

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



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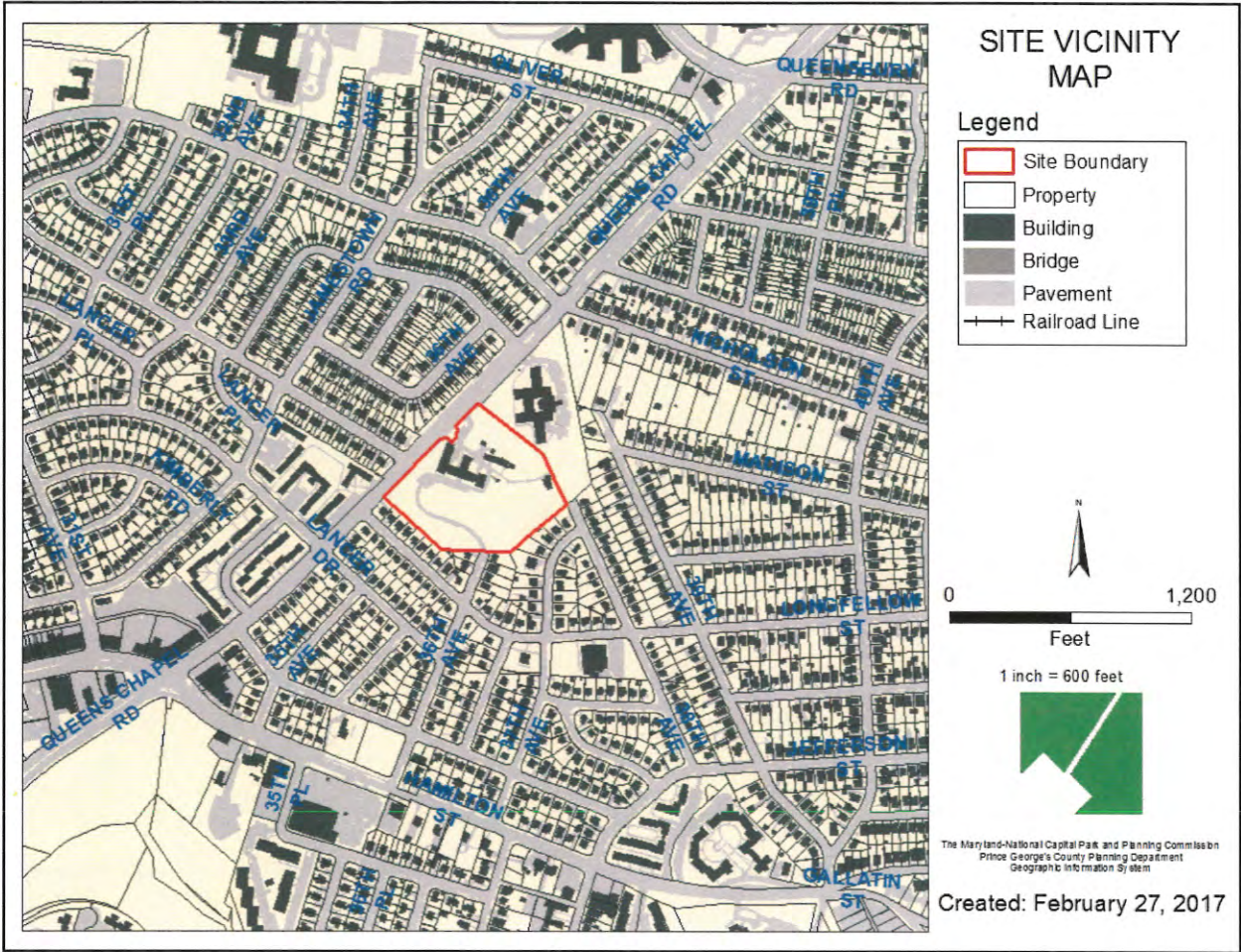
Detailed Site Plan

