – Crime is more likely in areas without opportunities for natural surveillance. Design buildings to maximize visibility and enhance natural surveillance by keeping potential intruders under observation. Provide windows, storefronts, clearly visible entrances, balconies, porches, outdoor activity areas, and benches. Ensure that windows, especially storefront windows, are not obscured” (page 113).

The special exception site plan provides for a direct spatial relationship between the building and the parking lot to provide “eyes on the parking lot” from the facility’s residents. The building’s entrance is clearly visible, accentuated by the building’s massing, and provides areas around it for outdoor seating to maximize opportunities for natural surveillance.

“Natural Access Control – Guide people to and from the proper entrances using walkways, proper lighting, signage, and fences to direct the flow of people while decreasing the opportunity for crime. Ensure clear sightlines along sidewalks and provide low-level lighting along sidewalks, pathways, service entrances/areas, parking lots, and alleys. Install traffic calming techniques that limit streets as fast getaway routes and reduce on-street criminal activity” (pages 113-114).

The special exception site plan provides for a well-lit parking lot that is clearly oriented to the building entrance. Sidewalks connect the parking lot to the building entrance across the building’s front elevation, with clear sightlines not only across the site, but with “eyes on the sidewalk” from the facility’s residents as described above.

In its Site Design guidance, the sector plan suggests:

“Orient building frontages to face the street, courtyard, or plaza. In mixed-use areas, the street facing buildings should establish a street wall deep enough from the street curb to provide wide pedestrian walkways in front of the buildings. This will create and define public spaces and encourage an active street frontage” (page 114).

The building is designed to create a plaza centered on the building entrance. This creates an active area in keeping with the plan guidance.

“Setbacks should vary slightly to maximize streetscape interest. Avoid uninterrupted walls of structures. Buildings should not be sited in rigid parallel fashion to avoid monotony in visual appearance” (pages 114-115).

The building has been designed with massing that creates visual interest. Varied setbacks and projections avoid a monotonous appearance.

“Place parking at the rear or side of all buildings in order to avoid a direct view of parking lots from the street. Provide parking islands with landscaping to soften the view of asphalt pavement and to avoid the prospect of a sea of parked cars” (page 115).

In this case, the specifics of the subject property suggest that this guidance is not wholly appropriate: The presence of the commercial uses and the highway access ramps to the north, and single-family residences to the southwest, indicate that the more contextual design is to locate the parking lot to the north (the legal “front”) and the building to the south. In addition to protecting the single-family character to the southwest, this design also has the beneficial effect of mitigating the adverse noise impacts from MD 5. The special exception site plan does, however, create large parking islands integrated not only with landscaping but with Environmental Site Design methods, which soften the view of the pavement, break up the mass of parked cars, and provide water quality benefits as well.

“Provide low screen walls, hedges, or both, at those places where surface parking can be viewed from the street” (page 115).

The parking lot perimeter is landscaped in accordance with the requirements of the Landscape Manual to meet this sector plan guidance.

“Use landscaping to beautify the street and public spaces, to buffer incompatible uses, and to screen unsightly views. Locate loading areas away from public views. Where this is not feasible, these areas should be properly screened (page 115).

The general site area is landscaped in accordance with the requirements of the Landscape Manual to meet this sector plan guidance.

In its Building Design guidance, the sector plan suggests:

“Design all buildings with high-quality materials and treatments. Exterior building walls should be constructed with brick, stone, precast concrete, and other high-quality compatible materials. Reflective and tinted glass should not be used on the ground floor of any building, and ribbons or bands of glass should not be used for windows” (page 116).

As described above, the building design will feature brick cladding on the ground level, with additional brick elements extending higher around the building’s main entrance. Upper floors will be clad principally with fiber-cement siding and panels. Neither reflective glass nor ribbon windows are proposed.

“Provide architectural elements and proportion that relate to a pedestrian scale in building façades. Large expanses of identical building walls should be avoided. Façades that provide a regular and frequent pattern of architectural variety through modulation of wall plane, detailing, color, texture, material, and the incorporation of art and ornament are encouraged” (page 116).

The building’s facades are elegantly modulated by changes in plane, color, and material in keeping with this guidance.

“Incorporate projections and recesses to add interest to buildings, especially to highlight entrances. Awnings and canopies made of high-quality materials, and proportional in design and placement, should be used where appropriate, especially over doors and windows. Colors should be compatible with primary building materials and with adjacent buildings” (page 117).

As described above, the building’s façade modulation includes changes in plane, both generally and around the entrance. The building proposed a substantial canopy over the entrance with materials from the palette used for the rest of the building.

The sector plan’s guidance for Connectivity and Circulation and Open Space are largely relevant only to commercial areas and uses. However, the Plan does recommend that sidewalks be provided throughout the sector plan area, which the special exception site plan has proposed to do along its road frontage; it is noted, however, that a sidewalk is not proposed along the access ramp to MD 5 along the property’s northern frontage. It is also noted that the sector plan’s guidance recommends consideration that, “signs should be ground mounted monumental signs; constructed with any high-quality material—such as brick or stone—compatible with the building materials that predominate; and accented with plants, flowers, and lighting” (page 119).

This guidance will be implemented by the proposed monument signage.

The sector plan does recommend the creation of the “Pea Hill Branch Connection,” a hard surface trail along the Pea Hill Branch stream valley. As discussed above, the applicant has not proposed to construct this trail at this time as there is no other constructed segment of the planned trail to connect to, and it would entail additional impacts to the wooded floodplain for no current benefit. In discussions with Maryland-National Capital Park and Planning Commission (M-NCPPC) staff, however, the applicant indicated that they would be willing to grant an easement in the floodplain area at such time as the trail were to be constructed so that this Plan recommendation can be implemented.

The sector plan also makes recommendations to protect and preserve environmental resources in the plan area. The applicable recommendations include:

“Expand tree and forest canopy coverage by ensuring that new development meets its woodland conservation requirements either on site or within the plan area’s watersheds. Establish woodland conservation banks within the Piscataway and Henson Creek watersheds for use when off-site woodland conservation acreage is needed as part of new development. Consider the potential sites for these banks shown on Map 46” (page 128).

The proposed tree conservation plan will require the acquisition of off-site woodland to meet its conservation requirements. Every consideration will be given to the use of woodland banks within the Pea Hill Branch, Tinker’s Creek, and Piscataway Creek hierarchy of watersheds, to the extent that area there is available.

“Protect existing woodland and natural areas, restore wetlands and forests in stream buffers, and stabilize and restore ecosystem functions of receiving streams as part of the SWM designs for development projects or as separate, publicly funded projects. See Map 46 and Table 11 for sites identified for specific improvements. (page 128).

“Encourage private landowners, including homeowner associations and institutions, such as schools and churches who own large tracts of undeveloped land, to preserve forested stream buffers, minimize forest fragmentation, and establish reforestation banks or woodland banks on their properties” (page 129).

While the subject property does not contain any areas identified for specific improvements, it does contain a part of the stream valley of Pea Hill Branch. This stream valley will be protected by the preservation of its woodland in accordance with these plan recommendations.

“Promote the use of environmentally sensitive (green) development techniques in redevelopment and new development projects, including the use of bioretention landscaping, minimizing impervious surfaces, and the use of grass channels and swales to reduce runoff and sheet flow into stream and wetland buffers” (page 129).

The SWM systems proposed include the use of Environmental Site Design methods, including landscaped micro-bioretention areas, to implement this sector plan recommendation. In addition, the project will only provide the minimum parking required by Part 11 to minimize the extent of impervious surfaces.

“Ensure that site and street designs include the use of full cutoff optic lighting systems that provide consistent light levels throughout the revitalization areas” (page 129).

Full cutoff lighting is proposed for the project.

“Mitigate noise created by transportation uses on existing and future residential communities by designing residential uses to minimize noise impacts through building placement or construction materials. Discourage inappropriate land uses, such as outdoor recreation, in areas subject to high noise levels” (page 129).

As discussed above, a principal determinant of the building’s placement was noise mitigation. In addition, enhanced construction materials will be used to further mitigate noise impacts. Finally, the principal outdoor recreation area will be sited on the rear of the proposed building to screen it from the highway noise from MD 5.

By implementing these recommendations and the applicable guidance of the sector plan, the subject application will meet the required finding of not substantially impairing the sector plan, and instead will act to actively implement it.

Applicable Functional Master Plans

The special exception area is mapped as containing regulated areas of the County's Green Infrastructure Network associated with the floodplain of Pea Hill Branch. By preserving this area (except for a minor impact to safely and non-erosively discharge stormwater), the subject application will not substantially impair the Green Infrastructure Plan.

With regard to the 2010 *Approved Historic Sites and Districts Plan*, no historic sites or resources are located immediately proximate to subject property, as such the approval of the subject application will not have an adverse impact on this functional master plan.

The 2010 *Approved Water Resources Functional Master Plan* addresses broad regulatory policy and large-scale watershed planning, and as such makes no recommendations which are directly applicable to the subject application.

No proposed sites for public safety facilities are in the area affected by the subject application.

The MPOT also proposes the Pea Hill Branch Stream Valley Trail, discussed above.

In conclusion, the subject application will not substantially impair the master plan or a functional master plan.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.

The proposed special exception site plan provides for a low-impact use at a contextually appropriate location, the improvement of an existing adjacent substandard roadway, generates a traffic impact that is only barely above *de minimis*, and preserves the Pea Hill Branch stream valley while protecting its residents from any dangers of flooding, and protects others in the area by providing 100-year management of runoff. The site will be well-lit, well-landscaped, and in keeping with these reasons, the approval of this application will not adversely impact the health, safety and welfare of nearby residents or workers.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

The subject application provides for a low-impact use at a contextually appropriate location, serving as a transition between the single-family detached dwellings to the southwest and the higher-impact uses and conditions of MD 5 and its access ramps, that highway's SWM pond, and the service commercial and industrial uses along the extension of Schultz Road to the northwest. By being a low-impact use and by acting as a transition use at an inflexion point in the uses in the general neighborhood, the approval of the subject application will actively help to safeguard the existing uses and set the stage for the congenial development of nearby undeveloped properties.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

A TCP2 has been prepared in connection with the subject application.

(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The regulated environmental features on the subject property are associated with the stream valley of Pea Hill Branch and includes parts of the stream channel, peripheral nontidal wetlands, and the areas of its 100-year floodplain. These areas are proposed to be preserved, with one minor exception: in order to achieve a safe and non-erosive discharge of the site's stormwater, it is necessary to construct its outfall at the toe of the slope adjacent to the Pea Hill Branch, within the wooded floodplain area, resulting in a minor impact to the regulated environmental features.

This kind of limited impact is ordinarily approved as the ultimate intent of the impact is to protect the aggregate area of the regulated natural features. To this end, the M-NCPPC Environmental Technical Manual states:

“Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.”

Finally, the applicant notes that because the site is not located within the Chesapeake Bay Critical Area, the provisions of Section 27-317(b) of the Zoning Ordinance are not applicable to the subject application.

Specific Special Exception Requirements:

Section 27-337 – Apartment housing for elderly or physically handicapped families.

(a) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within and on the property associated with an existing building, which was formerly used for a public school that has been declared surplus by the government entity which owns (owned) it (known as a surplus public school building), subject to the following:

The proposed building is new construction, and while the subject property was conveyed to the current owner by Prince George's County, it was never used as a public school; as such, this section is not applicable to this application. However, a discussion of Section 27-337(a)(1-4) of the Zoning Ordinance are made applicable

by the provisions of Section 27-337(b)(4)(A) of the Zoning Ordinance, as detailed below.

(b) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within a building other than a surplus public school building, subject to the following:

- (1) The owner of the property shall record among the Land Records of Prince George's County a Declaration of Covenants which establishes that the premises will be solely occupied by elderly or handicapped families for a fixed term of not less than twenty (20) years. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission;**

This requirement is understood by the applicant, and a Declaration of Covenants will be filed and recorded among the Land Records of Prince George's County.

- (2) In the R-18, R-18C, R-H, and R-10 Zones, the following shall apply:**

Because the subject property is in the R-80 Zone, this section and its subsections (not reproduced here) are not applicable to the subject application.

- (3) In the C-S-C Zone, the following shall apply:**

Because the subject property is in the R-80 Zone, this section and its subsections (not reproduced here) are not applicable to the subject application.

- (4) In the R-R, R-80, and R-55 Zones, the following shall apply:**

- (A) The requirements of paragraphs (1), (2), (3), (4) of Subsection (a), above, shall be met;**

Section 27-337(a)(1) – In addition to the requirements of Section 27-296(c), the site plan shall show the density, and the type and total number of dwelling units proposed.

The information has been provided on the special exception site plan. The applicant is proposing 90 apartment dwelling units on the 3.53-acre site, which equates to a density of 38.62 dwelling units per acres.

Section 27-337(a)(2) – The District Council shall find that the subject property is suitable for the type of development proposed, and is of sufficient size to properly accommodate the proposed number of dwelling units;

The subject property is a contextually appropriate location, serving as a transition between the single-family detached dwellings to the southwest and the higher impact uses and conditions of MD 5 and its access ramps, SHA's SWM pond, and the service of commercial and industrial uses along the extension of Schultz Road to the northwest (as Maryland Route 967).

While the regulations under Part 5, Division 4 of the Zoning Ordinance do not apply by virtue of the operation of Section 27-337(a)(4), the special exception site plan has been designed to be in general conformance to the regulations of the R-80 Zone for other permitted uses, with the exception of the fact that the height of the building exceeds the 40-foot limit which would otherwise be provided. Even so, additional setbacks have been provided such that the building would be approvable as a quasi-public use under the provisions of Part 5, Division 4. While the regulations of Part 5, Division 4 do not apply here, the general conformance of the proposed design to those regulations is indicative of the fact that the subject property is of sufficient size to properly accommodate the proposed number of dwelling units.

Section 27-337(a)(3) – Recreational and social amenities for the residents may be provided, if shown on the site plan and approved by the District Council;

The recreational and social amenities are largely indoors with the exception of the outdoor patio overlooking the floodplain of Pea Hill Branch. The details of which are contained in the applicant’s SOJ and within the special exception site plan.

Section 27-337(a)(4) – The height, lot coverage, density, frontage, yard, and green area requirements, including restrictions on the location and height of accessory buildings, as specified for the zone in which the use is proposed, shall not apply to uses or structures provided for in this Section. The dimensions, percentages, and density shown on the approved site plan shall constitute the regulations for development under a given Special Exception.

This provision is understood by the applicant and the information concerning the building height, lot coverage, density, lot frontage, yards, and green area has been provided on the special exception site plan.

(B) The District Council shall find that the proposed use:

(i) Will serve the needs of the elderly families or physically handicapped families;

The applicant commissioned an Affordable Housing Market Study from Area Probe, LLC in connection with the preparation of the subject application. In it, they found that:

“From the 1,140 units we examined for this research study, there were only 52 vacant LIHTC units. 29 out of the 52 vacant units were one-bedroom apartments. The average occupancy rate in the PMA (primary market area) was 96 percent. Our confidence in this project was supported by the success of recently completed projects, the results of the capture rate, the penetration rate, and the growing number of households over the age of 65 in the primary market area.

By 2023, the 65+ population is expected to represent 17 percent of the total household population.”

This low vacancy rate and the description of the expected growth in the elderly population suggests that there is a robust and ongoing demand for elderly housing. To this end, the report goes to note that:

“Absorption for newer products in this market has been favorable. Conifer Village at Oakcrest, a 120-unit apartment complex located roughly 8.3 miles away from the Subject property was able to achieve full occupancy 6 months after opening in January of 2017. The Belnor Senior Residences, located 5.6 miles away from Subject property opened in September of 2018 and has achieved 86 percent occupancy, with expectations to be fully leased by the end of March 2019.”

By helping to meet this robust demand for elderly housing – a fact also recognized in Plan 2035, the approval of the subject application will serve the needs of elderly or physically handicapped families in the County generally.

The particulars of this project will do a number of things to meet the specific needs of its elderly resident families as well. The extensive physical common facilities and list of resident services and programs shows that the proposed use will serve the needs of its resident elderly and physically handicapped families.

(ii) Will not adversely affect the character of the surrounding residential community. The District Council shall consider the lot size, height of the building, lot coverage of all building on the property, setbacks from surrounding properties, street frontage, and sufficiency of green area when determining the proposed development’s effect on surrounding residential communities;

As has been discussed above, even though the regulations under Part 5, Division 4 of the Zoning Ordinance do not apply by virtue of the operation of Section 27-337(a)(4), the special exception site plan has been designed to be in general conformance to the regulations of the R-80 Zone for other permitted uses, with the exception of the fact that the height of the building exceeds the 40-foot limit which would otherwise be provided. Even so, additional setbacks have been provided such that the building would be approvable as a quasi-public use under the provisions of Part 5, Division 4. While the regulations of Part 5, Division 4 do not apply here, the general conformance of the proposed design to those regulations is indicative of the fact that the approval of the subject application will not adversely affect the surrounding residential community.

- (5) **In the R-E Zone, the requirements of paragraphs (1), (2), (3), and (4) of Subsection (a), above, shall be met provided that the subject property is composed of at least fifteen (15) gross contiguous acres of land, improved with a structure used as a church with an enclosed building area of at least 150,000 gross square feet. The following additional requirements shall apply:**

The subject property is located in the R-80 Zone; therefore, this section and its subsections (not reproduced here) are not applicable to the subject application.

- (c) **For the purposes of this Section, the term “elderly family” means a family which is included within age restrictions in conformance with the Federal Fair Housing Act and “physically handicapped family” means a family in which the head of the family, or his dependent, is physically handicapped. A person shall be considered physically handicapped if he has a physical impairment which:**

- (1) Is expected to be of continued and indefinite duration;**
(2) Substantially impedes the ability to live independently; and
(3) Is of a nature that the ability could be improved by more suitable housing conditions.

This requirement is understood by the applicant.

7. **M-I-O Analysis:** The subject property is in the height restriction zone (Conical Surface, Left Runway (E)) of the M-I-O Zone. The provisions of Section 27-548.54(e)(2)(D) of the Zoning Ordinance apply as follows: the distance between the Surface A and the nearest boundary of the subject property is 8,501 feet, and the distance between the subject property and the border of Surfaces D and E is 1,735 feet; the subtotal per Section 27-548(e)(2)(D)(i): 8,501 minus 1,735 equals 6,766; and 6,766 divided by 20 equals 338, and 150 added to that yields 488 feet. Finally, the provisions of Section 27-548.54(e)(2) of the Zoning Ordinance require that the difference between the highest elevation on the subject property (242 feet) and the height of the runway surface (274 feet), or 32 feet, be added to the 488-foot height to yield a highest permissible structure of 520 feet.

The Zoning Ordinance’s definitions of the height limit surfaces strongly suggest that the 520-foot height limit at the subject site is not the actual intended result; Surface E, the ‘Conical Surface,’ is defined as, “an inclined imaginary surface extending outward and upward from the outer periphery of the inner horizontal surface...The slope of the conical surface is 20:1.” Surface D, the ‘Inner Horizontal Surface,’ is defined as, “an imaginary surface that is an oval plane at a height of 150 feet above the established airfield elevation.” Therefore, a property which is located 1,735 feet from the border of Surfaces D and E should limit a structure thereon only by an additional 86 feet (or the 1,735-foot horizontal distance divided by the 20:1 slope of the conical surface) above the 150-foot height of Surface D. Further applying the provisions of Section 27-548.54(e)(2), as was done above, would then yield a highest permissible structure of 268 feet.

The overall height of the proposed building is not shown on the architectural elevations but appears to be approximately 50-65 feet at its highest point, which should be well within the M-I-O Zone height limitation.

8. **Parking Regulations:** Section 27-568(a)(1) of the Zoning Ordinance requires 0.66 parking spaces per dwelling unit for a housing development for the elderly or physically handicapped. A total of 61 spaces are provided, which exceeds the minimum requirement of 60 spaces for the use. No loading space is required, and none is provided.
9. **2010 Prince George's County Landscape Manual Requirements:** The application is subject to the following sections of the Landscape Manual: Section 4.1, Residential Requirements (for multifamily development); Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements.

Section 4.1 of the Landscape Manual requires multifamily dwellings located in the Developing and Rural Tiers to plant a minimum of one (1) major shade tree per one thousand, six hundred (1,600) square feet or fraction of green area provided. Per Section 4.1(c)(4)(D), up to one-quarter (1/4) of the number of required shade trees may be substituted on a two-to-one (2:1) basis by the use of ornamental or evergreen trees. The Section 4.1 table included in the landscape plan reflects a total area of 41,590 square feet of provided green space, requiring 26 shade trees. A total of 23 shade trees, 1 ornamental, and 5 evergreen trees are proposed for the site, which is in conformance with requirements of this section.

Section 4.2 of the Landscape Manual requires one of four landscape strip options for sites within the developing tier. The Section 4.2 schedules included on the landscape plan for frontage along Schultz Road and Springbrook Lane show conformance with the requirements.

Section 4.3 of the Landscape Manual requires parking lots that are between 7,000 to 49,999 square feet to provide 8 percent of the interior of the parking lot as planting area. The Section 4.3 schedules included on the landscape plan show conformance to the requirements.

In accordance with Section 4.7 of the Landscape Manual, a Type B bufferyard is required when a multifamily use is adjacent to single-family detached houses. A Type B bufferyard includes a minimum 30-foot building setback and 20-foot-wide landscaped yard to be planted with 80 plant units per 100 linear feet of the property line. The requirements of the Type B bufferyard is fulfilled by existing woodlands. The landscape plan provides the appropriate schedules showing conformance with the requirements.