DSP-17053

Application	General Data	
Project Name: Sacred Heart Home Location: Approximately 1,800 feet north of the intersection of MD 500 (Queens Chapel Road) and Hamilton Street. Applicant/Address: Sacred Heart, Inc. 5805 Queens Chapel Road Hyattsville, MD 20782	Planning Board Hearing Date:	05/10/18
	Staff Report Date:	04/27/18
	Date Accepted:	02/26/18
	Planning Board Action Limit:	05/10/18
	Plan Acreage:	8.90
	Zone:	R-55/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	69,430 sq. ft.
	Planning Area:	68
	Council District:	02
	Election District:	16
	Municipality:	Hyattsville
200-Scale Base Map:	207NE03	

Purpose of Application	Notice Dates	
Construction of a new 60,242-square-foot nursing home and a 9,188-square-foot convent.	Informational Mailing:	11/10/17
	Acceptance Mailing:	02/23/18
	Sign Posting Deadline:	04/09/18

Staff Recommendation		Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-17053
Sacred Heart Home

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The following requirements of the Prince George's County Zoning Ordinance:
 - (1) Section 27-441 which governs permitted uses in residential zones.
 - (2) Section 27-442 which contains additional regulations for development in residential zones.
- b. The requirements of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*;
- c. The requirements of Preliminary Plan of Subdivision 4-17004;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments, incorporated herein by reference.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application requests approval of a plan of development for construction of a 60,242-square-foot nursing home (44 beds) and a 9,188-square-foot-convent on the property. The project is anticipated to be phased, with an expansion of the use being the first phase of development.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-55/D-D-O	R-55/D-D-O
Use	Nursing Home/Convent	Nursing Home/Convent
Total Number of Beds	100	144*/44
Total DSP Acreage	8.91	8.72**
Gross Floor Area	+/- 70,000 sq. ft. ***	69,430 sq. ft.

Notes: * Phase 1—Expansion of the use until the new nursing home is operational, or sometime thereafter.

** The reduction in gross acreage is the result of a condition from Preliminary Plan of Subdivision 4-17004, which required dedication of 60 feet from centerline along Queens Chapel Road and will occur at the time of final plat.

*** The detailed site plan does not provide the gross floor area of the existing buildings to remain on the site, which should be provided for clarification. Therefore, a condition has been included in the Recommendation section of this report requiring that the gross floor area of the existing buildings to remain on the site be added to the plan.

Parking and Loading Spaces Required:

Total Parking Spaces Required	53
Nursing Home****	48
1 space/3 beds (144 beds)	
Convent	5
1 spaces/2 residents (10 residents)	
ADA Spaces Required	3
Loading Spaces Required	1
1 loading spaces/10,000–100,000 sq. ft. (new construction only)	

Parking and Loading Spaces Provided:

	Existing Parking (to remain)	New Parking (proposed)
Standard Spaces	30 (9 ft. x 19 ft.)	4 (9.5 ft. x 19 ft.)
ADA	0	2
Garage	0	3
Compact	0	6
Total	30 spaces	15 spaces

Total Parking Provided: **45 spaces**

Total Parking Spaces Provided**** **45**

Loading Spaces Provided: 1

ADA Spaces Provided: 2

Space Size:

Standard spaces (9 ft. x 20 ft.)	14
Garage spaces (9 ft. x 20 ft.)	3
Compact spaces (9 ft. x 20 ft.)	26
ADA accessible (8 ft. x 19 ft.)	2

Note: **** This project will be phased; therefore, it should be noted that the parking and loading requirements may be adjusted at the time of permit application to accommodate the phasing of this project. A condition of approval is included in the Recommendation section of this report requiring that a minimum of 8 additional parking spaces be added to accommodate 144 nursing home beds, as is anticipated for Phase 1 of the subject project. Also, one additional ADA-accessible parking space is required.