Section 4.9 of the Landscape Manual promotes sustainable landscaping as an environmentally sensitive design approach. A percentage of plants within each plant type (including shade trees ornamental trees, evergreen trees, and shrubs) shall be native species (or cultivars thereof) and shall be identified on a planting schedule on the landscape plan. Any existing trees and/or vegetation retained in fulfillment of the requirements shall not contain invasive species, which must also be reflected in the schedule. Trees proposed in fulfillment of the requirements shall not be planted on slopes steeper than three-to-one

(3:1). Conformance to this standard shall be established prior to certification of the special exception.

10. **Tree Canopy Coverage** This application is subject to the requirements of the Tree Canopy Coverage Ordinance. The subject site is located within the R-80 Zone and required to provide 15 percent of the site area in tree canopy coverage (TCC). The subject site is 3.53 acres in size and a total of 0.53 acres or 23,065 square feet of TCC is required. The TCC schedule provided indicates that 23,051 square feet of TCC is required, which should be corrected. However, the TCC schedule shows that 52,607 square feet of TCC is to be provided, exceeding, and satisfying the requirement.

The regulated environmental features on the subject property have been preserved and/or restored in a natural state to the fullest extent possible based the limits of disturbance shown on the TCP2 and the evaluation provided with Special Exception SE-4823.

11. **Signage:** Per Section 27-618(c) of the Zoning Ordinance, a maximum sign area of 48 square feet is allowed for the permanent identification of an apartment house or complex in any multifamily residential zone. A single monument sign with an area of 47.85 square feet is proposed at the entrance of the site. The proposed sign is in conformance with the requirements of this section.
12. **Primary Management Area (PMA) Impacts:** Based on the SOJ in support of impacts to regulated environmental features, the applicant is requesting a total of three impacts, as described below:

Impact 1-PMA impacts totaling 1,489 square feet are requested for the construction of a road widening of Schultz Road. The impact area will disturb steep slopes and 100-year floodplain.

Impact 2-PMA impacts totaling 1,420 square feet are requested for the construction of one SWM outfall structure. The impacts are to the stream buffer and 100-year floodplain.

Impact 3-PMA impacts totaling 626 square feet are requested for construction of a stormwater conveyance for one piped system to the outfall structure. The impact area will disturb steep slopes.

Analysis of Impacts

The subject application area has an existing stream with a floodplain along the western boundary line. These on-site floodplain and PMA impacts are necessary for the following reasons. Access into the site is limited and the frontage along Schultz Road is required to be widened and brought up to county road code standards with a curb and gutter. Also, this road work will need to grade the adjacent slopes to tie into existing grades. There is one proposed outfall structure for the development that will outfall in the on-site floodplain. This outfall is located on the west side of the proposed senior living building and will discharge stormwater from a proposed stormwater facility. The last PMA impact is the proposed stormwater conveyance piping from a proposed stormwater facility to the previously mentioned stormwater facility and outfall structure. These impacts are necessary for the orderly and efficient development of the subject property.

The proposed PMA impacts for site access and necessary infrastructure are supported.

13. Referral Comments: The following referrals were received and are incorporated herein by reference; all of the comments are addressed on the site plan, or as part of this technical staff report:

- a. Community Planning Division, dated February 8, 2021 (Tariq to Sievers)
- b. Transportation Planning Section, dated February 22, 2021 (Saunders to Sievers) and Bike and Pedestrian Review, dated February 24, 2021 (Ryan to Sievers)
- c. Environmental Planning Section, dated February 24, 2021 (Schneider to Spradley)
- d. Historic Preservation Section, dated January 15, 2021 (Stabler to Sievers)
- e. Urban Design Section, dated February 22, 2021 (Bossi to Sievers)
- f. Special Projects, dated February 22, 2021 (Perry to Sievers)
- g. Subdivision Review Section, dated February 23, 2021 (Gupta to Sievers)
- h. Prince George's Parks Department, dated February 24, 2021 (Burke to Sievers)
- i. Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) Site/Road, dated, February 2, 2021 (Giles to Sievers) and DPIE Water/Sewer, dated January 12, 2021 (Branch to Sievers)

RECOMMENDATION

A special exception use is considered compatible with uses permitted by-right within the One-family Detached Residential (R-80) Zone if specific special exception criteria are met. Unless unique adverse impacts are identified, the special exception may be approved. The appropriate standard for determining whether the use would create an adverse impact upon surrounding properties is to show that the proposed use, at this particular location proposed, would not have adverse impacts above and beyond those inherently associated with the special exception use, regardless of its location within the R-80 Zone.

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-317 (in general) and Section 27-337, for apartment housing for elderly or physically handicapped families, of the Prince George's County Zoning Ordinance, in this instance. Therefore, staff recommends approval of Special Exception SE-4830, 8230 Schultz Road Senior Housing, subject to the following conditions of approval:

1. Prior to certificate approval of Special Exception SE-4830, the applicant shall revise the special exception plan as follows:

- a. Provide details and a cost estimate for the private on-site recreational facilities, including a floor plan for any interior recreational amenities.
- b. Revise General Note 4 to use language consistent with proposed use, as defined in Section 27-441(b) of the Prince George's County Zoning Ordinance: "Apartment housing for elderly or handicapped families in a building other than a surplus public-school building".
- c. Show the retaining wall on the special exception plan that is west of transformer pads in the western corner of the site on landscape and tree conservation plan plans. Note the top and bottom elevations of the proposed wall and provide a design detail.
- d. Revise the photometric plan to remove the sidewalk shown to the east and southeast of the building.
- e. Update the general notes on the special exception plan to reflect that the site is within the Military Installation Overlay (M-I-O) Zone for height limitation. Provide the required calculation to show that the height of the proposed building conforms to the M-I-O Zone criteria.
- f. Remove site lighting details from the landscape plan and place them on the photometric plan.
- g. Correct the tree canopy coverage (TCC) schedule to show the corrected TCC quantity for the project.
- h. Revise architectural plans to show the overall height of the building, and to revise the design of southern façade, to include the use of architectural treatments and materials that are consistent with the design of other elevations.
- i. Revise the special exception site plan to comply with any applicable conditions of the preliminary plan of subdivision, once approved.
- j. Revise General Note 5 to state that the property consists of Part of Lot 71 and provide plat reference Plat Book 7-93.
- k. Correct the misspelled label for the unmitigated 65 dBA noise line.
- l. Show the mitigated 65 dBA noise line or area.
- m. Provide a general note addressing how noise attenuation for interior of dwellings and outdoor activity areas is proposed to be provided.
- n. Provide two bicycle racks (Inverted U-style or a similar style that provides two points of contact) located convenient to the entrance of the building and a detail sheet showing specifications.

2. Prior to signature approval of the special exception, the Type 2 tree conservation plan shall be revised as follows:
 - a. Add the proposed note:

Off-site Woodland Conservation:

“The location of off-site woodland conservation requirements shall be in accordance with the priorities listed in Section 24-122(a)(6): within the same eight-digit sub-watershed; within the same watershed; within the same river basin, within the same growth policy tier; or within Prince George’s County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out appropriate locational opportunities for off-site woodland.”
 - b. Revise the revision blocks with the new updated information and update the qualified professional certification block with a signature and date.
3. Prior to the approval of a preliminary plan of subdivision, the applicant and the applicant’s heirs, successors, and/or assignees shall provide an easement along the master plan Pea Hill Branch Connection shared-use path on the west side of the subject property, in accordance with the Prince George’s County Department of Parks and Recreation.
4. Prior to signature approval of the special exception, the special exception and Type 2 tree conservation plan shall show the final location of the stream valley trail.
5. Prior to the certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement.”
6. Prior to the issuance of any permits, which impact wetlands, wetland buffers, streams or Waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

ITEM: 4D

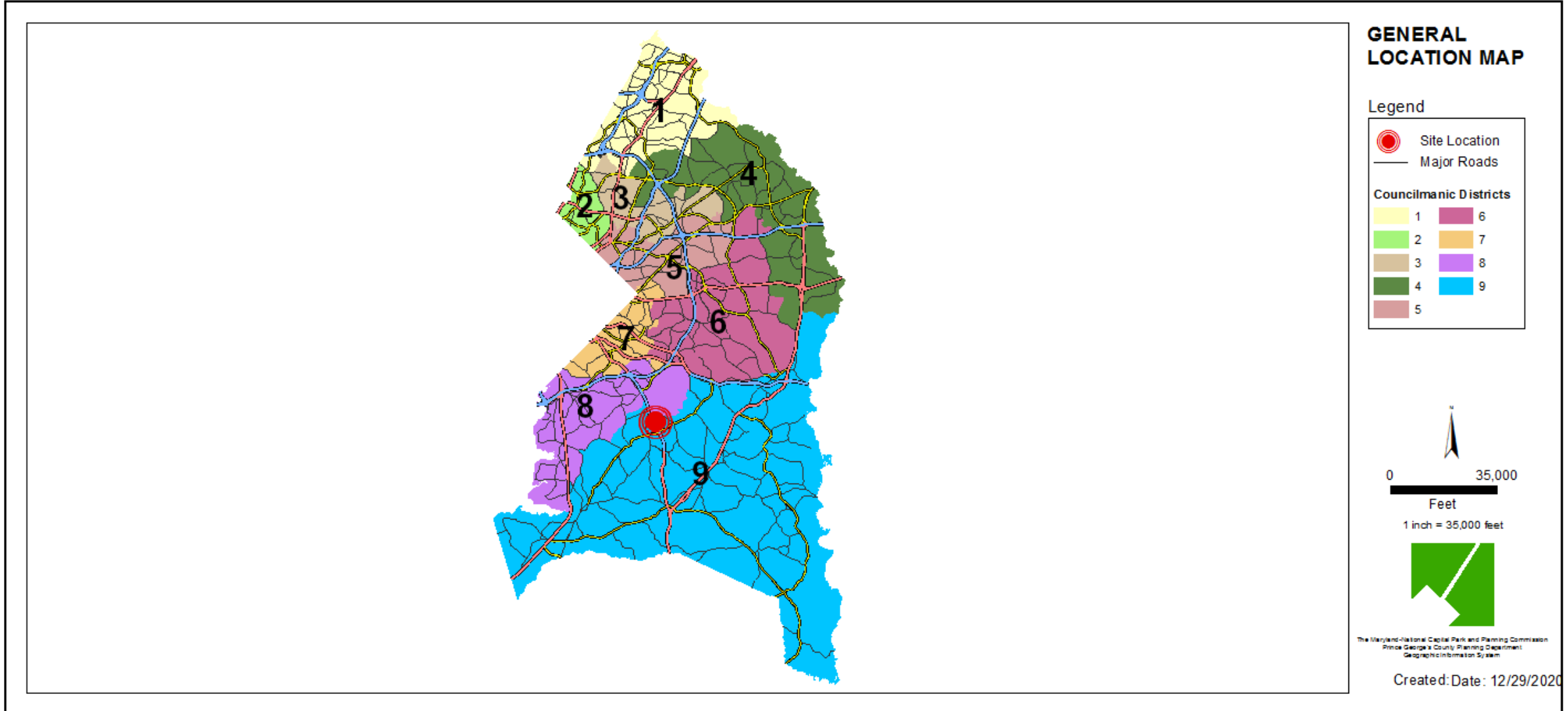
CASE: SE-4830

8230 SCHULTZ ROAD SENIOR HOUSING

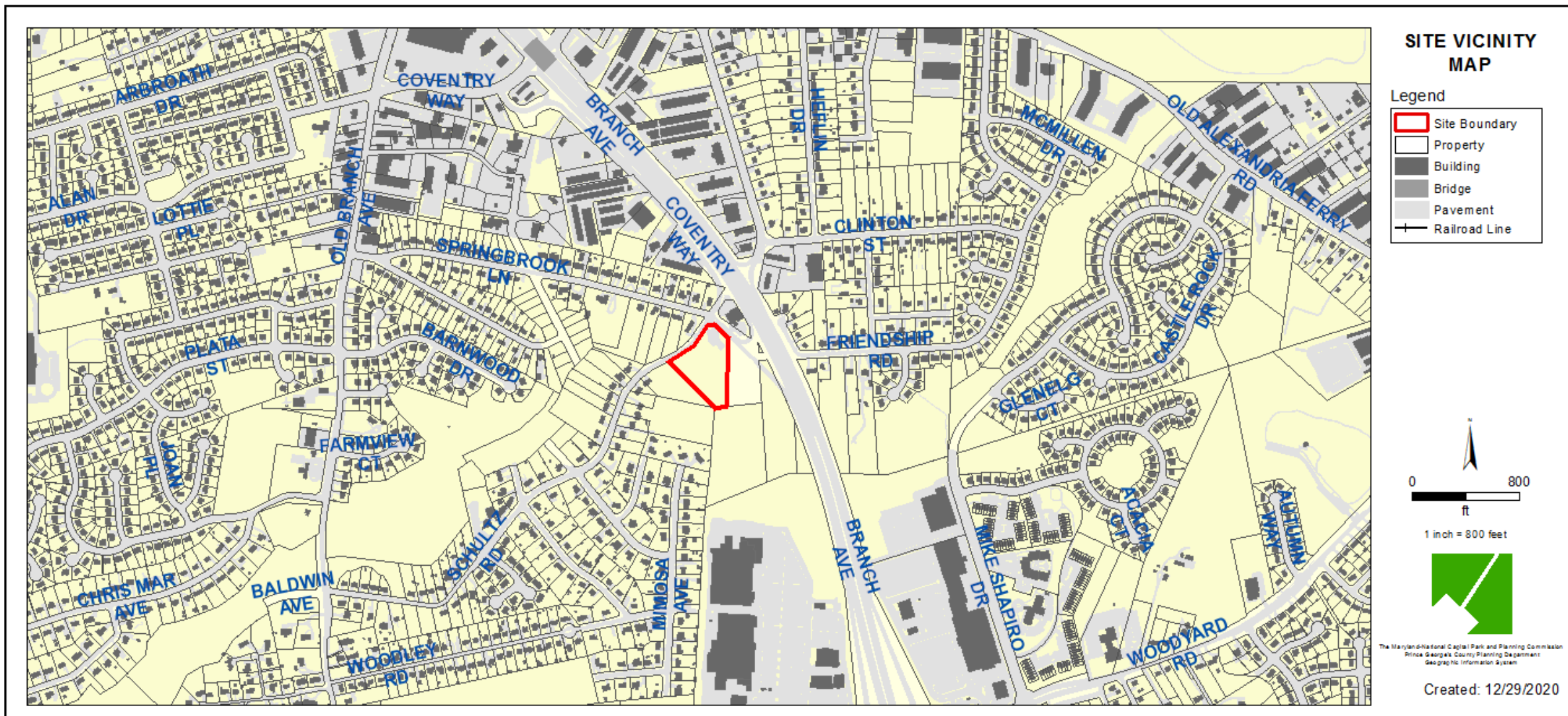
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



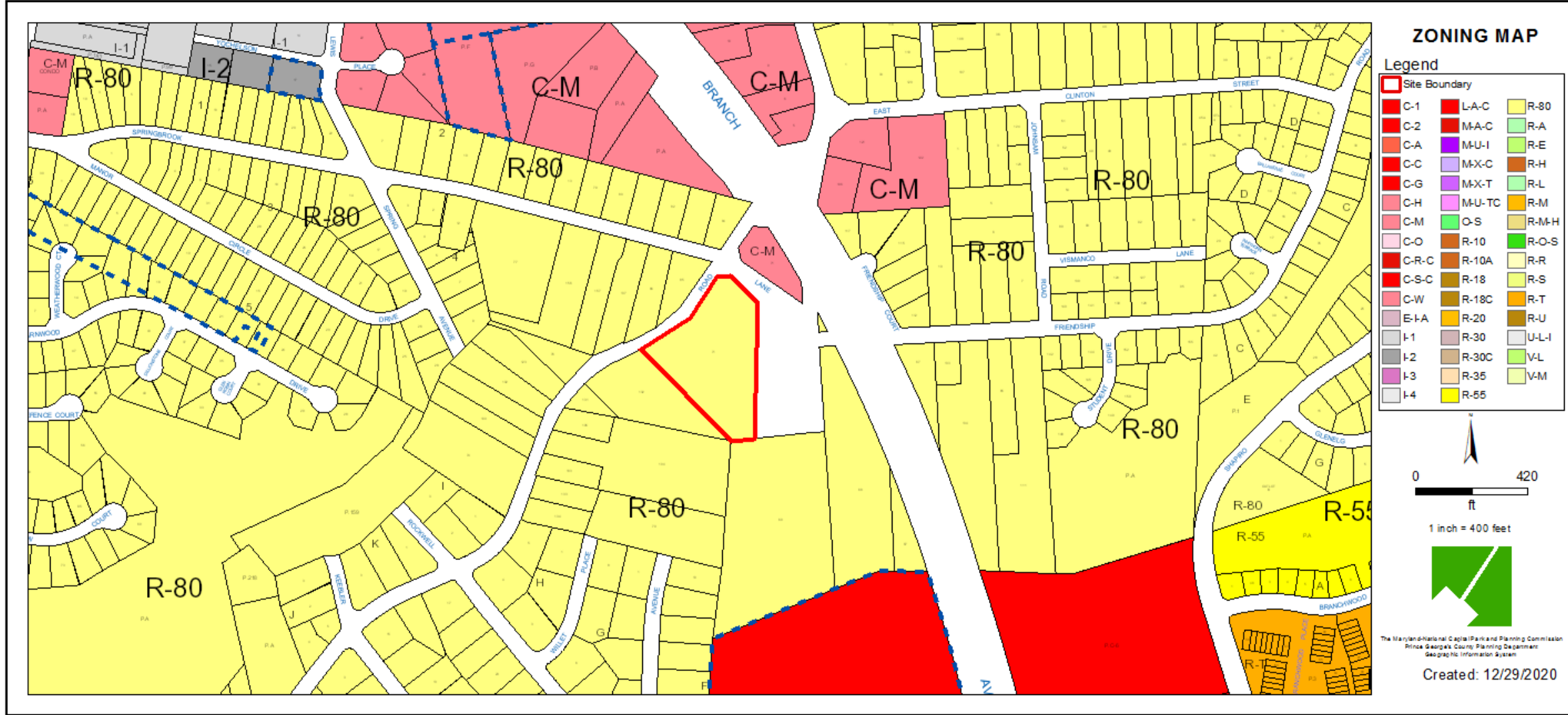
GENERAL LOCATION MAP



SITE VICINITY



ZONING MAP



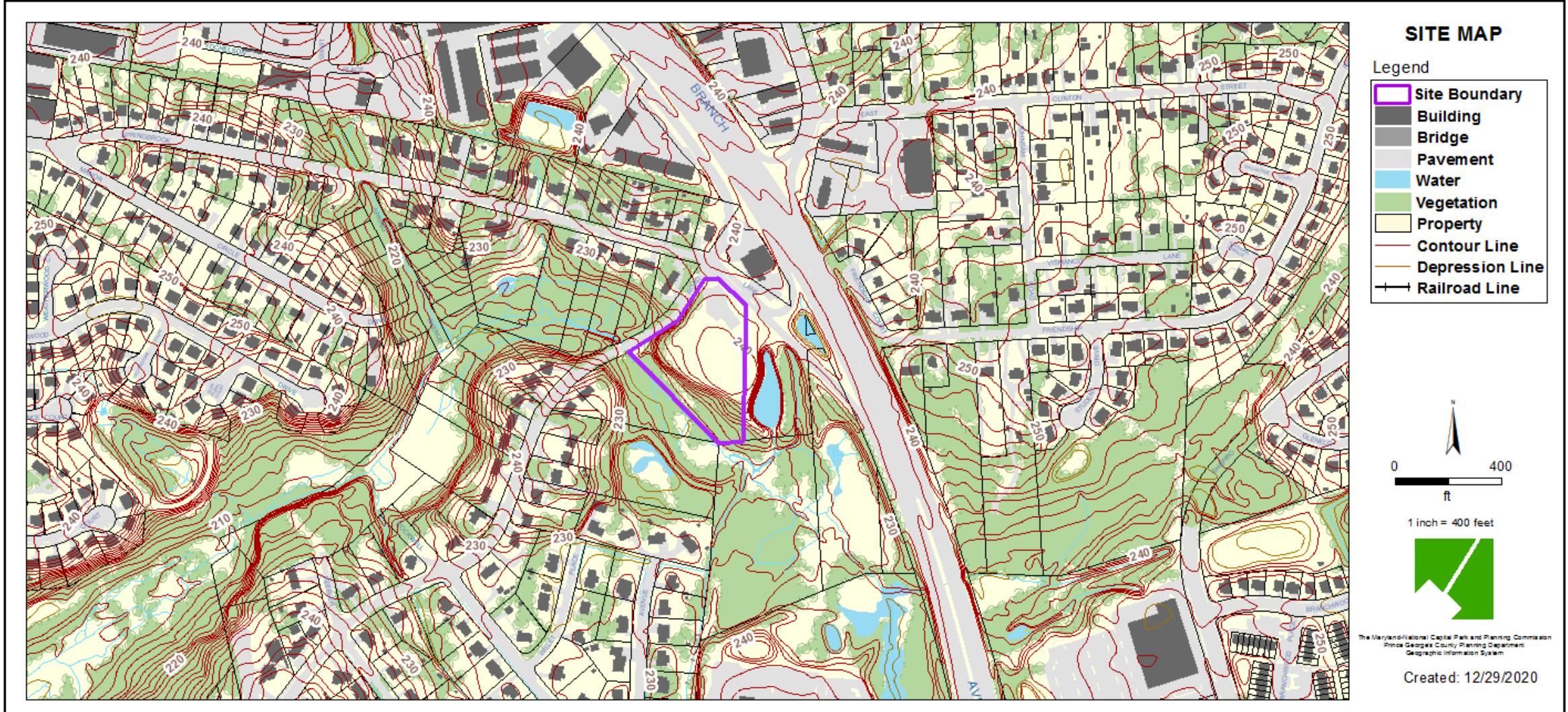
OVERLAY MAP



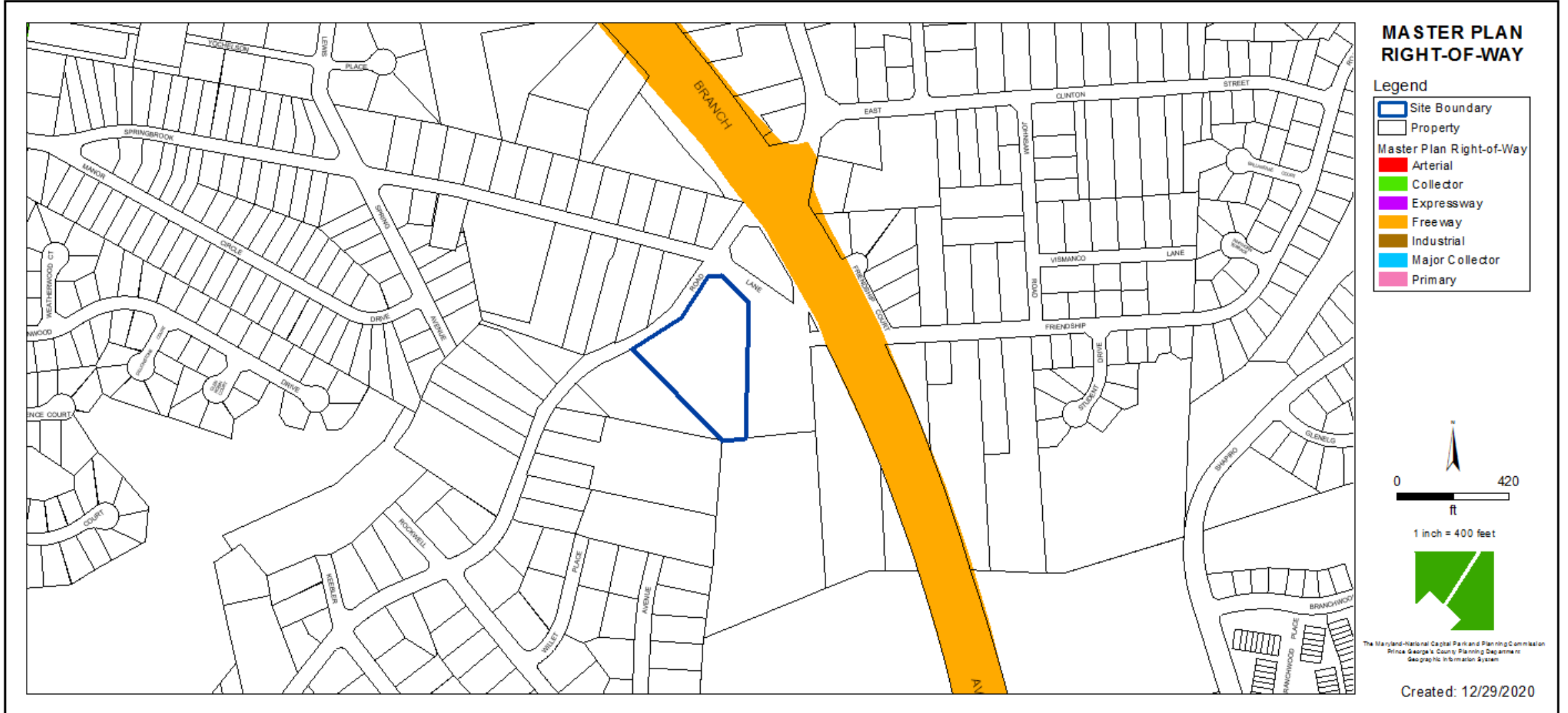
AERIAL MAP



SITE MAP



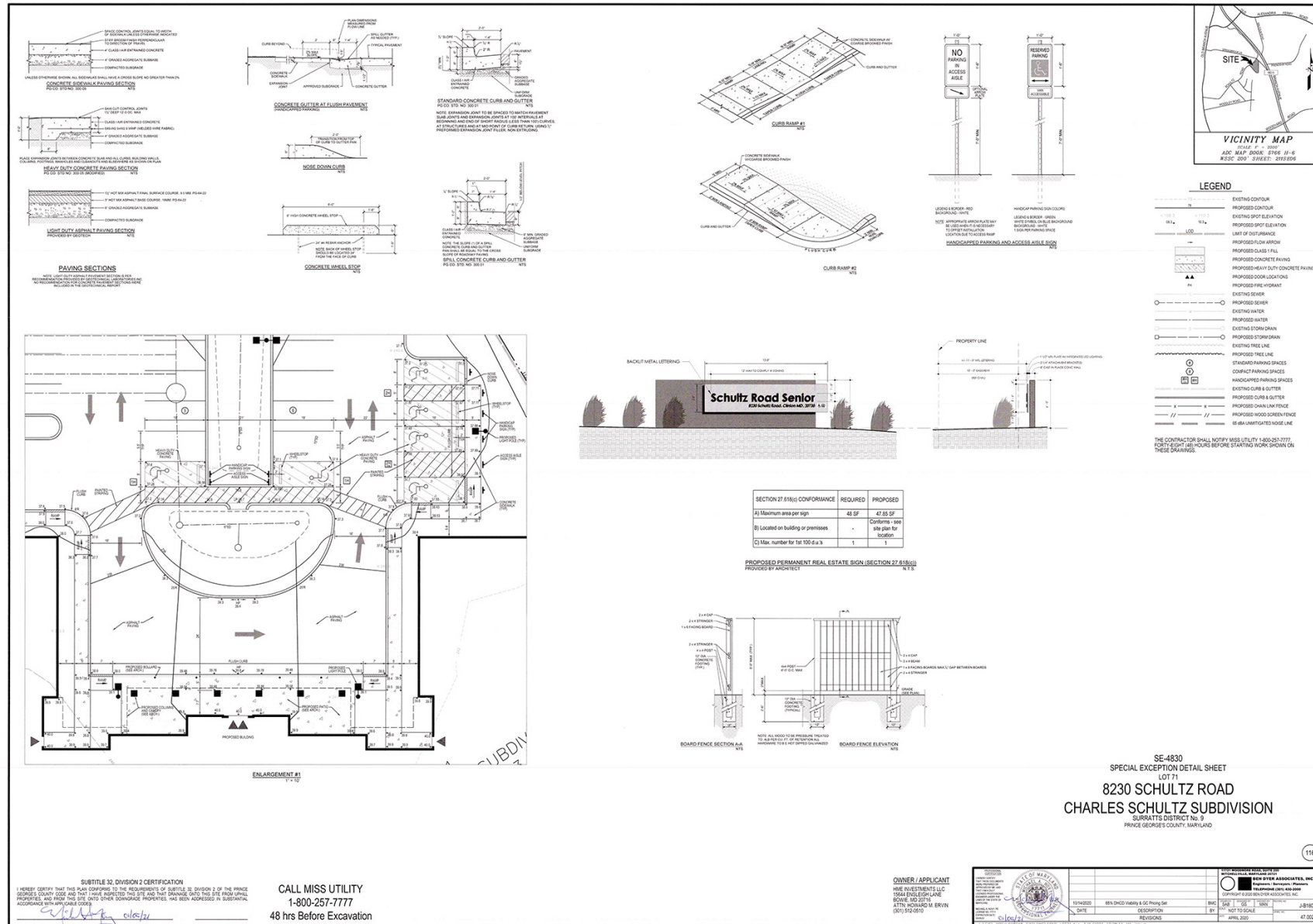
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE DETAILS



ELEVATIONS



ELEVATIONS



PROFESSIONAL CERTIFICATION
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SCHULTZ ROAD
SENIOR

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Chesapeake, MD 20765

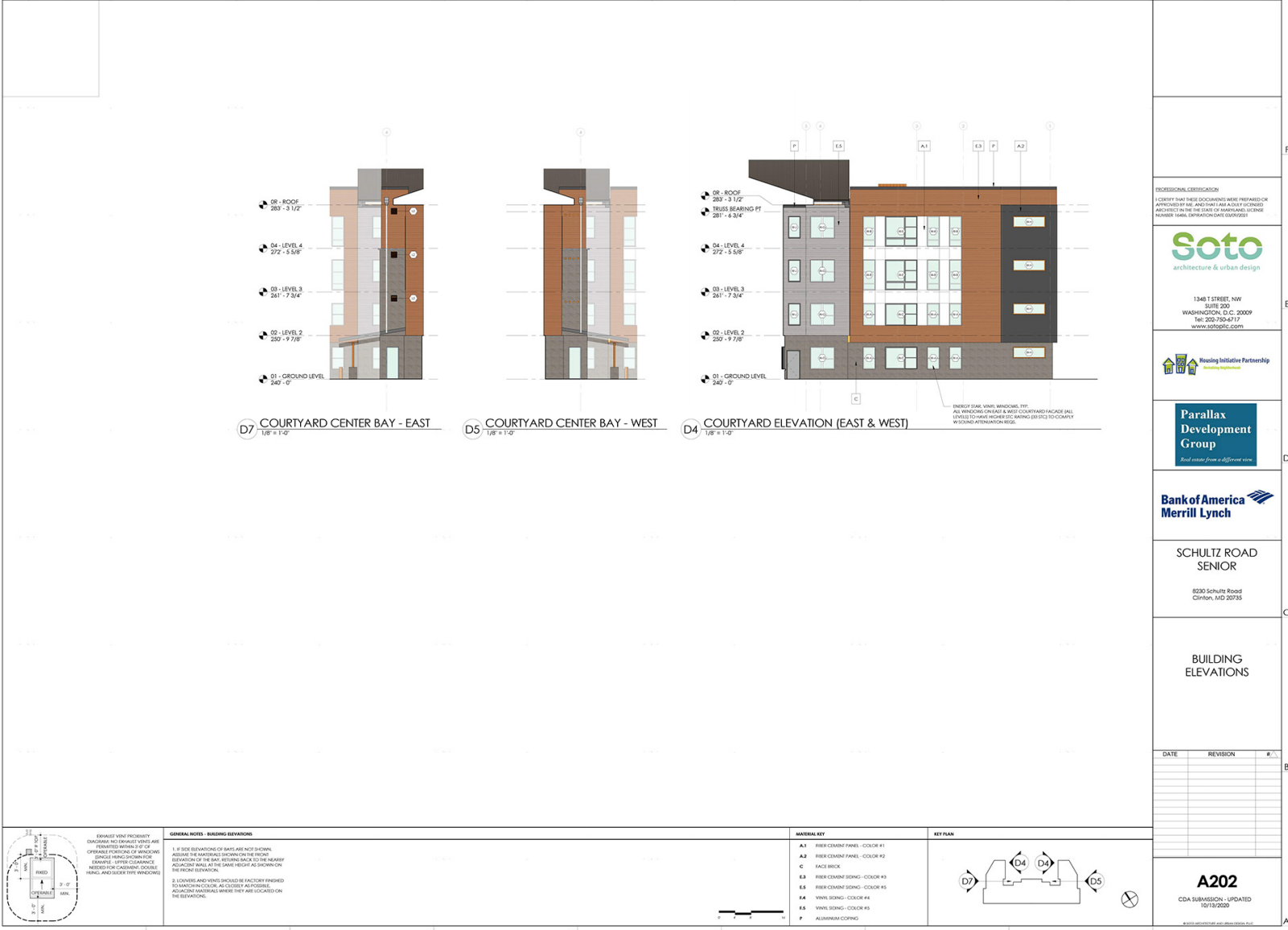
BUILDING ELEVATIONS

DATE	REVISION	#

A201
CDA SUBMISSION - UPDATED
10/19/2020



ELEVATIONS



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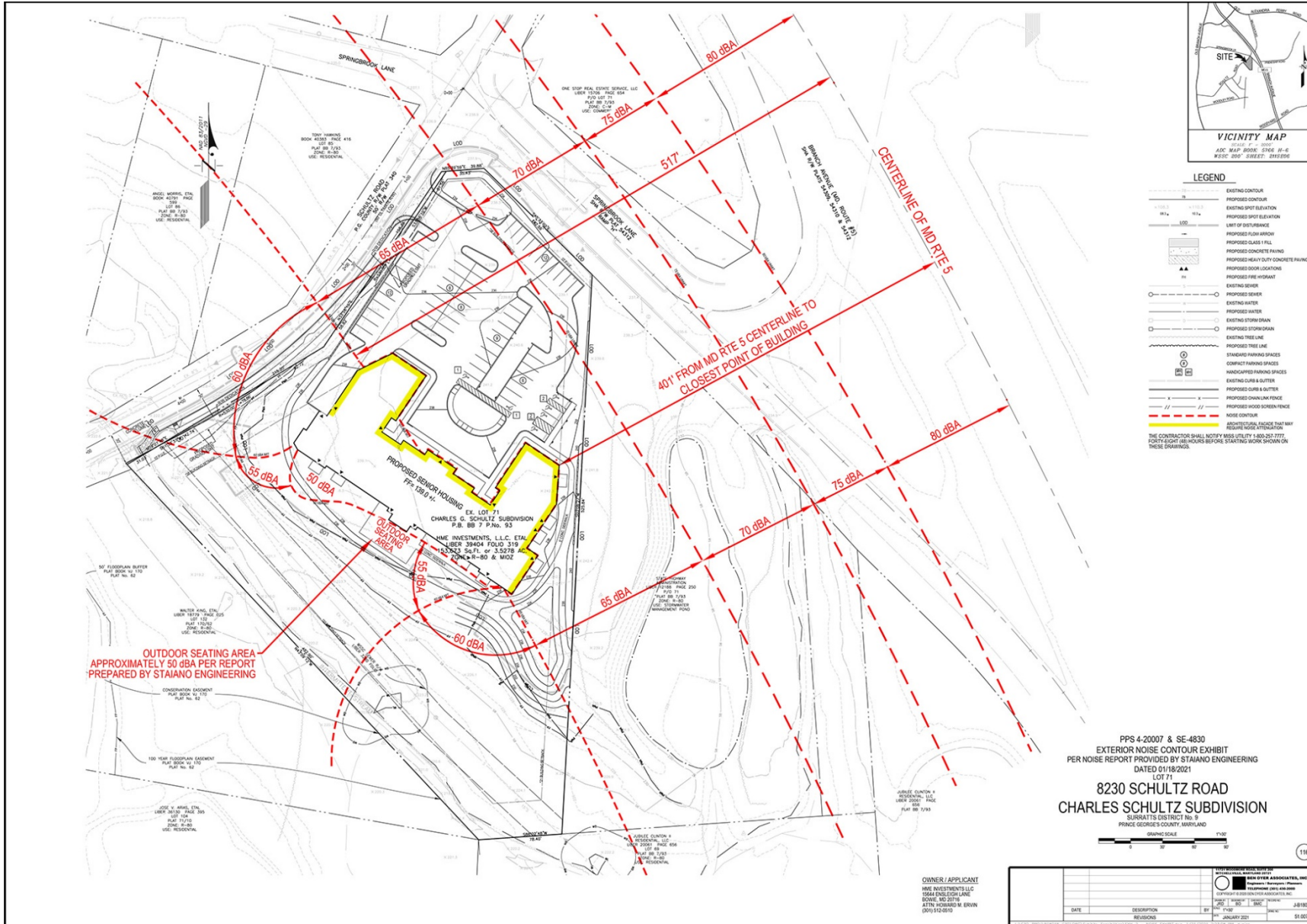
A202
CDA SUBMISSION - UPDATED 10/15/2020



LANDSCAPE PLAN



NOISE PLAN



NOISE EXHIBIT

STALANO ENGINEERING, INC.
L 20885

-4-

18 January 2021



Figure 1. ESTIMATED NOISE EXPOSURE at
SCHULTZ ROAD SENIOR from MD. RTE. 5
outdoor day-night average sound levels (L_{dn}) based upon Md. Rte. 5 2040 traffic

**STATEMENT OF JUSTIFICATION
SE-4830
SCHULTZ ROAD SENIOR HOUSING**

Owners: HME Investments, LLC
15644 Ensleigh Lane
Bowie, Maryland 20716

Wearing Purple, LLC
15644 Ensleigh Lane
Bowie, Maryland 20716

Applicant: 8230 Schultz Road, LLC
6525 Belcrest Road, Suite 555
Hyattsville, Maryland 20781

Attorney for the Applicant: Matthew C. Tedesco, Esq.
McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A.
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770
(301) 441-2420

Civil Engineer: Ben Dyer Associates, Inc.
11721 Woodmore Road
Mitchellville, Maryland 20721
(301) 430-2000

Land Planner: Mark G. L. Ferguson, R.A.
RDA/Site Design, Inc.
9500 Medical Center Drive, Suite 480
Largo, Maryland 20774
(301) 952-8200

Request: Pursuant to §27-317 and 27-337, approval of a Special Exception is requested to permit the development of Apartment Dwellings for elderly or handicapped families in a building other than a surplus public school building.

I. DESCRIPTION OF THE PROPERTY

1. Street Address: 8230 Schultz Road
Clinton, Maryland 20735
2. Existing Use: Undeveloped.
Proposed Use: Apartment Dwellings for elderly or handicapped families in a building other than a surplus public school building.

3. Municipality: None.
4. Councilmanic District: 9
5. Property Description: Part of Lot 71, "Charles C. Schultz's Subdivision."
6. Property Area: 3.5278 Acres±
7. Tax Map & Grid: Tax Map 116, Grid D-1.
8. 200 Sheet: 211SE6
9. Zone: R-80/M-I-O
10. Property Location: The subject property is located in the southeast corner of the intersection of Schultz Road and Springbrook Lane.

II. NEIGHBORHOOD

The subject property is surrounded by the following uses:

- North: On the other side of the access ramps to and from southbound Branch Avenue (MD Route 5), the office building of Exit Landmark Realty in the C-M Zone.
- East: A stormwater management pond on land owned by the Maryland State Highway Administration, in the R-80 Zone.
- South: Undeveloped, wooded land in the R-80 Zone.
- West: Across Pea Hill Branch, single-family detached dwellings in the R-80 Zone; On the other side of Schultz Lane, single-family detached dwellings in the R-80 Zone.

The neighborhood of the project is bounded as follows:

- North: Coventry Way.
- East: Branch Avenue (Maryland Route 5).
- South: Woodley Road and the northern limits of the Woodyard Crossing Shopping Center property.
- West: Old Branch Avenue.

The character of the neighborhood is split between a concentration of single-family residential dwellings to the south and west of the subject property, and a concentration of service commercial and industrial uses to the north, particularly along the extension of Schultz Lane to the north towards Coventry Way

(that extension being Maryland Route 967). The subject property is located at the transition between the two land use characters.

III. PROPERTY DESCRIPTION

The subject property is currently unimproved, though at one time more than forty years ago it was improved with a single-family dwelling. That dwelling had been demolished, however, by the time the subject property was acquired by Prince George's County in 1982. In 1998, the area abutting the subject property to the east was acquired by SHA, and a stormwater management pond with a permanent water pool was constructed on it to manage the runoff from the large-scale Branch Avenue improvements under construction at that time. Historic aerial photography suggests that the subject property was used as a spoil site at the same time for surplus earth, and the County's records indicate this was done under permit 4857-1997-00.

The topography of the subject property is generally level, though there is a grade separation between it and Schultz Road which increases to the southwest, and there is a bank which separates the greater part of the subject property's area from the floodplain of the adjacent stream, Pea Hill Branch, to the southwest. The greater part of the subject property is clear, though the periphery of Pea Hill Branch is wooded.

The southwestern edge of the subject property is the upper reaches of Pea Hill Branch, as described above, which is a tributary of Tinker's Creek, which is in turn a tributary of Piscataway Creek. There is a 100-year floodplain associated with Pea Hill Branch, which covers a little more than an acre of the subject property's gross tract area. The floodplain area is depicted on FEMA panel 24033C0245E, though without a flood elevation; the Department of Permitting, Inspections and Enforcement approved on February 27, 2019 a detailed delineation of the floodplain under study 940002 and case number 5731-2019-00. There are areas of nontidal wetlands in the floodplain of Pea Hill Branch, as indicated on Natural Resources Inventory NRI-058-2019.

The western edge of the subject property is bounded by Schultz Road, a two-lane primary residential roadway which has an open section and does not have any shoulders across the subject property's frontage. The northern edge of the subject property is an access ramp both coming from and leading back onto southbound Branch Avenue (Maryland Route 5); the access ramps act as an extension of Springbrook Lane.

While the subject property is not adversely impacted by noise from the flight paths associated with Joint Base Andrews, the eastern edge of the subject property is approximately 300 feet west of Branch Avenue, a limited access freeway; as such, traffic noise from Branch Avenue does impact the subject property. The extent of the noise impact has been identified in a study prepared for the Applicant by Staiano Engineering, Inc.