3. **Location:** The site is in Planning Area 68, Council District 2. More specifically, it is located at 5805 Queens Chapel Road, on the eastern side of the roadway, approximately 1,800 feet north of its intersection with Hamilton Street in Hyattsville, MD. More specifically, the property is described as Lot 1, Block A, of the Manor Wood Court subdivision, as shown on Tax Map 42, Grid A-4.

4. **Surrounding Uses:** The subject site is bounded to the northeast by an assisted living facility in the One-Family Detached Residential (R-55) Zone; to the south by single-family detached residential homes in the One-Family Semidetached, and Two-Family Detached, Residential (R-35) Zone; to the west by MD 500 (Queens Chapel Road), and beyond are single-family detached residential homes; and to the east by single-family detached residential homes in the R-55 Zone. The subject site and all of the surrounding properties are located within the Development District Overlay (D-D-O) Zone established by the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (Gateway Arts District Sector Plan and SMA).

5. **Previous Approvals:** The site is the subject of Preliminary Plan of Subdivision (PPS) 4-17004, which was approved by the Planning Director on March 12, 2018, subject to eight conditions, which are further discussed in Finding 9.

The site is also the subject of a certified nonconforming use (CNU), Permit 871-1985-CGU, and this application does not alter its status. It will remain a CNU as a convent and nursing home, both of which are not permitted in the Traditional Residential Neighborhood (TRN) Character Area of the D-D-O Zone. The Gateway Arts District allows the expansion of a CNU as discussed further in Finding 7.

6. **Design Features:** The site plan proposes to raze the multiple structures on-site and construct two new buildings on the property. However, the applicant has explained that the existing structure and use will remain for an unidentified period of time, to allow the residents to remain in the existing facility until the new nursing home is operational. The larger of the two new buildings is the nursing home and will house the residents of the community. It is located at the southeastern corner of the site, adjacent to single-family homes. The second building proposed is a convent, to provide housing for the Sister Servants of Mary Immaculate (Sisters), who take care of the residents of the nursing home. The proposed convent is located nearest to Queens Chapel Road, adjacent to the main vehicular entrance of the development.

The main vehicular entrance providing ingress and egress to the site is existing and is not proposed to be modified with this application. This vehicular access point features a two-way drive aisle accessing Queens Chapel Road and features a drive aisle ranging from 16 to 23 feet in width, which does not meet the minimum drive aisle requirement. The drive aisle is proposed to expand, but generally follows the shape and location of the existing configuration, which was not designed to modern standards. The drive aisle provides drop-off areas and parking located near both main building entrances, access to the service areas, and a fire lane, which circles around the rear of the nursing home for emergency access purposes. A secondary vehicular access driveway currently exists on the property from the public right-of-way of 36th Avenue, along the southwestern property line and will continue to be used. The existing drive aisle to this access is 16 feet in width and is not proposed to be revised with this application because it is part of the site certification of the nonconforming use. It gently traverses through the site, following the existing terrain of the property, and connects to the existing parking area at the center of the site.

Staff recommends that the existing drive aisle width meet the minimum required width of 22 feet for two-way traffic. Therefore, a condition has been included in the Recommendation section of this report requiring that the drive aisle be widened to a minimum of 22 feet.

Architecture

The two new buildings proposed are designed to serve the residents of the nursing home and the Sisters who service the facility, and are described in detail below:

Convent

The convent is generally square in shape, two stories in height, and features a gable roof system. The predominant architectural material used is stone, cement shingle, and shingle-style siding. An attached three-car garage on the western portion of the building features carriage-style garage doors. On the eastern side of the building, a covered walkway connects the convent to the nursing home. An outdoor rooftop deck is featured on the second level for the residents of the convent.