IV. THE APPLICANT

8230 Schultz Road, LLC is a company formed between Parallax Development Group, the Housing Initiative Partnership (HIP), and Bank of America Merrill Lynch. Through its interest in 8230 Schultz Road, LLC, Parallax Development Group will participate as Co-developer, Owner, and Land Contributor

(via affiliate entities owned and controlled by Parallax ownership) for the Schultz Road Senior Housing project. Parallax Development will also share in the asset management responsibility of the Schultz Road Senior Housing project along with Housing Initiative Partnership (HIP). Parallax Development Group LLC is a Prince George's County-based real estate development company formed to develop affordable housing communities in urban and suburban markets throughout the Mid-Atlantic. Parallax works to erect senior and family housing on development opportunities that support the construction of 80 to 275 residential units, and is a Maryland Department of Transportation (MDOT)-certified Minority Business Enterprise (MBE) located in Prince George's County, Maryland (Certification #: 14-651). Parallax Development Group is controlled and owned by Howard M. Ervin and Joi A. Ervin who serve as the Co-Founders of the firm. Both Howard Ervin and Joi Ervin are life-long residents of Prince George's County where they currently live.

V. APPLICANT'S PROPOSAL

As briefly stated above, the Applicant's proposal is for the construction of apartment dwellings for the elderly in a building other than a surplus public school building.

More specifically, the Applicant proposes to construct a four-story multi-family building of 84,811 gross square feet, containing 90 apartment units which will be reserved for residents above the age of 62 years old, as well as a number of common areas. The building is proposed to contain seventy-two one-bedroom apartments and eighteen two-bedroom apartments (ten of which will have two bathrooms and eight of which will have one bathroom). The one-bedroom units will range in area from approximately 609 SF to 652 SF, and the two-bedroom units will range in area from approximately 845 SF to 868 SF. Seven of the units will conform to the UFAS (Uniform Federal Accessibility Standard) standards for handicapped accessibility which are applicable to housing units built with Federal grants or loans. These seven units will also be designed to accommodate persons with vision and hearing impairments. The proposed apartments will be reserved for seniors with incomes at or below 80% of the AMI for Prince George's County.

Proposed Site Improvements:

The proposed building will be located in the southwestern part of the site to maximize its separation from Branch Avenue and to minimize the view of the proposed parking lot from the single-family dwellings to the southwest.

The parking lot will contain sixty spaces, illuminated at night, and provides the number of spaces required by Part 11 of the Zoning Ordinance.

Distributed around the site's periphery and in the middle of the parking lot will be a number of microbioretention devices in order to provide water quality treatment and stream channel protection from the adverse effects of frequent storms in accordance with the County and State's requirements for Environmental Site Design (ESD). Management of lower-frequency, high-intensity storms will be provided by underground pipe storage.

The existing woods in the floodplain will be preserved (except for a minor amount of clearing to safely and nonerosively accommodate the outfall of the storm drainage and stormwater management

systems), but it will be necessary to preserve woodlands off-site to compensate for the clearing of upland woodlands.

The frontage along Schultz Road will be improved to the County's primary urban residential roadway standard, which will include widening of the right-of-way and pavement, addition of curb & gutter, street trees, streetlights and a sidewalk.

While the Master Plan of Transportation does recommend a stream valley trail along Pea Hill Branch, the Applicant has not proposed to construct this trail at this time as there is no other constructed segment of the planned trail to connect to, and it would entail additional impacts to the wooded floodplain for no current benefit. In discussions with MNCPPC staff, however, the Applicant indicated that they would be willing to grant an easement in the floodplain area at such time as the trail were to be constructed.

A Preliminary Plan of Subdivision will be submitted concurrently with the subject Application in order to fulfill the requirements of §24-111(c), because the plat of "Charles C. Schultz's Subdivision" was recorded prior to October 27, 1970. The traffic statement which was prepared in connection with that preliminary plan indicated that the proposed development will only generate 12 AM and 14 PM peak-hour trips; because of that very low volume, the only critical intersection was deemed to be the unsignalized intersection of Schultz Road, Springbrook Lane and the Branch Avenue ramps. The statement concluded that this intersection would continue to function at Level of Service A.

Proposed Building Construction:

As briefly described above, the proposed building will be a four-story building. The building's elevations will feature brick cladding on the ground level, with additional brick elements extending higher around the building's main entrance. Upper floors will be clad principally with fiber-cement siding and panels, with some areas of vinyl on the rear elevation facing the wooded floodplain. The building will have a pitched roof over much of its area, though there will be areas of flat roof to accommodate the HVAC condensing units, which will be placed on the roof to prevent them from being an adverse visual impact.

The front elevations of the building, facing Branch Avenue, will be constructed using windows with higher STC values to mitigate the noise impacts. The building will also include insulated sheathing in its perimeter walls; this will address both the Energy Star requirement for continuous insulation and will also provide for sound attenuation.

Proposed Building Amenities:

The building will contain a number of amenities for the residents: It will contain a hospitality suite, which will be available to accommodate overnight visitors of the residents. There will be a community multipurpose room with a kitchenette to accommodate group activities, as well as a sitting room and a party room, all able to be interconnected, and all easily accessible to the main entrance. The party room will also be equipped with a warming kitchen.

Adjacent to these indoor common spaces will be an outdoor patio, partially covered, for additional seating and gathering area. The outdoor patio will be located on the southwest side of the building so that the building's mass can screen it from the traffic noise from Branch Avenue, and so that it will face the tranquil vista of the preserved wooded floodplain of Pea Hill Branch.

The main entrance will also have a canopy which will accommodate both passenger drop-off as well as opportunities for even more additional covered seating area, though this area will be more exposed to the noise from Branch Avenue.

The building will have a fitness room outfitted with various pieces of exercise equipment.

In addition to the main floor public areas described above, each upper floor will also feature a lounge with a large TV and electric fireplace. The lounge on the main floor will also have the residents' mailboxes, while each of the upper floor lounges will be integrated with the laundry facilities.

Proposed Facility Services:

To allow the residents to take full advantage of the physical amenities and incorporate them into their daily life, an on-site part-time, on-site Resident Services Coordinator will be present for 15 hours per week. The Resident Services Coordinator will organize and monitor on-site programs, including formation and training of the Tenant Council, health and wellness programs, social and recreational activities, and transportation services. The coordinator will also ensure that residents are able to take advantage of the plethora of nearby resources available to senior citizens in the County.

The on-site Resident Services Coordinator will be responsible for identifying resident needs, identifying the services best suited to address the needs, coordinating and facilitating the delivery of services to residents, and following up to ensure that residents' specific needs are fully addressed. The Resident Services Coordinator will work together with the Property Manager, the Housing Initiative Partnership (HIP), the Tenant Council, and "outside" groups such as: the Prince George's County Agency on Aging; MNCPPC facilities such as community and senior centers; the University of Maryland; and Medstar Healthcare to maximize the effective delivery of all services, balancing the convenience of on-site programs with the diversity of options available off-site. As an integral part of the service program, the Resident Services Coordinator will also seek and coordinate transportation through existing County and Regional Programs for interested residents who will need access to medical appointments, shopping, and programs offered off-site.

In coordination with the Property Manager and HIP, the Resident Services Coordinator will assess the services program on a continual basis to ensure that resident's needs are met both in the short and long term. HIP will review resident service plans, make recommendations for new services, and provide oversight on all issues related to the well-being of residents.

The Resident Services Coordinator will help initiate and maintain a Tenant's Council, which will in turn provide input into the ongoing maintenance and management of Schultz Road Senior Apartments. This Tenant's Council will help involve residents in the decision-making process and will empower residents to positively affect the community in which they live. All residents will be encouraged to become involved in the Tenant's Council to give input.

The Tenants' Council will also work with the Resident Services Coordinator to form resident committees and clubs. These groups will help the Coordinator plan and run the on-site social and recreational activities.

The Resident Services Coordinator, in conjunction with the Property Manager and resident committees, will maintain a social and recreational events calendar. Events will include both one-time events such as holiday celebrations as well as regularly scheduled activities such as movie nights, monthly birthday parties, coffee hours, and game nights. All such events will take place in the spacious community multipurpose room.

Residents with specific interests will be encouraged to form and join clubs that gather regularly to socialize and pursue their common interests. Potential clubs could include a bridge club, a book club, a scrapbooking club, a board game club, and walking groups. Clubs will work with the Resident Service Coordinator to make sure the clubs have access to the resources they need and assist the Coordinator in developing a schedule for the events calendar.

Residents who want still more social and recreational options can take advantage of the offerings at the Camp Springs Senior Activity Center (CSSAC), which is approximately three miles from the subject property, and can be accessed through the County's Call-A-Bus or Call-A-Cab program. The CSSAC also provides some transportation on a limited basis. Activities at the center include theme parties, educational programs, bingo, exercise and dance program, cultural events, day trips, and college classes. Amenities include a billiards room, a computer lab, a dance room, a fitness room, and a Senior's Lounge. The CSSAC is open Monday through Friday 9:00am to 4:30pm and Saturdays 9:00am to 1:00pm. An example of recent events included classes on senior defensive driving, belly dancing, a summer Hitchcock movie series, a class on using smart devices, a piano lab, a Bingo-Fest, a Senior Line Dance Party, a Book Club, and a trip to Harris Crab Shack on the Eastern Shore.

The Resident Services Coordinator will also link interested residents to a number of nearby nutrition and health programs. These include the Hot Lunch at CSSAC — The Prince George's County Department of Family Services' Area Agency on Aging runs a Senior Nutrition Program, which provides healthy, well balance meals to person 60 years of age and older. Meals are served a 12 noon daily, with a recommended donation of \$3.00. Residents who take advantage of the program can use low-cost curb to curb options such as Call-A-Bus and Call-A-Cab.

MedStar Southern Maryland Hospital Center is located just 2.5 miles from the subject property. The Hospital is known for its Cardiac Catheterization Laboratory, its award-winning stroke center, for orthopedic surgery, and strong partnerships with the MedStar Heart and Vascular Institute, Neurosurgery and the Cleveland Clinic Miller Family Heart & Vascular Institute.

Medstar Southern Maryland Hospital promotes wellness and community health. The Hospital offers extensive clinical outreach services, support groups, and health education programming. Its wellness services include cardiac risk reduction, diabetes self-management, and weight management. In addition, the MedStar Health System has community care centers, clinics, and physician offices to help ensure that everyone in Southern Maryland has access to excellent healthcare. The Resident Services Coordinator will work with MedStar Southern Maryland Hospital to bring workshops and classes to Schultz Road Senior Housing to meet the needs of the residents.

In order to help residents stay as healthy and fit as possible, the Resident Services Coordinator will coordinate access to a wide variety of fitness/wellness programs, both on-site and off-site.

For those residents who prefer their fitness regimen to be fun and convenient, the Coordinator will bring in instructors to lead classes, in addition to using videos for yoga and aerobic classes. If residents are interested, the Coordinator will organize a walking club and link to the County's Club 300 Walking Club. Club 300 is a senior walking program sponsored by the MNCPPC Department of Parks and Recreation, Special Programs Division's Senior Services Unit. What began as a virtual walk across Maryland, one mile at a time (a total of 300 miles), has grown and blossomed into a virtual walk across America. Due to the popularity and success of Club 300, the program is now a year-round senior walking program.

Other offsite facilities are convenient to the proposed apartments, including the Allentown Splash, Tennis & Fitness Park. This facility has both an indoor and outdoor pool, basketball courts, Fitness Room, Locker Room, Multipurpose Room, picnic area, and 6 lighted tennis courts with access to restrooms.

Due to the proposed apartments' close proximity to Andrews Airforce base there may be some veterans who want to stay connected to others who have served in the armed forces. The American Legion-Clinton Post 259 is located 1.4 miles from Schultz Road. The American Legion hosts a Bingo Night on Fridays at 7:15 pm. The post also hosts meetings on the fourth Monday beginning with a dinner at 6:30 and a meeting to follow at 7:30 pm. The Prince George's County Vet Center is located five minutes away from the subject property. The Resident Services Coordinator will collaborate with the vet center to bring the many services they offer to the apartment for residents that are veterans. Prince George's County Vet Center offers individual counseling and group counseling, community outreach and education, as well as assist with referral of other VA services.

Other offsite programs are available to the residents of the Schultz Road Senior Housing through the Maryland-National Capital Park and Planning Commission, which offers conservation educational outings through their Senior Green Team. The Senior Green team is a group of seniors that work to protect, support, and preserve the natural resources in Prince George's County.

Finally, Harmony Hall Arts Center offers residents a chance to enjoy a diverse cultural experience through visual and performing arts. Harmony Hall offers programs for those interested in ceramics, sculpture, dance, drama, painting, and much more. In addition to their art courses, harmony Hall offers a cozy entertainment experience through hosting concerts and/ or the viewing of works from local, national, artists.

VI. CRITERIA FOR APPROVAL

The criteria for approval of the subject application are the general criteria for approval of Special Exceptions of Section 27-317 of the Zoning Ordinance and the Additional Requirements for Apartment housing for elderly or physically handicapped families of Section 27-337.

Requirements of §27-317:

The general criteria of §27-317 are discussed as follows:

27-317. Required Findings.

(a) A Special Exception may be approved if:

(1) *The proposed use and site plan are in harmony with the purpose of this Subtitle;*

Comment: The Zoning Ordinance has a hierarchy of Purposes, fifteen for the Subtitle as a whole, and four for the R-80 Zone in specific. These purposes of the Zoning Ordinance naturally inform the specific provisions of the Ordinance, and conformance with those actual provisions of the Ordinance is strongly indicative of harmony with the purposes which guide what the Ordinance is supposed to address.

The purposes of the ordinance range from the general (protecting the health, safety and welfare of the public; to implement the General and Master Plans) to the more specific (to lessen the danger and congestion of traffic on the streets; to provide open space and recreational space). A number of these purposes closely conform to the remaining required findings for approval of a Special Exception, which are discussed in detail, immediately following. Others (relating, for example, to the protection of the agricultural industry) are not applicable to many projects, including the subject Application.

The proposed Special Exception will, by providing a needed addition to the stock of affordable housing for the elderly, promote the health and safety of the inhabitants of the County, be an example of orderly growth and development, be an appropriately-scaled transitional use at a location where the surrounding neighborhood is making a transition in its physical character, provide desirable employment to the proposed facility's support staff, and preserve the regulated natural features of the subject property. Through all of these functions, it will be in harmony with the purposes of the Ordinance.

(2) *The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;*

Comment: In the context of this finding, it is important to recognize that Section 27-337(a)(4) provides that, "*The height, lot coverage, density, frontage, yard, and green area requirements, including restrictions on the location and height of accessory buildings, as specified for the zone in which the use is proposed, shall not apply to uses or structures provided for in this Section. The dimensions, percentages, and density shown on the approved site plan shall constitute the regulations for development under a given Special Exception.*" Other applicable regulations of the Zoning Ordinance affecting the physical development of the property include the regulations applicable in all zones of Zoning Ordinance Part 2, Division 4; the provisions of the Landscape Manual adopted by reference by Part 2, Division 5; those addressing requirements for maximum structure height in Part 10C, the Military Installation Overlay Zone; those provisions addressing off-street parking in Part 11; and, those provisions addressing signs in Part 12. The subject Special Exception conforms to these requirements and regulations.

(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 Master Plan, the General Plan.*

Comment: The subject Application is responsive to the recommendations of the applicable Master Plan and Functional Master Plans. As noted above, the applicable Master Plan is the *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, approved on April 2, 2013. The County has a number of Functional Master Plans, including the Green Infrastructure Plan, the County Master Plan of Transportation, the Public Safety Facilities Master Plan, The Historic Sites and Districts Plan, and the Water Resources Functional Master Plan.

While not forming a part of this criterion for approval of Special Exceptions, one of the purposes of the Zoning Ordinance is to implement the General Plan, so this Plan is discussed here as well.

General Plan

The General Plan classified the subject site in its Growth Policy Map in the “Established Communities” category. “Established Communities” are described by the General Plan as “the County’s heart – its established neighborhoods, municipalities and unincorporated areas outside designated centers,” and recommends that, “Established communities are most appropriate for context-sensitive infill and low- to medium-density development....”

The Applicant believes that the development of subject property as apartment dwellings for the elderly will serve as a particularly context-sensitive transitional use, given that it is located in close proximity to Branch Avenue and its access ramps, is adjacent to one of that highway’s stormwater management ponds, and is across the street from a commercial use. Given the nature of its resident population and its buffering by the stream corridor of Pea Hill Branch, it is a very compatible and context-sensitive infill development, in keeping with the vision of the General Plan.

The General Plan also includes a particular Policy in its Housing and Neighborhoods Element to, “increase the supply of housing types that are suitable for, and attractive to the County’s growing vulnerable populations. These include the elderly, the homeless and residents with special needs.” This Policy goes on to include a Strategy directing the County to eliminate regulatory barriers to the construction of elderly accessible housing; while this Application is going through the historic regulatory process, the General Plan’s Policy and Strategy quoted here indicate that the subject Application is very much in keeping with the County’s goals as laid out in its General Plan.

Master Plan

The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* focused much of its discussion on five specific focus areas; the subject property lies between two of them, and as such there is no discussion in the Sector Plan’s text which directly addresses it. The “Corridorwide Future Land Use” (p. 112) suggests that the future land use is to be “Open Space,” though no specific recommendation affecting the subject property is made.

Broadly, the “Open Space” recommendation on the subject property is not property-specific, and is not connected with a planned park requirement, nor is the subject property even designated on the Plan’s Map 46 as an area of “Possible Addition to Parks and Open Space,” but the Applicant believes rather that the land use recommendation is indicative of a general goal of the Plan to protect sensitive areas, which in the specific case of the subject property is the Pea Hill Branch stream valley. This is reflected in the plan’s recommendations for the trail network in the plan area’s stream valley parks, and a more specific recommendation to, “Enhance existing stream valley parks and open space network by acquiring sensitive environmental properties and gap properties identified as part of the Green Infrastructure Network.” (p. 132) The mapping in the published Green Infrastructure Plan, however, did not identify Pea Hill Branch as a part of the County’s Green Infrastructure network at all, and even the updated (2017) Green Infrastructure Mapping on the County’s PGAtlas GIS site only includes the approximately 20% of the subject property’s area which corresponds to the 100-year floodplain area.

By preserving the floodplain area and thereby allowing for the future construction of the planned stream valley trail network, the subject application will be helping to implement the intent of the Sector Plan.

The plan does make a number of general recommendations for community design and appearance which are intended to be applicable to development outside the focus areas; the Plan indicates that its recommendations are intended to, “provide guidance on best practices that should be considered during the design of new projects to enhance the function and visual quality” (p. 113) The applicable guidance includes the following:

In its Design For Safety guidance, the Plan suggests:

“Natural Surveillance – Crime is more likely in areas without opportunities for natural surveillance. Design buildings to maximize visibility and enhance natural surveillance by keeping potential intruders under observation. Provide windows, storefronts, clearly visible entrances, balconies, porches, outdoor activity areas, and benches. Ensure that windows, especially storefront windows, are not obscured.” (p. 113).

The Special Exception Site Plan provides for a direct spatial relationship between the building and the parking lot to provide “eyes on the parking lot” from the facility’s residents. The building’s entrance is clearly visible, accentuated by the building’s massing, and provides areas around it for outdoor seating to maximize opportunities for natural surveillance.

“Natural Access Control – Guide people to and from the proper entrances using walkways, proper lighting, signage, and fences to direct the flow of people while decreasing the opportunity for crime. Ensure clear sightlines along sidewalks and provide low-level lighting along sidewalks, pathways, service entrances/areas, parking lots, and alleys. Install traffic calming techniques that limit streets as fast getaway routes and reduce on-street criminal activity.” (pp. 113-4).

The Special Exception Site Plan provides for a well-lit parking lot that is clearly oriented to the building entrance. Sidewalks connect the parking lot to the building entrance across the building’s front elevation, with clear sightlines not only across the site, but with “eyes on the sidewalk” from the facility’s residents as described above.

In its Site Design guidance, the Plan suggests:

“Orient building frontages to face the street, courtyard, or plaza. In mixed-use areas, the street facing buildings should establish a street wall deep enough from the street curb to provide wide pedestrian walkways in front of the buildings. This will create and define public spaces and encourage an active street frontage.” (p. 114).

The building is designed to create a plaza centered on the building entrance. This creates an active area in keeping with the Plan guidance.

“Setbacks should vary slightly to maximize streetscape interest. Avoid uninterrupted walls of structures. Buildings should not be sited in rigid parallel fashion to avoid monotony in visual appearance.” (pp. 114-15).

The building has been designed with massing that creates visual interest. Varied setbacks and projections avoid a monotonous appearance.

“Place parking at the rear or side of all buildings in order to avoid a direct view of parking lots from the street. Provide parking islands with landscaping to soften the view of asphalt pavement and to avoid the prospect of a sea of parked cars.” (p. 115).

In this case, the specifics of the subject property suggest that this guidance is not wholly appropriate: The presence of the commercial uses and the highway access ramps to the north and single family residences to the southwest indicate that the more contextual design is to locate the parking lot to the north (the legal “front”) and the building to the south. In addition to protecting the single-family character to the southwest, this design also has the beneficial effect of mitigating the adverse noise impacts from Branch Avenue. The Special Exception Site Plan does, however, create large parking islands integrated not only with landscaping but with Environmental Site Design methods, which soften the view of the pavement, break up the mass of parked cars, and provide water quality benefits as well.

“Provide low screen walls, hedges, or both, at those places where surface parking can be viewed from the street.” (p. 115).

The parking lot perimeter is landscaped in accordance with the requirements of the Landscape Manual to meet this Sector Plan guidance.

“Use landscaping to beautify the street and public spaces, to buffer incompatible uses, and to screen unsightly views. Locate loading areas away from public views. Where this is not feasible, these areas should be properly screened. (p. 115).

The general site area is landscaped in accordance with the requirements of the Landscape Manual to meet this Sector Plan guidance.

In its Building Design guidance, the Plan suggests:

“Design all buildings with high-quality materials and treatments. Exterior building walls should be constructed with brick, stone, precast concrete, and other high-quality compatible materials. Reflective and tinted glass should not be used on the ground floor of any building, and ribbons or bands of glass should not be used for windows.” (p. 116).

As described above, the building design will feature brick cladding on the ground level, with additional brick elements extending higher around the building’s main entrance. Upper floors will be clad principally with fiber-cement siding and panels. Neither reflective glass nor ribbon windows are proposed.

“Provide architectural elements and proportion that relate to a pedestrian scale in building façades. Large expanses of identical building walls should be avoided. Façades that provide a regular and frequent pattern of architectural variety through modulation of wall plane, detailing, color, texture, material, and the incorporation of art and ornament are encouraged.” (p. 116).

The building’s facades are elegantly modulated by changes in plane, color and material in keeping with this guidance.

“Incorporate projections and recesses to add interest to buildings, especially to highlight entrances. Awnings and canopies made of high-quality materials, and proportional in design and placement, should be used where appropriate, especially over doors and windows. Colors should be compatible with primary building materials and with adjacent buildings” (p. 117).

As described above, the building’s façade modulation includes changes in plane, both generally and around the entrance. The building proposed a substantial canopy over the entrance with materials from the palette used for the rest of the building.

The Plan’s guidance for Connectivity and Circulation and Open Space are largely relevant only to commercial areas and uses. However, the Plan does recommend that sidewalks be provided throughout the sector plan area, which the Special Exception Site Plan has proposed to do along its road frontage; it is noted, however, that a sidewalk is not proposed along the access ramp to Branch Avenue along the property’s northern frontage. It is also noted that the Plan’s guidance recommends consideration that, “signs should be ground mounted monumental signs; constructed with any high quality material—such as brick or stone—compatible with the building materials that predominate; and accented with plants, flowers, and lighting.” (p. 119). This guidance will be implemented by the proposed monument signage.

The Sector Plan does recommend the creation of the “Pea Hill Branch Connection,” a hard surface trail along the Pea Hill Branch stream valley. As discussed above, the Applicant has not proposed to construct this trail at this time as there is no other constructed segment of the planned trail to connect to, and it would entail additional impacts to the wooded floodplain for no current benefit. In discussions with MNCPPC staff, however, the Applicant indicated that they would be willing to grant an easement in the floodplain area at such time as the trail were to be constructed so that this Plan recommendation can be implemented.

The Sector Plan also makes recommendations to protect and preserve environmental resources in the plan area. The applicable recommendations include:

“Expand tree and forest canopy coverage by ensuring that new development meets its woodland conservation requirements either on site or within the plan area’s watersheds. Establish woodland conservation banks within the Piscataway and Henson Creek watersheds for use when off-site woodland conservation acreage is needed as part of new development. Consider the potential sites for these banks shown on Map 46.” (p. 128).

The proposed Tree Conservation Plan will require the acquisition of off-site woodland to meet its conservation requirements. Every consideration will be given to the use of woodland banks within the Pea Hill Branch, Tinker’s Creek and Piscataway Creek hierarchy of watersheds, to the extent that area there is available.

“Protect existing woodland and natural areas, restore wetlands and forests in stream buffers, and stabilize and restore ecosystem functions of receiving streams as part of the stormwater management designs for development projects or as separate, publicly funded projects. See Map 46 and Table 11 for sites identified for specific improvements. (p. 128).

“Encourage private landowners, including homeowner associations (HOAs) and institutions, such as schools and churches who own large tracts of undeveloped land, to preserve forested stream

buffers, minimize forest fragmentation, and establish reforestation banks or woodland banks on their properties.” (p. 129).

While the subject property does not contain any areas identified for specific improvements, it does contain a part of the stream valley of Pea Hill Branch. This stream valley will be protected by the preservation of its woodland in accordance with these Plan recommendations.

“Promote the use of environmentally sensitive (green) development techniques in redevelopment and new development projects, including the use of bioretention landscaping, minimizing impervious surfaces, and the use of grass channels and swales to reduce runoff and sheet flow into stream and wetland buffers.” (p. 129).

The stormwater management systems proposed include the use of Environmental Site Design methods, including landscaped microbioretention areas, to implement this Plan recommendation. Additionally, the project will only provide the minimum parking required by Part 11 to minimize the extent of impervious surfaces.

“Ensure that site and street designs include the use of full cutoff optic lighting systems that provide consistent light levels throughout the revitalization areas.” (p. 129).

Full cutoff lighting is proposed for the project.

“Mitigate noise created by transportation uses on existing and future residential communities by designing residential uses to minimize noise impacts through building placement or construction materials. Discourage inappropriate land uses, such as outdoor recreation, in areas subject to high noise levels.” (p. 129).

As discussed above, a principal determinant of the building’s placement was noise mitigation. Additionally, enhanced construction materials will be used to further mitigate noise impacts. Finally, the principal outdoor recreation area will be sited on the rear of the proposed building to screen it from the highway noise from Branch Avenue.

By implementing these recommendations and the applicable guidance of the Sector Plan, the subject Application will greatly exceed the required finding of not substantially impairing the Sector Plan, and instead will act to actively implement it.

Applicable Functional Master Plans

The special exception area is mapped as containing Regulated Areas of the County’s Green Infrastructure Network associated with the floodplain of Pea Hill Branch. By preserving this area (except for a minor impact to safely and nonerosively discharge stormwater), the subject Application will not substantially impair the Green Infrastructure Plan.

With regard to the Historic Sites and Districts Plan, no historic sites or resources are located immediately proximate to subject property; as such the approval of the subject application will not have an adverse impact on this Functional Master Plan.

The Water Resources Functional Master Plan addresses broad regulatory policy and large-scale watershed planning, and as such makes no recommendations which are directly applicable to the subject Application.

No proposed sites for Public Safety facilities are in the area affected by the subject Application.

The Countywide Master Plan of Transportation also proposes the Pea Hill Branch Stream Valley Trail, discussed above.

In conclusion the subject Application will not substantially impair the Master Plan or a Functional Master Plan.

- (4) *The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area;*

Comment: The proposed Special Exception Site Plan provides for a low-impact use at a contextually-appropriate location, the improvement of an existing adjacent substandard roadway, generates a traffic impact that is only barely above *de minimis*, and preserves the Pea Hill Branch stream valley while protecting its residents from any dangers of flooding, and protects others in the area by providing 100-year management of runoff. The site will be well-lit, well-landscaped, and in keeping with the Sector Plan's recommendations for Crime Prevention Through Environmental Design (CPTED). For these reasons, the Applicant believes that the approval of its Application will not adversely impact the health, safety and welfare of nearby residents or workers.

- (5) *The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood;*

Comment: The subject Application provides for a low-impact use at a contextually-appropriate location, serving as a transition between the single-family detached dwellings to the southwest and the higher-impact uses and conditions of Branch Avenue and its access ramps, that highway's stormwater management pond, the service commercial and industrial uses along the extension of Schultz Road (as Maryland Route 967) to the northwest. By being a low-impact use and by acting as a transition use at an inflexion point in the uses in the general neighborhood, the approval of the subject Application will actively help to safeguard the existing uses and set the stage for the congenial development of nearby undeveloped properties.

- (6) *The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan;*

Comment: A Type 2 Tree Conservation Plan has been prepared in connection with the subject Application.

- (7) *The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).*

Comment: The regulated environmental features on the subject property are associated with the stream valley of Pea Hill Branch, and includes parts of the stream channel, peripheral nontidal wetlands

and the areas of its 100-year floodplain. These areas are proposed to be preserved, with one minor exception: In order to achieve a safe and non-erosive discharge of site's stormwater, it is necessary to construct its outfall at the toe of slope adjacent to the Pea Hill Branch, within the wooded floodplain area, resulting in a minor impact to the regulated environmental features.

This kind of limited impact, however, is ordinarily approved as the ultimate intent of the impact is to protect the aggregate area of the regulated natural features. To this end the MNCPPC Environmental Technical Manual states,

“Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities....

“Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.”

Finally, the Applicant notes that because the site is not located within the Chesapeake Bay Critical Area, the provisions of §27-317(b) are not applicable to the subject Application.

Requirements of §27-337:

The additional requirements of §27-337 for Apartment housing for elderly or physically handicapped families are discussed as follows:

Sec. 27-337. - Apartment housing for elderly or physically handicapped families.

(a) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within and on the property associated with an existing building, which was formerly used for a public school that has been declared surplus by the government entity which owns (owned) it (known as a surplus public school building), subject to the following:

Comment: The proposed building is new construction, and while the subject property was conveyed to the current owner by Prince George's County, it was never used as a public school; as such this section is not applicable to the subject Application. See below, however, for a discussion of Sections 27-337(a)(1)-(4), which are made applicable by the provisions of §27-337(b)(4)(A).

(b) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within a building other than a surplus public school building, subject to the following:

(1) The owner of the property shall record among the Land Records of Prince George's County a Declaration of Covenants which establishes that the premises will be solely occupied by elderly or handicapped families for a fixed term of not less than twenty (20) years. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission;

Comment: This requirement is understood by the Applicant;

(2) In the R-18, R-18C, R-H, and R-10 Zones, the following shall apply:

Comment: Because the subject property is in the R-80 Zone, this section and its subsections (not reproduced here) are not applicable to the subject Application.

(3) In the C-S-C Zone, the following shall apply:

Comment: Because the subject property is in the R-80 Zone, this section and its subsections (not reproduced here) are not applicable to the subject Application.

(4) In the R-R, R-80, and R-55 Zones, the following shall apply:

(A) The requirements of paragraphs (1), (2), (3), and (4) of Subsection (a), above, shall be met;

27-337(a)(1) In addition to the requirements of Section 27-296(c), the site plan shall show the density, and the type and total number of dwelling units proposed;

Comment: This information has been provided on the Special Exception Site Plan.

(2) The District Council shall find that the subject property is suitable for the type of development proposed, and is of sufficient size to properly accommodate the proposed number of dwelling units;

Comment: As has been discussed above, the subject property is a contextually-appropriate location, serving as a transition between the single-family detached dwellings to the southwest and the higher-impact uses and conditions of Branch Avenue and its access ramps, that highway's stormwater management pond, the service commercial and industrial uses along the extension of Schultz Road (as Maryland Route 967) to the northwest.

While the regulations Part 5, Division 4 of the Zoning Ordinance do not apply by virtue of the operation of §27-337(a)(4), the Special Exception Site Plan has been designed to be in general conformance to the regulations for the R-80 Zone for Other Permitted Uses, with the exception of the fact that the height of the building slightly exceeds the 40-foot limit which would otherwise be provided. Even here, however, additional setbacks have been provided such that this building would be approvable as a quasi-public use under the provisions of Part 5, Division 4. So, while these regulations of Part 5, Division 4 do not apply here, the general conformance of the proposed design to those regulations is indicative of the fact that the subject property is of sufficient size to properly accommodate the proposed number of dwelling units.

(3) Recreational and social amenities for the residents may be provided, if shown on the site plan and approved by the District Council;

Comment: The recreational and social amenities which have been described at length, above, are largely indoors, with the exception of the outdoor patio overlooking the floodplain of Pea Hill Branch.

(4) The height, lot coverage, density, frontage, yard, and green area requirements, including restrictions on the location and height of accessory buildings, as specified for the zone in which the use is proposed, shall not apply to uses or structures provided for in this

Section. The dimensions, percentages, and density shown on the approved site plan shall constitute the regulations for development under a given Special Exception.

Comment: This provision is understood by the Applicant, and the information concerning the building height, lot coverage, density, lot frontage, yards, and amount of green area has been provided on the Special Exception Site Plan.

*27-337(b)(4)(B) The District Council shall find that the proposed use:
(i) Will serve the needs of the elderly families or physically handicapped families;*

Comment: The Applicant commissioned an Affordable Housing Market Study from Area Probe, LLC in connection with the preparation of the subject Application. In it, they found that,

“From the 1,140 units we examined for this research study, there were only 52 vacant LIHTC units. 29 out of the 52 vacant units were one-bedroom apartments. The average occupancy rate in the PMA (primary market area) was 96%. Our confidence in this project was supported by the success of recently completed projects, the results of the capture rate, the penetration rate, and the growing number of households over the age of 65 in the primary market area. By 2023, the 65+ population is expected to represent 17 percent of the total household population.”

This extremely low vacancy rate and the description of the expected growth in the elderly population suggests that there is a robust and ongoing demand for elderly housing. To this end, the report goes on to note that,

“Absorption for newer products in this market has been favorable. Conifer Village at Oakcrest, a 120-unit apartment complex located roughly 8.3 miles away from the Subject property was able to achieve full occupancy 6 months after opening in January of 2017. The Belnor Senior Residences, located 5.6 miles away from 8230 Schultz Road, opened in September of 2018 and has achieved 86 percent occupancy, with expectations to be fully leased by the end of March 2019.”

By helping to meet this robust demand for elderly housing – a fact also recognized in the County’s General Plan, discussed above, the approval of the subject Application will absolutely serve the needs of elderly families in the County generally.

But the particulars of this project will do many things to meet the specific needs of its elderly resident families as well. The extensive physical common facilities described above, and impressive list of resident services and programs which were described above at length shows that the proposed use will serve the needs of its resident elderly families.

*(ii) Will not adversely affect the character of the surrounding residential community.
The District Council shall consider the lot size, height of the building, lot coverage of all buildings on the property, setbacks from surrounding properties, street frontage, and sufficiency of green area when determining the proposed development's effect on surrounding residential communities;*

Comment: As has been discussed above, even though the regulations Part 5, Division 4 of the Zoning Ordinance do not apply by virtue of the operation of §27-337(a)(4), the Special Exception Site

Plan has been designed to be in general conformance to the regulations for the R-80 Zone for Other Permitted Uses, with the exception of the fact that the height of the building slightly exceeds the 40-foot limit which would otherwise be provided. Even here, however, additional setbacks have been provided such that this building would be approvable as a quasi-public use under the provisions of Part 5, Division 4. So, while these regulations of Part 5, Division 4 do not apply here, the general conformance of the proposed design to those regulations is indicative of the fact that the approval of the subject Application will not adversely affect the surrounding residential community.

(5) In the R-E Zone, the requirements of paragraphs (1), (2), (3), and (4) of Subsection (a), above, shall be met provided that the subject property is composed of at least fifteen (15) gross contiguous acres of land, improved with a structure used as a church with an enclosed building area of at least 150,000 gross square feet. The following additional requirements shall apply:

Comment: Because the subject property is in the R-80 Zone, this section and its subsections (not reproduced here) are not applicable to the subject Application.

(c) For the purposes of this Section, the term "elderly family" means a family which is included within age restrictions in conformance with the Federal Fair Housing Act and "physically handicapped family" means a family in which the head of the family, or his dependent, is physically handicapped. A person shall be considered physically handicapped if he has a physical impairment which:

- (1) Is expected to be of continued and indefinite duration;*
- (2) Substantially impedes the ability to live independently; and*
- (3) Is of a nature that the ability could be improved by more suitable housing conditions.*

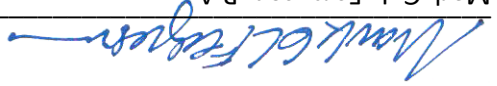
Comment: This requirement is understood by the Applicant.

VII. M-I-OZ ANALYSIS

The subject property is not located within any of the Safety Zones, nor is it located within the high-intensity noise area (of the M-I-OZ), but is included within the area of height restrictions of the Military Installation Overlay Zone, and is more specifically located under the limits of Conical Surface E. The provisions of §27-548.54(e)(2)(D), followed verbatim, apply as follows: The distance between Surface A and the nearest boundary of the subject property is 8,501 feet, and the distance between the subject property and the border of Surfaces D and E is 1,735 feet; the subtotal per §27-548.54(e)(2)(D)(i): 8,501 minus 1,735 = 6,766; and, 6,766 divided by 20 = 338, and 150 added to that yields 488 feet. Finally, the provisions of §27-548.54(e)(2) require that the difference between the highest elevation on the subject property (242) and the height of the runway surface (274), or thirty-two foot, be added to the 488-foot height to yield a highest permissible structure of 520 feet.

An inspection of the Zoning Ordinance's definitions of the height limit surfaces, however, strongly suggests that the a 520-foot height limit at the subject site is not the actual intended result; Surface E, the "Conical Surface," is defined as, "an inclined imaginary surface extending outward and upward from the outer periphery of the inner horizontal surface....The slope of the conical surface is 20:1." Surface D, the "Inner Horizontal Surface," is defined as, "an imaginary surface that is an oval plane at a height of 150 feet above the established airfield elevation." Therefore, a property which is located 1,735 feet

Mark G. L. Ferguson, R.A.
Land Planner for 8230 Schultz Road, LLC

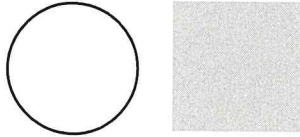


Respectfully submitted,

Based on the foregoing, the Owner and Applicant believes that the subject Application meets the criteria for approval laid out in the Zoning Ordinance, and respectfully requests the approval of Special Exception SE-4830 to allow the construction of the proposed apartment dwellings for the elderly.

VIII. CONCLUSION

In either case, however, the provisions of the height restrictions of the Military Installation Overlay Zone will not restrict the subject site from being developed as proposed by the Special Exception Site Plan from the border of Surfaces D and E should limit a structure thereon only by an additional 86 feet (or, the 1,735-foot horizontal distance divided by the 20:1 slope of the conical surface) above the 150-foot height of Surface D. Further applying the provisions of §27-548.54(e)(2), as was done above, would then yield a highest permissible structure of 268 feet.



BEN DYER ASSOCIATES, INC.

Engineers / Surveyors / Planners

Revised February 4, 2021

January 7, 2021

J-B18048-9453

WO-115816

**STATEMENT OF JUSTIFICATION IN SUPPORT OF
IMPACTS TO REGULATED ENVIRONMENTAL
FEATURES 4-20007 and SE-4830**

DESCRIPTION AND LOCATION OF THE SUBJECT PROPERTY

On behalf of 8230 Schultz Road, LLC (the “Applicant”), this Statement of Justification is submitted in support of impacts to the Primary Management Area (“PMA”) for the subject property located at 8230 Schultz Road, Clinton, Maryland 20735, and is situated in the northwest quadrant of the intersection of Schultz Road and Springbrook Lane. The applicant proposes the development of a 90-unit apartment for elderly or handicapped families.

The property is described as Part of Lot 71, “Charles C. Schultz’s Subdivision” (Plat Book A09 Plat No. 334). The subject property is found on Tax Map 116, Grid D-1 and is a legally subdivided lot of record. It is zoned R-80 (One-Family Detached Residential) within the Military Installation Overlay with height restrictions. The subject property lies within the 2002 General Plan Developing Tier and Environmental Strategy Area 2 of Prince George’s 2035 General Plan.

a) GENERAL DESCRIPTION OF PROPOSED USE AND REQUEST

The Property is an existing 3.5278-acre tract made up of one (1) parcel. The referenced Preliminary Plan of Subdivision 4-20007 is filed as a prerequisite to the subject property’s proposed development of a 90-unit apartment for elderly or handicapped families. The proposed development will result in impacts to the PMA covering 3,535 square feet, or 0.08 acres. The total PMA impacts are depicted on PMA Impact Exhibits 1, 2 & 3 (Exhibits) attached hereto and made a part hereof. The impacts involve stormwater management treatment, stormwater discharge, and grading to allow for road widening.

b) DESCRIPTION OF PROPERTY DEVELOPMENT HISTORY

The history of the Subject Property is as follows: On May 7th, 1940, the Charles G. Schultz Subdivision plat was prepared by Edward Latimore & Son, when Charles Schultz purchased two tracts of land; Liber 80 folio 455 previously owned by Harvey S. Naylor and Inez

E. Naylor, and Liber 391 folio 348 previously owned by Maryland Home Title Insurance Company. As established in the original Subdivision, Lot 71 was 7.68 acres, surrounded to the east, north, and west by a 50-foot right-of-way. To the southwest was Lot 72 and to the south was Lot 69.

As a result of State Highway action, portions of Lot 71 were dedicated to State Highway Administration including an 80-foot wide right-of-way for Springbrook Drive to the north, as well as a stormwater management pond serving Springbrook Lane and Branch Avenue to the east. The remainder of land is the 3.5278-acre property subject to Preliminary Plan 4-20007.

c) DESCRIPTION OF REGULATED ENVIRONMENTAL FEATURES ON-SITE

The property contains a regulated stream which forms the southwestern edge of the subject property. This stream is the upper reaches of Pea Hill Branch, a tributary of Tinker’s Creek, and beyond that, Piscataway Creek; there is a 100-year floodplain associated with Pea Hill Branch, which does cover a little more than an acre of the subject property’s gross tract area. The floodplain area is depicted on FEMA panel 24033C0245E, though without a flood elevation; the Department of Permitting, Inspections and Enforcement has approved a detailed delineation of the floodplain under study 5731 2019-00. An area of nontidal wetlands and associated buffer is located adjacent the onsite stream. A Primary Management Area (PMA) is mapped onsite and includes all regulated environmental features as indicated on the Approved Natural Resources Inventory NRI-058-2019.

d) DESCRIPTION OF APPLICABLE STATUTES AND REGULATIONS

Section 24-130(b)(5) of the Prince George’s County Code requires that all plans associated with the application “shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25.”