Nursing Home

The nursing home is a cross-shaped building and includes a central, open-air courtyard. The building is two stories, with a gable roof system. The predominant architectural materials used are stone, cement shingle, and shingle-style siding; the same as the convent. A stone, columnar architectural element accents the entrance to the facility, which faces Queens Chapel Road. The

eastern side of the building, adjacent to the residential homes, is nestled into the terrain of the site, which slopes down to the east. The nursing home sits higher than the adjacent residential properties. Existing vegetation is proposed to remain along this edge of the development and supplemental landscaping will provide added screening of the facility, as viewed from the south of the subject property.

Recreational Facilities and Amenities

The nursing home building includes an outdoor courtyard at the center of the facility, for passive recreational opportunities. The outdoor courtyard proposes planters, seating, tables, and a landscaped area for residents and visitors. Staff notes that the details of this area have not been provided and should be included for clarification. Therefore, a condition has been included in the Recommendation section of this report requiring that the details and specifications of the central courtyard area and the proposed amenities be provided.

Signage

Existing entrance signs are located near the main vehicular entrance off Queens Chapel Road and at the entrance from 36th Avenue. The freestanding sign located near the primary entrance from Queens Chapel Road is approximately six feet in height. The sign is not illuminated and has a rectangular shape featuring the name of the facility in white letters on a gray background. A second sign is displayed at the entrance from 36th Avenue where eight-foot-tall brick pillars are shown on either side of the drive aisle entering the site. The sign is mounted on one of the brick pillars and is approximately two feet by three feet. These signs are proposed to remain, and no new signage is being proposed with this application.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District:** The subject property is located within the TRN Character Area of the Gateway Arts District Sector Plan and SMA.

Per the sector plan and SMA, neither a nursing home nor a convent is a permitted use within the TRN Character Area. However, the nursing home (and the convent as an accessory use) has a valid use and occupancy permit, has been in continuous operation since the date of approval of the sector plan, and is a CNU (Permit 871-1985-CGU). The sector plan and SMA provides the following exemption for nonconforming buildings, structures, and uses (page 141):

8. **Nonconforming Buildings, Structures and Uses**

- b. **Except for improvements listed in the following paragraph, "Miscellaneous," a property owner may not expand a certified nonconforming use, or a use or structure that was lawful on the date of the SMA approval but does not conform to the standards, unless a detailed site plan is approved with findings that the expansion is compatible with adjacent uses and meets the goals of the sector plan. (emphasis added)**

The nursing home and convent uses were existing development on the date of the SMA approval. The application proposes to temporarily retain the existing building and construct two new buildings, to house the convent use and the nursing home use, thus expanding the CNU on-site. Therefore, the applicant has filed the subject application for a detailed site plan (DSP) in accordance with this exemption. The only required findings for approval of this DSP by the

Planning Board are that the expansion is compatible with adjacent uses and meets the goals of the sector plan for compatibility with the adjacent uses, as discussed in detail in Findings 6, 8, and 10. The goals of the Gateway Arts District Sector Plan and SMA applicable to this site are as follows:

a. Traditional Residential Neighborhood [TRN] Character Areas:

Goal: To preserve the single-family residential neighborhood character as anchor of the Arts District, while supporting artists who produce and teach from their homes. (page 26)

The use of the property as a nursing home and convent has existed on the site since the 1920s, before the existence of the single-family neighborhoods it abuts, and is an intrinsic part of the community and its character. A number of existing trees will be preserved on-site when the existing buildings are razed, and additional landscaping is proposed when the new buildings are constructed. The proposed landscaping will enhance the property and screen the new development from the rear yards of the adjacent single-family homes to the south. Therefore, staff finds that the proposal will continue to preserve the single-family residential neighborhood character of the community as an important land use feature, with abundant open space, tree preservation, and compatible architecture. Although the proposal has no component that specifically supports artists who produce and teach from their homes, neither does it detract from the goal, and could offer opportunities for valuable intergenerational connections. The new building would offer state-of-the-art nursing facilities for those artists in need of them and/or opportunities for them to age-in-place in the TRN Character Area.