The Environmental Technical Manual (“ETM”) sets forth the procedure for ensuring that the Regulated Environmental Features are preserved and/or restored to the “fullest extent possible”. This procedure is a three-step process which starts with the avoidance of impacts. If impacts are unavoidable and necessary to the overall development of the site, the impacts must be minimized. Finally, if the cumulative impacts are significant and above the designated threshold, then mitigation may be required in certain circumstances. The ETM also acknowledges that certain impacts such as those related to infrastructure and access, or resulting from County Code for reasons of health, safety or welfare are necessary. Impacts solely associated with increasing the development envelope where reasonable alternatives exist are typically not permitted.

e) SPECIFIC DESCRIPTION OF THE PROPOSED IMPACTS TO REGULATED ENVIRONMENTAL FEATURES AND JUSTIFICATION OF AVOIDANCE AND MINIMIZATION

As stated above, the Subject Property contains regulated environmental features and PMA.

The Applicant proposes to impact 3,535 square feet, or 0.08 acres of the PMA on site, as depicted on Exhibits 1, 2 and 3. Of this impact, 2,040 square feet is proposed to land impacted by the 100-year floodplain. The 100-year floodplain impact is depicted and quantified on Exhibits 1 and 2. The remaining PMA impacts are to steep slopes associated with the floodplain. Impact 1 proposed by the Applicant involves impacts to the PMA and floodplain to install curb and gutter, construct a sidewalk and grading to cut the slope back in order to widen Schultz road to the County standard. The total PMA impact on Exhibit 1 is 1,489 square feet of which 832 square feet fall within the floodplain. Impact 2 is proposed in to order achieve a safe and non-erosive discharge of site’s stormwater. As as depicted on Exhibit 2, it is necessary to construct an outfall at the toe of slope adjacent to the Pea Hill Branch, within the wooded floodplain area resulting in 1,420 square feet of impact to the PMA of which 1,208 square feet are within the floodplain. Finally, Impact 3 is required for an 18-inch HDPE pipe to convey overflow stormwater from a micro-bioretention submerged gravel wetland. As depicted on Exhibit 3 this impact is to 626 square feet of the PMA resulting from steep sloped adjacent to the floodplain. The Subject Property impacts to the PMA and regulated environmental features result from the treatment, conveyance and non-erosive discharge of site stormwater and widening of Schultz Road to County standards as required for site development. For these reasons, the requested impacts are justified.

TABLE 1: PMA IMPACTS SUMMARY TABLE

Impact ID	Impact Type and Duration	Total Acreage or Square footage of PMA Impact	Linear feet of Stream Bed Impact	Area of Wetland and Buffer Impact	Area of 100 floodplain Impact
1	Road Widening	1,489 SF	0	0	832 SF
2	Stormwater Discharge	1,420 SF	0	0	1,208 SF
3	Stormwater Conveyance	626 SF	0	0	0
Total		3,535 SF	0	0	2,040 SF

f) MITIGATION

As stated in the ETM, “mitigation” means the design and installation of measures to enhance, restore, or stabilize existing environmentally degraded streams and/or wetlands to compensate for proposed impacts. Mitigation is required for significant impacts to regulated streams, wetlands, and 100-year floodplains. Significant impacts are defined as the cumulative

impacts that result in the disturbance on one site of 200 or more linear feet of stream beds or one-half acre of wetland and wetland buffer area. There no impacts proposed to wetlands, their associated buffers, or streams by the application. The only impact proposed as disturbance to regulated environmental features is to the floodplain. In order to achieve a safe and non-erosive discharge of the site's stormwater, it is necessary to construct an outfall at the toe of slope adjacent to the Pea Hill Branch, within the wooded floodplain that will result in 571 sf of impact to the floodplain. Additionally, to widen Schultz road to the County standard, install curb and gutter, and construct a sidewalk it necessary to cut back adjacent slopes and grade in the floodplain resulting in 832 sf of impact. The identified PMA and regulated environmental feature impacts are less than the threshold amounts, and therefore, no mitigation is required at this time.

CONCLUSION

Based upon the above, The Applicant submits that the proposed disturbances to the PMA are a reasonable approach to developing this site, providing the necessary required stormwater management, as well as improving the Schultz Road frontage to the required County standard. The total amount of the proposed PMA impact covers an area 3,535 square feet, or 0.08 acres of the Subject Property. The proposed limited impact satisfies the criteria for approval in the ETM. Avoidance is not feasible given the existence of steep slopes adjacent the floodplain and need to achieve non-erosive discharge of site stormwater and the requirement to widen and upgrade the Schultz Road frontage to County standards. The impacts proposed are the minimum necessary to achieve development of the Property and mitigation is not required. For these reasons, the Applicant submits that the requirements of Section 24-130(b)(5) have been satisfied and that the Planning Board can find that the plans associated with the subject application demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible, consistent with the guidance provided by the Environmental Technical Manual.

Sincerely,
Ben Dyer Associates, Inc.

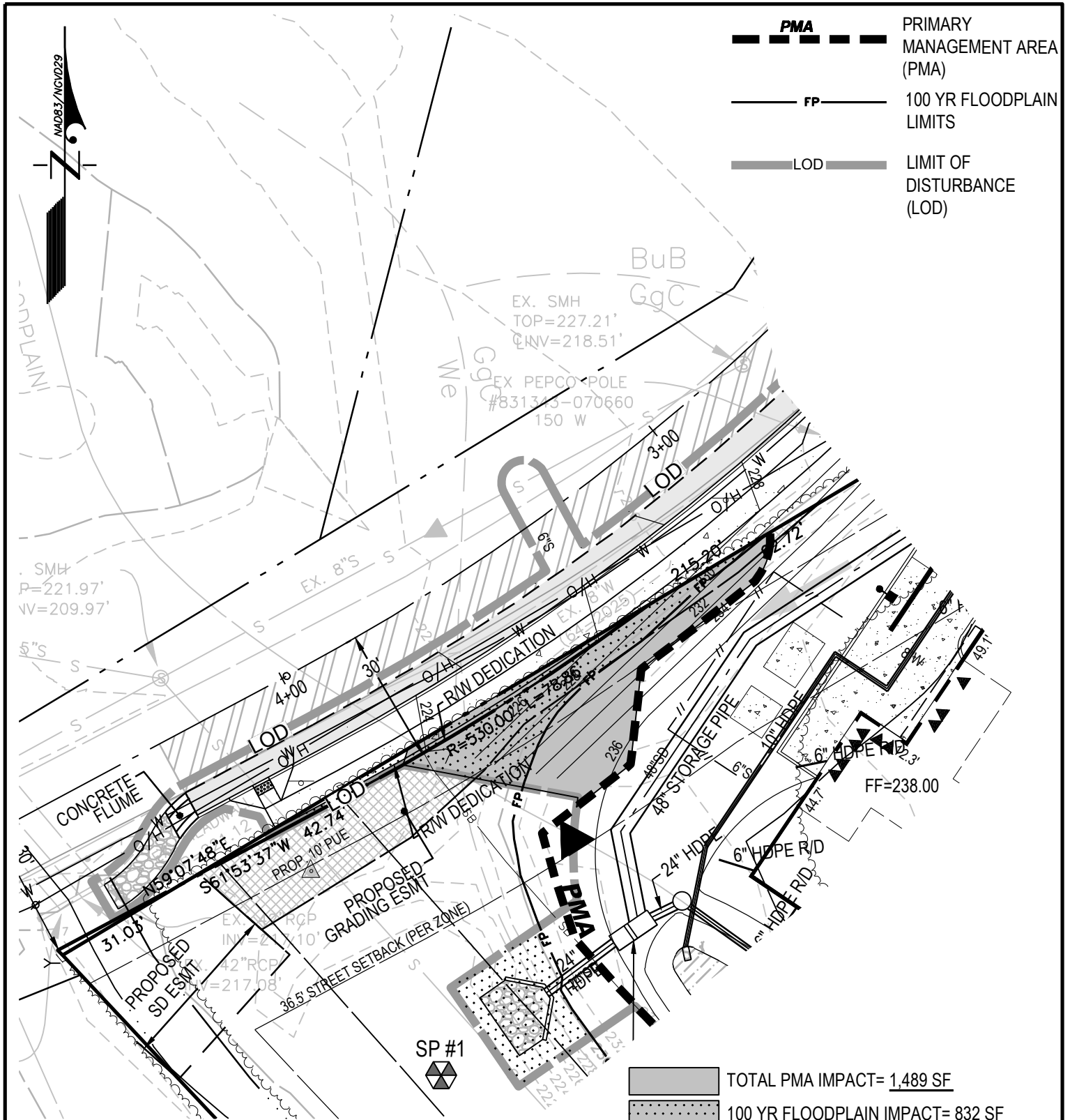


Michael A. Petrakis
Section Head
Environmental Planning Section

Attachments:

- PMA Exhibits "1" thru "3"

PM:BMC
0/SOJ.Schultz.1062021.sac



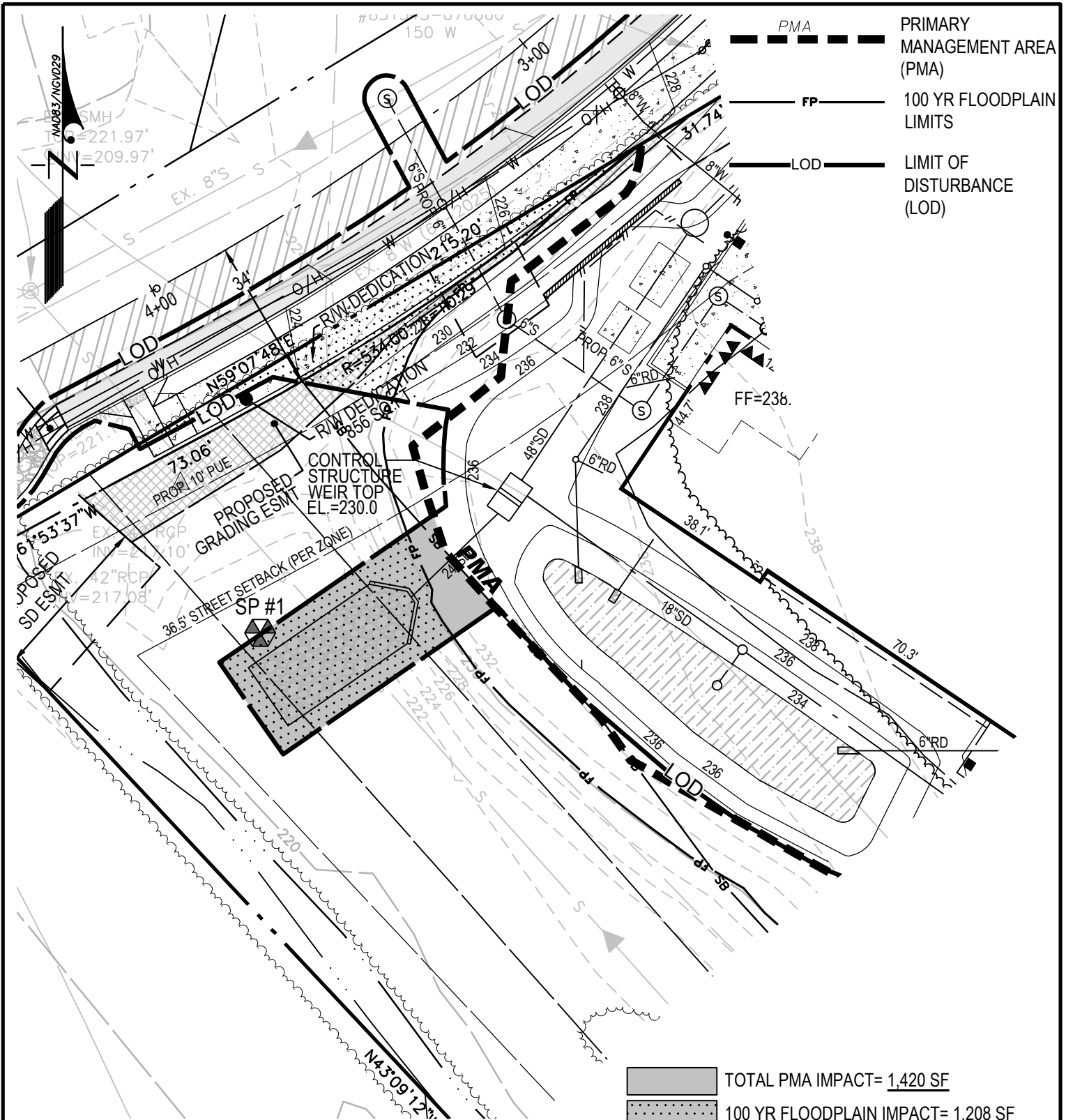
- PMA** PRIMARY MANAGEMENT AREA (PMA)
- FP** 100 YR FLOODPLAIN LIMITS
- LOD** LIMIT OF DISTURBANCE (LOD)

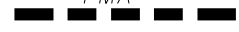
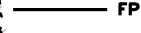

TOTAL PMA IMPACT= 1,489 SF
 100 YR FLOODPLAIN IMPACT= 832 SF


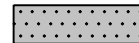
PMA IMPACT EXHIBIT 1
 LOT 71
8230 SCHULTZ SUBDIVISION
CHARLES SCHULTZ SUBDIVISION
 SURRATTS DISTRICT No. 9
 PRINCE GEORGE'S COUNTY, MARYLAND

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
 Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000
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DRAWN BY: SAI	DESIGNED BY:	CHECKED BY: MP	RECORD NO. B-18048
SCALE: 1"=30'			DRWG. NO.
DATE: JANUARY 2020			



-  PMA PRIMARY MANAGEMENT AREA (PMA)
-  FP 100 YR FLOODPLAIN LIMITS
-  LOD LIMIT OF DISTURBANCE (LOD)

-  TOTAL PMA IMPACT= 1,420 SF
-  100 YR FLOODPLAIN IMPACT= 1,208 SF

PMA IMPACT EXHIBIT 2
 LOT 71
 8230 SCHULTZ SUBDIVISION
 CHARLES SCHULTZ SUBDIVISION
 SURRATTS DISTRICT No. 9
 PRINCE GEORGE'S COUNTY, MARYLAND

**11721 WOODMORE ROAD, SUITE 200
 MITCHELLVILLE, MARYLAND 20721**

BEN DYER ASSOCIATES, INC.
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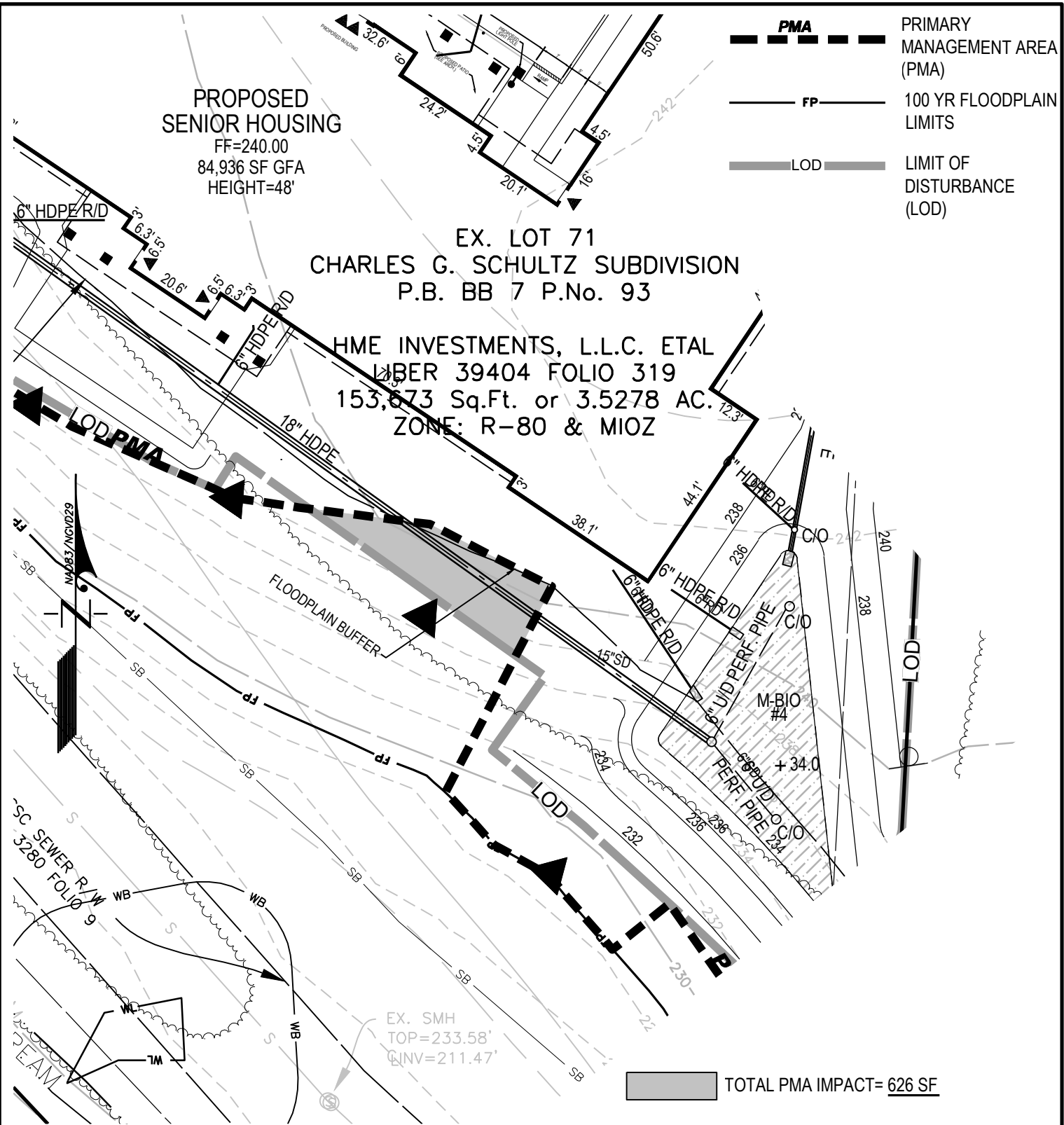
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SCALE: 1"=30'			DRWG. NO.
DATE: JANUARY 2020			

PROPOSED
SENIOR HOUSING
FF=240.00
84,936 SF GFA
HEIGHT=48'

EX. LOT 71
CHARLES G. SCHULTZ SUBDIVISION
P.B. BB 7 P.No. 93

HME INVESTMENTS, L.L.C. ETAL
LIBER 39404 FOLIO 319
153,673 Sq.Ft. or 3.5278 AC.
ZONE: R-80 & MIOZ


-  **PMA** PRIMARY MANAGEMENT AREA (PMA)
-  **FP** 100 YR FLOODPLAIN LIMITS
-  **LOD** LIMIT OF DISTURBANCE (LOD)



 TOTAL PMA IMPACT= 626 SF

PMA IMPACT EXHIBIT 3
LOT 71
8230 SCHULTZ SUBDIVISION
CHARLES SCHULTZ SUBDIVISION
SURREATTS DISTRICT No. 9
PRINCE GEORGE'S COUNTY, MARYLAND

11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721

 **BEN DYER ASSOCIATES, INC.**
Engineers / Surveyors / Planners
TELEPHONE (301) 430-2000

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SCALE: 1"=30'			DRWG. NO.
DATE: JANUARY 2020			

February 23, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Review Section
VIA: Sherri Conner, Supervisor, Subdivision Section
FROM: Mridula Gupta, Planner Coordinator, Subdivision Section
SUBJECT: SE-4830; 8230 Schultz Road Senior Housing

The subject property is located on Tax Map 116 in Grid D-1, and is known as Part of Lot 71, Charles C. Schultz's Subdivision recorded in Plat Book 7-93 and dated May 7, 1940. The total area of property is 3.53 acres, and the property is zoned R-80, within the M-I-O Zone. The property is currently undeveloped. Lot 71 as shown on Plat Book 7-93 has been modified subsequent to recordation by conveyance of right-of-way, and the property is therefore no longer configured as shown on the record plat.

The special exception application has been submitted to permit use and development of the entire property with apartment housing for elderly or handicapped families in a building other than a surplus public school building, which is permitted in R-80-Zone subject to the approval of a Special Exception in accordance with Part 4 of the Zoning Ordinance. Specifically, 90 apartment dwelling units are proposed for development on the property.

The property considered in this special exception (SE) is not subject to a previously approved preliminary plan of subdivision (PPS). Since the property has a final plat of subdivision approved prior to October 27, 1970, development on the subject property proposing more than one single-family detached dwelling, or greater than 5,000 square feet of gross floor area requires resubdivision of the property in accordance with Section 24-111(c) of the Subdivision Regulations. A new PPS will be required to find conformance with the layout as proposed with subject SE application. Approval of a final plat of subdivision will also be required, following approval of a PPS, prior to the approval of building permits for the subject property.

In accordance with Section 27-271 of the Zoning Ordinance, an SE is not subject to the order of approvals which normally requires PPS approval prior to the approval of a site plan. Notwithstanding the provisions of the Zoning Ordinance, staff recommends that a PPS be submitted and concurrently reviewed with the SE, at a minimum, due to the potential impact that the findings of the PPS may have on the layout proposed with the SE. It is noted that a PPS application (4-20007) for the site has been submitted but has not yet been accepted for processing as of the writing of this referral.

Plan Comments

1. While the subject property is not adversely impacted by noise from the flight paths associated with Joint Base Andrews, the eastern edge of the subject property is approximately 300 feet west of Branch Avenue, a limited access freeway. The extent of the noise impact has been identified in a study submitted by the applicant and the unmitigated 65 dBA noise line has been represented on the plan. Adequate noise attenuation has been proposed for outdoor activity areas by the shielding effect of proposed building, and mitigation for interior of residences is proposed by the use of enhanced building materials. The proposal should be reviewed by the Zoning Section. The mitigated 65 dBA noise line should be shown on the special exception site plan.
2. The pending PPS application for the subject site proposes a fitness room and a patio sitting area to satisfy the mandatory parkland dedication requirement. However, adequacy of the proposed facilities has not yet been determined as the PPS has not yet been approved. The special exception application should provide details for these facilities. Design details and an estimated value of the facilities should be provided with the SE plan for evaluation by staff. Private recreational facilities shall be found to be superior, or equivalent, to those that would have been provided under the provisions of mandatory dedication. The development and maintenance of private recreational facilities shall be ensured as further required by Section 24-135(b) of the Subdivision Regulations.

Recommended Conditions

1. Prior to certificate approval, the following revisions shall be made to the Special Exception Site Plan:
 - a. Revise the special exception site plan to comply with any applicable conditions of the preliminary plan of subdivision, once approved.
 - b. Revise General Note 5 to state that the property consists of Part of Lot 71, and provide plat reference Plat Book 7-93.
 - c. Correct the misspelled label for the unmitigated 65 dBA noise line.
 - d. Show the mitigated 65 dBA noise line or area.
 - e. Provide a General Note addressing how noise attenuation for interior of dwellings and outdoor activity areas is proposed to be provided.
 - f. Provide details and a cost estimate for the private on-site recreational facilities, including a floor plan for any interior recreational amenities.

It should be noted that the issues identified above are pursuant to the Subdivision Regulations which are normally evaluated and determined with a PPS. However, these issues should be considered at this time due to their potential impact to the layout and design as shown on the


special exception site plan. Additional issues may become relevant with the review of a future PPS application which could necessitate a revision to the special exception site plan.


This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. All bearings and distances must be clearly shown on the special exception site plan and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

February 8, 2021

MEMORANDUM

TO: Thomas Sievers, Urban Design, Development Review Division

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

FROM: Maha Tariq, Senior Planner, Neighborhood Revitalization Section, Community Planning Division 

SUBJECT: SE-4830, 8230 Schultz Road Senior Housing

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3), this application will substantially impair the integrity of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* because the Sector Plan recommends Open Space on the subject property.

BACKGROUND

Application Type: Special Exception for property inside an overlay zone.

Location: 8230 Schultz Road, Clinton MD 20735

Size: 3.53 acres

Existing Uses: Vacant.

Proposal: Apartment dwelling for elderly in a building other than a surplus school building

GENERAL PLAN, MASTER PLAN, AND SMA

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

Master Plan: The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* retained the future land use for the subject property as an Open Space. The vision for an open space

is integrated public space to enhance development character, encourage pedestrian use, contribute to community life, and improve the positive experience of daily activities (pg.119).

Planning Area: 81A

Community: Clinton & Vicinity

Aviation/MIOZ: This application is located within the Military Installation Overlay Zone (MIOZ) in the Area Label E, Conical Surface (20:1)-Left Runway. Pursuant to Sec. 27-548.54. e(2)(D) Requirement for Heights, the applicant must conform to the maximum height requirement.

SMA/Zoning: The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* retained the subject property into the R-80 (One Family detached residential) zone.

MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES

The Community Planning Division finds that, pursuant to Section 27-317(a)(3), this application will substantially impair the integrity of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* because the Sector Plan recommends Open Space on the subject property and the proposed use will be detrimental to preserving open space on the site.

c: Long-range Agenda Notebook

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

Countywide Planning Division
Special Projects Section

February 22, 2021

MEMORANDUM

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

VIA: BR Bobby Ray, AICP, Supervisor, Special Projects Section, Countywide Planning Division

FROM: EP Elena Perry, Senior Planner, Special Projects Section, Countywide Planning Division

SUBJECT: **SE-4830 8230 Schultz Road Senior Housing**

Project Summary:

This Special Exception proposes development of a four-story, 84,811 gross square foot, 90-unit senior living apartment building for individuals above the age of 62 on property zoned R-80/M-I-O.

The Prince George's County Code of Ordinances, Section 27-337 Apartment housing for elderly or physically handicapped families (b)(4) states, "In the R-R, R-80, and R-55 Zones, the following shall apply:

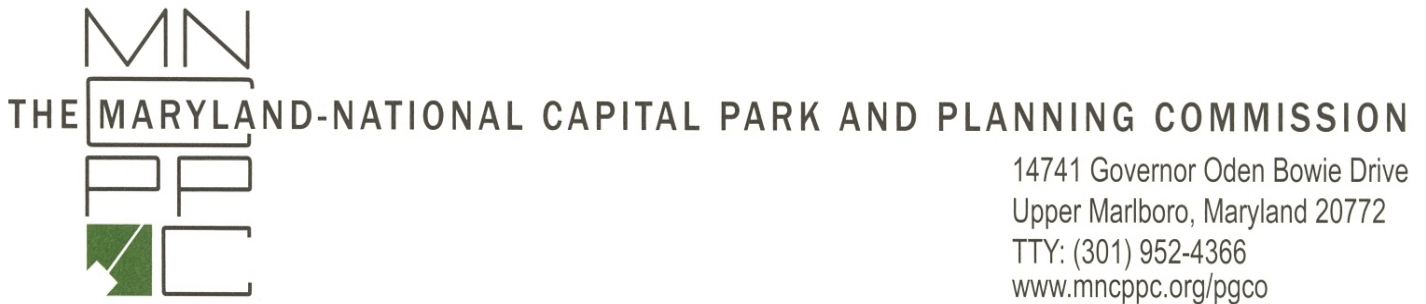
- (B) The District Council shall find that the proposed use:
 - (i) Will serve the needs of the elderly families or physically handicapped families;"

The applicant proposes a Senior Housing Apartment Facility to accommodate 90 age-restricted dwelling units, including seventy-two (72) 1-bedroom units and eighteen (18) 2-bedroom units (ten of which will have two bathrooms and eight of which will have one bathroom). The Statement of Justification, included in the submitted project application, includes information from an Affordable Housing Market Study prepared by Area Probe, LLC that concludes that there is a very low vacancy rate for similar senior housing facilities and there is an expected growth in the number of households over the age of 65 in the primary market area indicating a demand for elderly housing.

The Statement of Justification outlines how this facility will provide programs, services, and amenities to help meet the specific needs of the elderly resident families. There will be indoor and outdoor spaces to accommodate group activities, a fitness room, laundry facilities on each floor, and a hospitality suite, to accommodate overnight visitors of the residents. An on-site, part-time, Resident Services Coordinator will be available to organize and monitor on-site programs as well as coordinate with partner organizations and for transportation to off-site facilities. Residents will be able to join the Tenant's Council to be involved in the decision-making process and form committees and clubs. The nearby Camp Springs Senior Activity Center (CSSAC), identified as a key off-site facility with numerous activities, amenities, and programs, is accessible by the County's Call-A-Bus or Call-A-Cab program. There are opportunities to partner with the plethora of wellness

services offered at Medstar Southern Maryland Hospital, located just 2.5 miles from the subject property, and the American Legion-Clinton Post 259 and Prince George's County Vet Center to provide connections for potential veteran residents of the senior housing facility.

Given the nature of the proposed use it is evident that the facility will serve the housing needs of elderly residents. The application also provides details of other services or amenities, beyond the immediate residential use, that will serve the needs of elderly or physically handicapped families.



Countywide Planning Division
Historic Preservation Section

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301-952-3680

January 15, 2021

MEMORANDUM

TO: Thomas Sievers, Subdivision Section, Development Review Division

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

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

SUBJECT: SE-4830 8230 Schultz Road Senior Housing

The subject property comprises 3.53-acres and is located at the southwest quadrant of Springbrook Lane and Schultz Road. The subject application proposes apartment dwellings for the elderly. The subject property is Zoned R-80.

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 SE-4830 Schultz Road Senior Housing with no conditions.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: February 24, 2021

TO: Thomas Sievers, Senior Planner
Zoning Section
Development Review Division
Planning Department

VIA: Sonja Ewing, Assistant Division Chief *SE*
Park Planning and Development Division
Department of Parks and Recreation

FROM: Tom Burke, Planner Coordinator *TB*
Land Acquisition/Management & Development Review Section
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **SE-4830 8230 Schultz Road Senior Housing**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this application as it pertains to public parks and recreational facilities.

PROPOSAL

This special exception is for the development of an 84,811 square foot, four story, 90-unit apartment housing for the elderly. The proposed apartments will be reserved for seniors with incomes at or below 80-percent of the area median income (AMI) for Prince George's County. This application was filed in accordance with the provisions of the Prince George's County Zoning Ordinance, which requires a special exception for the development of apartment housing for the elderly in the One-Family Detached Residential (R-80) Zone.

BACKGROUND:

This property is 3.53 acres in the R-80 Zone and is located west of Branch Avenue (MD 5) in the southeast corner of the intersection of Schultz Road and Springbrook Lane, in Clinton.

The site is mostly clear with woodlands along the southwestern edge, which includes a segment of the upper reaches of Pea Hill Branch, a tributary of Tinker's Creek, in the Piscataway Creek watershed. There is a 100-year floodplain associated with Pea Hill Branch,

which covers a little more than an acre of the property's gross tract area. North and West of the property is developed with single-family detached dwellings, and south of the property is undeveloped woodland with Woodyard Crossing Shopping Center beyond.

Tanglewood Park is located approximately 2.5 miles east of this site. The park contains a playground, two tennis courts, a full basketball court, a lighted softball field with a football/soccer overlay, a picnic shelter, and a fitness loop trail. The property is also approximately 3.2 miles northwest of Fox Run Park which contains a playground, two tennis courts, a picnic shelter, a softball field, a football field, and a loop trail. Cosca Regional park is located 3.5 miles to the southeast.

The *2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan* and the *2013 Subregion 5 Master Plan and Sectional Map Amendment* recommend the development of the Pea Hill Branch Stream Valley Trail to improve pedestrian access in the Clinton Area and connect to the Tinkers Creek Trail. Neither of these trails have been constructed to date; however, a portion of the Pea Hill Branch masterplan trail runs along the western boundary of the Schultz Road property, and the applicant has indicated a willingness to grant an easement in the floodplain area at to accommodate the trail in the future. The *Approved Countywide Master Plan of Transportation, November 2009* describes the Pea Hill Branch Trail as a planned natural surface hiker/biker/equestrian trail.

DISCUSSION:

The applicant is proposing interior building amenities including a hospitality suite to accommodate overnight visitors of the residents, a community multipurpose room with a kitchenette, a sitting room, and a party room with a warming kitchen. The facility will also have a fitness room and a partially covered outdoor patio for additional seating and gathering. The facility's on-site resident services coordinator will work with the Camp Springs Senior Activity Center (CSSAC) for additional social and recreational offerings as well as nutrition and health programs. CSSAC is located approximately 2.5 miles northwest on Allentown Road.

As previously mentioned, the applicant is offering to provide an easement for the future development of the Pea Hill Branch master plan trail. The details of this easement will be evaluated with the preliminary plan of subdivision review. The proposed on-site recreational facilities however should be considered at this time due to their potential impact to the layout and design as shown on the special exception site plan.

RECOMMENDATION:

The Park Planning & Development Division of DPR recommends approval of Special Exception SE-4830, 8230 Schultz Road Senior Housing, subject to the following condition:

1. Provide details and a cost estimate for the private on-site recreational facilities.

cc: Bridget Stesney
Alvin McNeal



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Transportation Planning Section


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301-952-3680

February 24, 2021

MEMORANDUM

TO: Thomas Sievers, Development Review Division

FROM: Benjamin Ryan, Planner, Transportation Planning Section, CWPD 

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

SUBJECT: Special Exception Review for Pedestrian and Bicycle Transportation Master Plan Compliance

The following special exception (SE) was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, and Subtitle 27 of the County Ordinance to provide the appropriate pedestrian and bicycle transportation recommendations.

Special Exception Plan Number: SE-4830

Special Exception Case Name: Shultz Road Senior Housing

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.*	<u>X</u>	Nature Trails	<u> </u>
SHA R.O.W.*	<u>X</u>	M-NCPPC - Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u>X</u>
Sidewalks	<u>X</u>	Trail Access	<u>X</u>

Special Exception Background	
Building Square Footage (non-residential)	N/A
Number of Units (residential)	90
Abutting Roadways	Shultz Road, Springbrook Lane
Abutting or Nearby Master Plan Roadways	MD 5 (Branch Avenue, F-9)
Abutting or Nearby Master Plan Trails	Planned Hard Surface Trail: Pea Hill Branch Connection, Pea Hill Branch Connection 2
Proposed Use(s)	Apartment Dwellings for Elderly or Handicapped Families

Zoning	R-80
Centers and/or Corridors	Branch Avenue Corridor with Limited Highway Access
Prior Approvals on Subject Site	N/A

The subject application is for a special exception for apartment dwellings for the elderly or handicapped. The subject property is located at the intersection of Shultz Road and Springbrook Lane, directly west of the interchange of MD 5 and Springbrook Lane.

Proposed Pedestrian and Bicycle Infrastructure

The submitted plans include a ten-foot-wide sidewalk along the subject property’s frontage of Schultz Road, a pedestrian connection between the building entrance and the sidewalk along Schultz Road, internal crosswalks crossing drive aisles within the parking lot adjacent to building entrance, a crosswalk crossing the drive aisle where vehicles enter the site, and a concrete patio area directly in front and to the rear of the building.

Previous Conditions of Approval

There are no binding prior conditions of approval on the subject property specific to pedestrian or bicycle improvements that are relevant to this subject application.

Master Plan Recommendations

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, which recommends the following facilities:

- Planned Hard Surface Trail: Pea Hill Branch Connection, Pea Hill Branch Connection 2
- Planned Natural Surface Trail: Pea Hill Branch

The subject property is within the *2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan*.

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

Comment: The proposed rack style does not provide two points of contact to support and secure parked bicycles and is not consistent with the most recent AASHTO *Guide for the Development of Bicycle Facilities*. Staff recommend the applicant provide two Inverted U-style bike racks, or similar, at a location convenient to the entrance of the building.

The master plan recommended Pea Hill Branch Connection shared-use path is located in the rear of the subject property. As indicated by the applicant, the Schultz Road Culvert and roadway will be rebuilt to better address flooding, which will also require rebuilding the trail. Additionally, the trail's location is along the Pea Hill Branch stream and WSSC easement. The applicant has proffered an easement to the Department of Parks and Recreation for the future shared-use path. Staff recommend that an easement be provided on the preliminary plan of subdivision prior to its approval.

Conformance to Special Exception Standards

The property is currently unimproved. The subject application seeks a special exception to use the property for apartment dwellings for elderly or handicapped families. Section 27-317 of the Prince George's County Zoning Ordinance (Ordinance) details the required findings for a special exception. Per this section, condition 3 is copied below:

(a) A special exception may be permitted if:

(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 Master Plan, the General Plan.

Section 27-337 includes additional requirements for the proposed use:

27-337(a)(3) Recreational and social amenities for the residents may be provided, if shown on the site plan and approved by the District Council;

27-337(b)(4)(B) The District Council shall find that the proposed use:

(i) Will serve the needs of the elderly families or physically handicapped families

Comment: Staff find that the proposed use with the recommended facilities does not impair the validity of the area master plan or the MPOT.

Recommended Conditions of Approval:

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, and meets the findings required by Section 27-317 for a special exception and does not impair the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* or the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, if the following conditions are met:

1. Prior to certification of the special exception, the applicant, or the applicant's heirs, successors, and/or assigns shall revise the plans to:

a. Provide two bicycle racks (Inverted U-style or a similar style that provides two points of contact) located convenient to the entrance of the building and a detail sheet showing specifications.

2. Prior to the approval of a preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assigns shall provide an easement along the master plan Pea Hill Branch Connection shared-use path on the west side of the subject property, in accordance with the Department of Parks and Recreation.

February 22, 2021

MEMORANDUM

TO: Thomas Sievers, Subdivision Division, Development Review Division

FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division

FROM: *CS Hancock* Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: SE-4830: 8230 Schultz Road Senior Housing

The Transportation Planning Section has reviewed the Special Exception (SE) application referenced above. The subject property consists of 3.5278 acres of land in the R-80/M-I-O Zone. The applicant is proposing to construct an apartment building with 90 proposed units for low-income senior citizens

Background

The property is located in the southeast quadrant of the intersection of Schultz Road and Springbrook Lane. The multifamily housing is a permitted use in the R-80/M-I-O Zone subject to the approval of this SE. This SE is being reviewed for compliance with general special exception requirements, including the determination that the use will not be detrimental to the health, safety, and welfare of residents and workers in the area. Section 27-317 refers to the use specifically but contains no special requirements for approval. There are no transportation-related findings required beyond the general special exception finding.

Review Comments

The subject property is located within an area whose development policies are governed by the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, as well as the *Approved Countywide Master Plan of Transportation*. These plans recommend Schultz Road, a residential street be upgraded within a 60-foot right-of-way. The application indicates the location of the ultimate master plan footprint, and no permanent structures are being proposed within that footprint.

Status of Traffic Impact

Based on calculations in the Transportation Review Guidelines, this use is proposed to generate 12AM peak hour and 14 PM peak hour trips. Please see the table below:

Estimated Trip Generation, SE-4830							
Zoning Use	Units	AM Peak-Hour Trips			PM Peak-Hour Trips		
		In	Out	Total	In	Out	Total
Senior Adult Housing	90 Multifamily	5	7	12	9	5	14
Total				12			14

This trip generation is presented to indicate the potential trip impact of the proposed development use. The requirements for review of a special exception plan, however, do not include a test of transportation adequacy; none is being done or recommended for this application. Traffic in the vicinity of this development will increase by 12 AM and 14 PM peak hour trips.

Site Access Evaluation

The site currently utilizes one access point along Schultz Road and very close to its intersection with Springbrook Lane. Staff is not in favor of the access point in this location but it has been approved through the Department of Permits, Inspections and Enforcement (DPIE) Site Development Review process. A truck circulation plan was provided by the applicant. Review of the plan indicates that the access and circulation are acceptable.

Conclusion

The Transportation Planning Section finds that the proposal would meet the requirements of Section 27-317 of the Zoning Ordinance for the approval of a special exception from the standpoint of vehicular circulation and transportation.

Countywide Planning Division
Environmental Planning Section 301-952-3650

February 24, 2021

MEMORANDUM

TO: DeAndrae Spradley, Senior Planner, Zoning Review Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD *MKR*

FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section, CWPD *CS*

SUBJECT: **Schultz Road Senior Housing; Special Exception SE-4830 and TCP2-002-2021 (8230 Schultz Road)**

The Environmental Planning Section (EPS) has reviewed the above referenced Special Exception Site Plan (SE-4830) and a Type 2 Tree Conservation Plan (TCP2-002-2021) stamped as received on January 6, 2021. Comments were provided in a Subdivision Development Review Committee (SDRC) meeting on January 22, 2021. Revised plans were received on February 22, 2021. The Environmental Planning Section recommends approval of SE-4830 and TCP2-002-2021 based on the conditions listed at the end of this memorandum.

Background

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-058-2019	N/A	Staff	Approved	06/27/2019	N/A
NRI-058-2019-01	N/A	Staff	Approved	11/23/2020	N/A
SE-4830	TCP2-002-2021	Planning Board	Pending	Pending	Pending

Proposed Activity

This Special Exception Site Plan proposes apartment dwellings for the elderly with on-site parking and stormwater management (SWM).

Grandfathering

The project is subject to the environmental regulations of Subtitle 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012, because there are no previous development application approvals.

Site Description

This 3.53-acre site is zoned R-80 and is located at 8230 Schultz Road in Clinton. A review of the available information indicates that Regulated Environmental Features (REF) are present on-site. The soil types found on-site according to the United States Department of Agriculture Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS) are Beltsville-Urban Land complex, Grosstown gravelly silt loam, and Widewater and Issue soils. Marlboro and Christiana clays do not occur on or in the vicinity of this site. According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no Rare, Threatened, or Endangered (RTE) species found to occur on or near this property. This site is in the Piscataway Creek watershed which flows into the Potomac River. The site has frontage on Schultz Road, which does not contain a designation in the Master Plan of Transportation nor is it identified as a scenic or historic roadway. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Master Plan Conformance

The subject property has been evaluated for conformance to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* and is found to be consistent with the plan recommendations as set forth in this report.

Conformance with the Countywide Green Infrastructure Plan (2017)

Approximately 30% of the site is within the *Countywide Green Infrastructure Plan (GI)* of the *Approved Prince George's County Resource Conservation Plan (May 2017)* network containing the Regulated Area. The Regulated Area is just along the western boundary line adjacent to the off-site stream system. The following policies support the stated measurable objectives of the Countywide Green Infrastructure Plan:

Policy 1: Preserve, protect, enhance, or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

Note that the 2002 General Plan has been superseded by *Plan 2035*.