b. Urban Design:

Goal: Quality and context-sensitive infill development and redevelopment. (page 71)

The proposal can be found to meet the goal of quality and context-sensitive infill development because the new architecture is both high-quality in material and design by including features such as stone veneer, cementitious siding, a decorative chimney, divided-light windows, a porte-cochere, and a tower; and context-sensitive, as it is only 34–35 feet tall, the gabled roofs are reminiscent of single-family dwellings, and the building is only two stories. The site plan meets the goal for urban design of the Gateway Arts District.

c. Environmental Infrastructure:

Goal: To protect, improve, and enhance the natural and built environment to provide a high quality of life for residents, workers and visitors. (page 29)

The site design, as proposed, indicates that it will not be densely developed, but will retain its open wooded setting. The proposal will be enhanced by the built environment with a high-quality facility and will provide an improved quality of life for its residents and caregivers; therefore, meeting the goal for environmental infrastructure.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed to ensure that the expansion is compatible with the adjacent uses and meets the goals of the sector plan, as compared with the requirements in the R-55, R-35, and D-D-O Zones and the site plan design guidelines of the Zoning Ordinance.

- a. The uses are legally existing on-site as a CNU and can be approved through DSP review per Exemption 8.b., as discussed in Finding 7 above.
- b. Footnote 2 on page 144 of the sector plan states that R-55-zoned properties within the TRN Character Area, within the incorporated City of Hyattsville, are exempt from the development district standards and must follow the requirements of the R-55 Zone; however, this existing development pre-dates the R-55 Zone. This CNU can be approved through showing compatibility with the adjacent uses, as discussed in Finding 7 above. Therefore, the requirements of the R-55 and R-35 Zones can be used as a *guideline* for demonstrating compatibility with the surrounding development, as that is what adjacent properties would be subject to (*emphasis added*).

The proposal is generally in conformance with the requirements of Section 27-442, Regulations, regarding additional requirements for development in residential zones, and meets or exceeds many of the required regulations pertaining to items such as adequate lot coverage and building setbacks. The lot coverage proposed on the property is 26.9 percent, or 104,544 square feet, and within the 60 percent maximum coverage allowed for the case. The setbacks proposed meet the required minimums, propose more than the required amount, and show adequate setbacks from the adjoining properties. Additionally, the height of the proposed buildings is 34–35 feet and is consistent with the adjacent residential dwellings.

- c. The DSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274 and cross-referenced in Section 27-283, as follows:

(2) Parking, loading, and circulation

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The DSP is in general conformance with the site design guidelines contained in Section 27-274 regarding provisions for safe and efficient on-site pedestrian and vehicular circulation, as well as provisions for adequate illumination. Specifically, the plan shows two-way travel lanes on-site that follow the shape and topography of the site. The size of these travel lanes vary and should be large enough to provide safe parking, as well as passage for through traffic. Therefore, a condition has been included in the Recommendation Section of this report

requiring that the proposed drive aisles be widened to 22 feet, as discussed in Finding 6.

There are 53 total parking spaces required for the proposed uses, with vehicular access to the site proposed from the existing access on Queens Chapel Road. The parking spaces have been located at convenient locations to allow pedestrians access to the building without compromising their safety and the vehicular circulation on-site.

A single loading space is provided at the central portion of the site near the main entrance to the nursing home. It will adequately serve for residential delivery for the Sisters and residents of the nursing home. The loading area is within the 22-foot drive aisle at the drop-off area. Staff recommends that the drive aisle be widened to allow for 22 feet adjacent to the loading space. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to provide a 22-foot drive aisle adjacent to the loading space and/or one-way circulation. Alternatively, relocation of the loading space may solve the dimensional issue discussed above.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