The TCP2 proposes to preserve woodlands along western property lines, which encompasses the stream buffer and floodplain from the adjacent stream and an isolated wetland and buffer area. An existing sanitary sewer easement is also located within the Regulated area.

Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

The current project has a valid stormwater concept plan approved under the current stormwater regulations by the Department of Permitting Inspections and Enforcement (DPIE). This application proposes to impact the on-site Regulated Environmental Features (REF) with one stormwater outfall structure, Schultz Road improvements, and a stormwater conveyance pipeline connection.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The current General Plan, *Plan 2035*, designates the site within ESA 2 (formerly the Developing Tier). The TCP2 proposes to preserve 0.10 acres of net tract area woodland and 0.84 acres of wooded floodplain.

Environmental Review

Natural Resources Inventory/Existing Conditions

A Natural Resource Inventory, NRI-058-2019-01, was approved on November 23, 2020, and is provided with this application. The site contains 100-year floodplain, wetlands, streams, and their associated buffers which comprise the Primary Management Area (PMA). There are no specimen trees on the subject property. The TCP2 and the SE show all the required information correctly in conformance with the NRI. No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. Since this site has no previous approvals and the applicant is requesting a special exception, a Type 2 Tree Conservation Plan (TCP2-002-2021) was submitted with the special exception plan application.

Based on the TCP2 submitted with this application, the site's gross tract area is 3.53 acres with 1.20 acres of 100-year floodplain and has a net tract area of 2.33 acres. The site contains 0.35 acres of woodland on the net tract and 0.87 acres of wooded floodplain. The Woodland Conservation Worksheet proposes the removal of 0.25 acres in the net tract area, and 0.05 acres within the floodplain for a woodland conservation requirement of 0.65 acres. According to the TCP2 worksheet, the requirement is proposed to be met with 0.10 acres of woodland preservation on-site and 0.55 acres of off-site woodland credits. The NRI identified no on-site specimen trees.

Currently, the TCP2 shows infrastructure such as surface level parking, water and sewer lines, stormwater structures, one proposed senior living facility building, and proposed woodland clearing and woodland retention areas. A proposed master planned trail is identified on the subject property. The applicant has not shown this trail at this time and proposed that the trail be located within the on-site Washington Sanitary Sewer Commission (WSSC) easement.

The master plan recommended Pea Hill Branch Connection shared-use path is to be located in the western portion of the subject property. The applicant is required to improve Schultz Road and replace the existing culvert which will address the existing flooding at this location. As part of this application, the applicant has proffered an easement to the Department of Parks and Recreation for the future shared-use path along the Pea Hill Branch stream and WSSC easement. Staff recommend that a trail easement be shown on the Special Exception and the type 2 tree conservation plan prior to certification. Additional evaluation of the placement of the trail and its easement as well as the associated clearing must be further evaluated during the subsequent preliminary plan application.

A minor change is required to the TCP2 which is included in the recommended conditions listed at the end of the memorandum.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

This site contains Regulated Environmental Features (REF) that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Ordinance. The site contains 100-year floodplain, wetlands, streams, and their associated buffers which comprise the Primary Management Area (PMA).

Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use, orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities.

Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. Stormwater management outfalls may also be considered necessary if the site has been designed to place the outfall at a point of least impact. The types of impacts that should be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

The master plan recommended Pea Hill Branch Connection shared-use path to be in located in the western portion of the subject property. As part of this application, the applicant has proffered an easement to the Department of Parks and Recreation for the future shared-use path along the Pea Hill Branch stream and WSSC easement. At this time, no master planned trail is shown on the submitted TCP2. Additional evaluation of the placement of the trail and its easement as well as the associated clearing must be further evaluated during the subsequent preliminary plan application. The final trail location must be shown on the TCP2 prior to certification.

Impacts to the PMA are proposed for road widening of Schultz Road, one storm water outfall, and one storm drainpipe connection. A statement of justification (SOJ), with the application dated January 7, 2021, was received on February 17, 2021 for the proposed impacts to the PMA.

Statement of Justification

The Statement of Justification includes a request to impact 3,535 square feet (0.08 acres) of on-site PMA for the construction of road widening of Schultz Road, one storm water outfall, and one stormwater conveyance pipe connection. All three impact areas are associated with the on-site stream area along the western boundary line.

Analysis of Impacts

Based on the statement of justification, the applicant is requesting a total of three impacts (1, 2, and 3) as described below:

Impact 1- PMA impacts totaling 1,489 square feet are requested for the construction of a road widening of Schultz Road. The impact area will disturb steep slopes and 100-year floodplain.

Impact 2- PMA impacts totaling 1,420 square feet are requested for the construction of one SWM outfall structure. The impacts are to the stream buffer and 100-year floodplain.

Impact 3- PMA impacts totaling 626 square feet are requested for construction of a stormwater conveyance for one piped system to the outfall structure. The impact area will disturb steep slopes.

Analysis of Impacts

The subject application area has an existing stream with a floodplain along the western boundary line. These on-site floodplain and Primary Management Area (PMA) impacts are necessary for the following reasons. Access into the site is limited and the frontage along Schultz Road is required to be widened and brought up to county road code standards with a curb and gutter. Also, this roadwork will need to grade the adjacent slopes to tie into existing grades. There is one proposed outfall structure for the development that will outfall in the on-site floodplain. This outfall is located on the west side of the proposed senior living building and will discharge stormwater from a proposed stormwater facility. The last PMA impact is the proposed stormwater conveyance piping from a proposed stormwater facility to the previously mentioned stormwater facility and outfall structure. These impacts are necessary for the orderly and efficient development of the subject property.

The proposed PMA impacts for site access and necessary infrastructure are supported.

Stormwater Management (SWM)

A Stormwater Management Concept Approval Letter (# 13295-2020-00) and associated plan were submitted with the application for this site. The approval was issued on October 23, 2020 with this project from the Prince Georges Department of Permits, Inspections, and Enforcement (DPIE). The plan proposes to construct four micro-bioretenion facilities. A fee of \$10,000 has been paid for on-site attenuation/quality control measures.

No further action regarding stormwater management is required with this Special Exception review.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of SE-4830 and TCP2-002-2021 subject to the following findings and conditions.

Recommended Findings:

1. The application area does not contain any specimen trees.
2. Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibits provided, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible. The

necessary impacts are for road widening of Schultz Road, one stormwater outfall, and one stormwater conveyance pipe connection which is reasonable for the orderly and efficient development of the subject property.

Recommended Conditions:

1. Prior to signature approval of the special exception, the TCP2 shall be revised as follows:

a. Add the proposed note:

Off-site Woodland Conservation:

“The location of off-site woodland conservation requirements shall be in accordance with the priorities listed in Section 24-122(a)(6): within the same eight-digit sub-watershed; within the same watershed; within the same river basin, within the same growth policy tier; or within Prince George’s County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out appropriate locational opportunities for off-site woodland.”

b. Revise the revision blocks with the new updated information and update the qualified professional certification block with a signature and date.

2. Prior to signature approval of the special exception, the special exception and TCP2 Shall show the final location of the stream valley trail.

3. Prior to the certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”

4. Prior to the issuance of any permits, which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

If you have any questions, please contact Chuck Schneider by email at Alwin.Schneider@ppd.mncppc.org.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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301-952-3530

February 24, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Subdivision and Zoning Section

VIA: Henry Zhang, Master Planner, Urban Design Section *HZ*

FROM: Adam Bossi, Planner Coordinator, Urban Design Section *AB*

**SUBJECT: Special Exception SE-4830
8230 Schultz Road Senior Housing**

The Urban Design Section has reviewed the package accepted on January 6, 2021 and revised submission dated February 17, 2021, in support of Special Exception SE-4830, which proposes the development of a 90-unit apartment housing for elderly or handicapped families. The existing property consists of one 3.5-acre parcel and is undeveloped.

This site has a street address at 8230 Schultz Road in Clinton, MD. Geographically, the site is located in the southwest quadrant of the intersection of Springbrook Lane and Shultz Road, in the One-Family Detached Residential (R-80) and the Military Installation Overlay (M-I-O) Zones. The site is bound to the north and west by the right-of-way of Schultz Road, with single-family detached dwellings in the R-80 Zone beyond, to the northeast by the right-of-way of Springbrook Lane, with a single commercial office building in the Commercial Miscellaneous (C-M) Zone beyond, to east by a stormwater pond within an extension of the right-of-way of Branch Avenue, and to the south by a single-family dwelling and undeveloped land in the R-80 Zone. Based on the Urban Design Section's review of SE-4830, we offer the following comments:

Conformance with the Requirements of the Prince George's County Zoning Ordinance

1. The proposed use meets the definition of an "apartment housing for elderly or handicapped families in a building other than a surplus school building", which can be permitted in the R-80 Zone, subject to approval of a special exception in accordance the Residential Table of Uses, Section 27-441(b) of the Zoning Ordinance. The site does not meet the criteria of Footnote 134, and hence the subject special exception application was filed accordingly.
2. Section 27-317 provides required findings for approval of a Special Exception. The applicant's statement of justification outlines the proposed development's conformance with these criteria. Regarding 27-317(a)(3), which states "The proposed use will not substantially impair the integrity of a validly approved Master Plan, or Functional Master Plan, or in the absence of a Master Plan or Functional Master Plan, the General Plan". The site is within the planning area of the 2013 *Approved Central Branch Avenue Corridor*

Revitalization Section Plan, which broadly recommends open space use for the area inclusive of the subject site. For this reason, the development plan proposed by this Special Exception is not in harmony with this recommendation of the Master Plan. Community Planning staff should opine on the applicant's discussion of conformance with this criterion.

Section 27-337 provides for additional special exception requirements for apartment housing for elderly or physically handicapped families. These include multiple required findings to be made by the District Council regarding the suitability of the proposed development in the R-80 Zone, requires additional details to be shown on site plans, and allows for development regulations shown on the site plans to replace those requirements of the underlying zone that would otherwise apply. Urban Design staff find the regulations shown on the plans to be acceptable.

Staff is aware that a preliminary plan of subdivision (PPS) for this development will be accepted in the near future, and that consideration is being given with that case for the provision of private on-site recreation amenities to fulfill the Subdivision Regulations requirements for mandatory park dedication. As such, the special exception site plan should show adequate private recreational amenities in sufficient detail for the quantity that will be required with the PPS. The applicant's statement of justification discussed indoor recreation programs to be offered, but this is not adequate for staff review. Site plans for multifamily development with indoor recreation opportunities need to show amenity spaces and types of amenities to be provided on floor plans. Site plans only show an outdoor patio being provided with no furnishings or other amenities. The applicant is encouraged to explore the opportunity to include a looped sidewalk around the building. Full details of the adequate facilities in conformance with the future PPS should be provided with the SE prior to certification.

A retaining wall is shown west of transformer pads in the western corner of the site on landscape and TCP plans and Special Exception plan needs to be updated to show this feature, with details regarding its construction, and top and bottom elevations.

Revise General Note 4 of the Special Exception to use language consistent with proposed use as defined in Section 27-441(b) "Apartment housing for elderly or handicapped families in a building other than a surplus public school building".

The photometric plan submitted is not consistent with the site plan as it shows a sidewalk to the east and southeast of the building. The applicant's February 17 submission indicates this sidewalk as shown on the photometric plan is to be removed, and will need to be removed from plan itself.

3. The proposed development is required to provide parking in conformance with Part 11- Off Street Parking and Loading of the Zoning Ordinance. A total of 61 spaces are provided, which exceeds the minimum requirement of 60 spaces for the use. No loading space is required, and none is provided. In addition, a single monument sign is proposed in the northern corner of the site and is designed in conformance with the applicable requirements.
4. The subject property is also in the height restriction zone (Conical Surface, Left Runway (E)) of the M-I-O Zone. The general notes on the special exception plan must be updated to reflect the site is within the M-I-O Zone, and to show that the height of the proposed

building conforms with the criteria. The overall height of the proposed building is not shown on the architectural elevations but appears to be approximately 50-65 feet at its highest point, which should be well within the M-I-O Zone height limitation. Architectural plans should be updated to show the overall height of the building.

Conformance with the Requirements of the Prince George's County Landscape Manual

5. Landscaping, screening, and buffering on the subject site as shown and submitted on the landscape plans are in general conformance with the applicable requirements of the Landscape Manual, including Sections 4.1 Residential Requirements (for multifamily development), Section 4.3 Parking Lot Requirements, Section 4.7 Buffering Incompatible Uses, and Section 4.9 Sustainable Landscape Requirements.

One revision to the landscape plan is required. A detail is included for site lighting fixtures, which should be placed on the photometric plan.

Conformance with the Prince George's County Tree Canopy Coverage Ordinance

6. This application is also subject to the requirements of the Tree Canopy Coverage Ordinance. The subject site is located within the R-80 Zone and required to provide 15 percent of the site area in tree canopy coverage. The subject site is 3.53 acres in size and a total of 0.53 acres or 23,065 square feet of tree canopy coverage is required. The TCC schedule provided indicates that 23,051 square feet of TCC is required, which should be corrected. However, the TCC schedule shows that 52,607 square feet of TCC is to be provided, exceeding, and satisfying the requirement.

Other Urban Design Issues

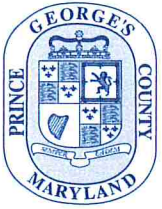
7. Architectural elevations for the rear (south) building elevation show the use of primarily vinyl siding to clad this face of the building and incorporation of fewer architectural treatments than those included on other elevations of the building. As the southern side of the building will be as visible as others from adjacent public spaces, the design and materials selected for the southern façade should be of equal quality and visual appeal as the remaining sides of the building. This point was discussed at SDRC but not reflected in Urban Design's written SDRC notes and applicant did not address this issue in their subsequent February 17 submission.

Urban Design Section Recommendation

In accordance with the above analysis, the Urban Design Section has no objections to the approval of **SE-4830** for **8320 Schultz Road Senior Housing**, subject to the following conditions:

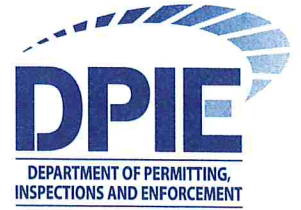
1. Prior certificate approval of SE-4830, the applicant shall revise the special exception plan as follows:
 - a. Provide building floorplans and details regarding adequate private on-site recreational amenities to be provided.

- b. Revise General Note 4 to use language consistent with proposed use as defined in Section 27-441(b): "Apartment housing for elderly or handicapped families in a building other than a surplus public school building".
- c. Show the retaining wall on the special exception plan that is west of transformer pads in the western corner of the site on landscape and TCP plans. Note the top and bottom elevations of the proposed wall and provide a design detail.
- d. Revise the photometric plan to remove the sidewalk shown to the east and southeast of the building.
- e. Update the general notes on the special exception plan to reflect that the site is within the M-I-O Zone for height limitation. Provide the required calculation to show that the height of the proposed building conforms to the M-I-O Zone criteria.
- f. Remove site lighting details from the landscape plan and place them on the photometric plan.
- g. Correct the TCC schedule to show the corrected TCC quantity for the project.
- h. Revise architectural plans to show the overall height of the building, and to revise the design of southern façade, to include the use of architectural treatments and materials that are consistent with the design of other elevations.



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

February 2, 2021

TO: Thomas Sievers, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE *Mary C. Giles* 2/2/2021

Re: 8230 Schultz Road Senior Housing
Special Exemption Site Plan, SE-4830

CR: Schultz Road

CR: Springbrook Lane

In response to the Special Exemption Site Plan, SE-4830, referral for the development of a senior housing facility and associated infrastructure, the Department of Permitting, Inspections, and Enforcement (DPIE) offers the following:

- The property is located on the southeast quadrant of the Schultz Road and Springbrook Lane intersection (within the Charles G. Schultz single family home subdivision).
- Schultz Road is a County-maintained urban primary residential road to the northwest of the subject property with a 50' right-of-way width. The applicant shall provide right-of-way dedication and construct frontage improvements as required in accordance to the Department of Public Works and Transportation (DPW&T) Urban Primary Residential Road standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

Springbrook Lane is a State-maintained roadway to the northeast of the subject property with variable right-of-way width. The applicant shall coordinate right-of-way dedications and roadway/frontage improvements with the Maryland State Highway Administration (MSHA) as determined necessary.

- The applicant should relocate the utility pole at the south-west corner of the intersection of Schultz Road and Springbrook Lane next to the property entrance, near the curb of the property frontage. This can be addressed in the grading permit.
- The sidewalk ramps need to be ADA compliant and perpendicular to the crosswalks.

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Phone: 301.636.2060 ♦ <http://dpie.mypgc.us> ♦ FAX: 301.925.8510

- The applicant needs to show the master plan trail that goes thru the site. A revision to the approved concept plan will be required to accommodate the master plan trail.
- Full-width, 2-inch mill-and-overlay for all existing County, roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's Utility Policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
- The Special Exemption Site Plan, SE-4830, is consistent with Site Development Concept Plan No. 13295-2020-00 approved by DPIE on October 23, 2020.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance to the standards and specifications set forth by the Department of Permitting, Inspections, and Enforcement (DPIE) and the Department of Public Works and Transportation (DPW&T). Approval of all facilities are required prior to permit issuance.
- All easements are to be approved by DPIE and recorded prior to technical approval.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.

- The proposed development will require a site development permit approved by the Department of Permitting, Inspections and Enforcement (DPIE).
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro Clay is required.
- The proposed project must obtain an approved floodplain delineation in accordance with DPIE's requirements.
- A floodplain easement is to be dedicated prior to issuance of any permit.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

MA:TJ:AG

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Ted Jeong, E.I.T, Engineer, S/RPRD, DPIE
8230 Schultz Road, LLC, 6525 Belcrest Road, Suite 555, Hyattsville, MD 20782
Ben Dyer Associates, Inc, 11721 Woodmore Road, Suite 200, Bowie, MD 20721



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

January 12, 2021

TO: Thomas Sievers, Subdivision Review Section
Maryland-National Capital Park & Planning Commission

FROM: Shirley Anthony Branch, Water and Sewer Plan Coordinator *SAB*
Site/Road Plan Review Division, DPIE

RE: SDRC Comments – 8230 Schultz Road, SE-4830

Below are my comments on a special exception that is scheduled for review at the **January 22, 2021** SDRC meeting. This is a first response for this project. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

SE-4830 8230 Schultz Road
Tax ID: 0962886
Tax map: 116 D-1
Acres: 3.51; R-80 Zoned
WSSC Grid: 211SE06

1. The 2018 Water and Sewer Plan designates Lot 71 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act, to be developed on the public sewer system. The aerial map reflects the lot as undeveloped.
2. Water and sewer lines in Schultz Road abut Lot 71. A sewer line traverses the lot.
3. A septic system symbol reflects on the water and sewer category maps; however, will be removed since the property is to be developed on the public sewer.

*The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of **November 20, 2020**. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.*

cc: Mary C. Giles, P.E., Associate Director, S/RPRD, DPIE

From: [AZZAM, ABDULKADER](#)
To: Thomas.Siever@ppd.mncppc.org; [PGCReferrals](#)
Cc: [HWARY, AHMED ED](#); [IBRAHIM, WALID](#); [HWARY, SARA](#); [AZZAM, ABDULKADER](#)
Subject: RE: EPlan ACCEPTANCE Referral for SE-4830 -- 8230 SCHULTZ ROAD SENIOR HOUSING (PB)
Date: Friday, January 8, 2021 1:41:58 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

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

Thomas,

AT&T Local does not have any facilities in the proposed area.

Regards,

Sam Azzam

Connect USA

Email – aa9168@att.com

Mob – 304-871-6146

From: ePlan [<mailto:ePlan@ppd.mncppc.org>]

Sent: Wednesday, January 06, 2021 1:56 PM

To: ePlan <ePlan@ppd.mncppc.org>; Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Zhang, Henry <Henry.Zhang@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Holley, Edward <Edward.Holley@Pgparcs.com>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; 'Reilly, James V' <JVReilly@co.pg.md.us>; SLToth@co.pg.md.us; ljdillon@co.pg.md.us; DPIE <DARichards@co.pg.md.us>; tgasins@co.pg.md.us; 'De Guzman, Reynaldo S.' <rsdeguzman@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>; 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>; 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@sha.state.md.us>; 'Tania Brown - SHA' <TBrown13@mdot.maryland.gov>; '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;

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Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>; Summerlin, Cheryl
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<Audrey.Graham@ppd.mncppc.org>; Lee, Randar <Randar.Lee@ppd.mncppc.org>; Sievers, Thomas
<Thomas.Sievers@ppd.mncppc.org>

Subject: EPlan ACCEPTANCE Referral for SE-4830 -- 8230 SCHULTZ ROAD SENIOR HOUSING (PB)

All,

This is an EPlan ACCEPTANCE referral for **SE-4830 - 8230 SCHULTZ ROAD SENIOR HOUSING (PB)** .
This case was officially accepted as of today, January 6, 2021 ****SDRC is scheduled for January 22, 2021.**

Please submit ALL comments to Thomas Sievers (email attached).

Click on the hyperlink to view the case:

<https://www.dropbox.com/sh/hxoaknix47r0rb4/AACXDtnLJXHEgPxsWSgLRb2oa?dl=0> (1-6-2021)

DUE DATE for this referral is: **February 8, 2021**

Randa Lee

Senior Planning Technician, Development Review Division

 **Prince George's County Planning Department**

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3867 | randar.lee@ppd.mncppc.org