The proposed pole-mounted lighting in the parking area, near the building and throughout the site, provides a balanced lighting pattern. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, and site design character, and to improve safety, while not causing a glare onto adjoining properties, as evidenced by the photometric plan.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The DSP is designed to preserve, create, or emphasize views from the public roads and public spaces to the adjoining properties and green areas. For example, the proposed buildings have been set back from the roadway and propose a landscape strip along the road frontage of Queens Chapel Road, which enhances the streetscape along the property's frontage. Additionally, the buildings have been designed to provide a modern, clean, and appealing presence from the adjoining properties. The architectural materials and styles proposed are compatible with the surrounding residential neighborhood.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

This DSP has provided landscaping for the interior parking lot, which is 13,321 square feet. The applicant has proposed 1,087 square feet of interior landscaping within the parking lot, exceeding the requirements of Section 4.3, Parking Lot Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), although not regulatory in this case. Additionally, the application is proposing a central courtyard for the passive recreational enjoyment of the nursing home residents, with supplemental landscaping throughout the site to beautify the property.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The applicant is not proposing any site or streetscape amenities as part of this development. However, the DSP does propose a landscape strip along the road frontage that contributes to an attractive and coordinated development pattern of the streetscape bordering the site and makes it compatible with the surrounding area.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The development is being proposed on a site that has been previously developed. Grading will be required, but is generally designed to minimize disruption to the existing topography (except where necessary along the southern portion of the site) and other natural resources on the site and on adjacent properties, to promote compatibility.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

The service area is accessible and will be screened with vegetation along the southern edge of the development. The DSP also proposes one loading area, near the nursing home entrance, which will be used as a drop-off and pick-up location for small delivery trucks. The loading area is appropriately screened from public roadways by landscaping and is away from any adjacent residential dwellings.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

The DSP does not propose any public space in this development, but this application does propose a central courtyard for the residents to enjoy and landscape plantings throughout the site, to beautify the grounds of the facility.

(10) **Architecture.**

- (A) **When architectural considerations are references for review, the Conceptual (Detailed) Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) **The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) **These guidelines may be modified in accordance with Section 27-277.**

The two new buildings proposed with this application are designed with a horizontal emphasis to fit into the landscape and are two stories, with a maximum height of 34–35 feet, generally in keeping with the adjacent residential homes. Both buildings propose an earth-tone color scheme and include many traditionally residential elements, as are used in the surrounding neighborhood. High-quality durable building materials have been proposed including stone, cedar shake siding, decorative columns, chimneys, and asphalt shingles on the roof. The buildings include balanced fenestration, with enhanced window and door trim, decorative columns, cross gables, and dormers. The buildings have been designed to create a clean and contemporary design, which is compatible with the surrounding residential character.

9. **Preliminary Plan of Subdivision 4-17004:** Preliminary Plan of Subdivision 4-17004 was approved on January 18, 2018 by the Planning Director, with eight conditions. The following conditions of approval of the PPS relate to the review of this DSP and are shown below in **boldface** text, followed by comment:

1. **Total development shall be limited to uses that would generate no more than 26 AM and 39 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The applicant has submitted a traffic study for the subject application and this has been reviewed by staff. The submitted application is in conformance with and meets these requirements.

4. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

No revision to the uses is proposed with this DSP application. Conformance with this condition has been demonstrated.

5. **Development of this site shall be in conformance with the approved Stormwater Management (SWM) Concept Plan 54898-2017 or subsequent revisions.**

The development of this site has been reviewed by staff and found in conformance with the approved Stormwater Management (SWM) Concept Plan, 54898-2017. The site plan's conformance is further discussed in the environmental referral section of Finding 13(g).

6. **Prior to approval of the detailed site plan (DSP), a Global Stability Analysis to determine the limits of unsafe land within the subject site, and any subsequent information as required by DPIE, shall be submitted. As determined by DPIE, the location of the 1.5 safety factor line and a 25-foot building restriction line, if appropriate, shall be determined and the DSP shall be revised to reflect the delineation or the DSP shall be revised as necessary to address the slope stability safety factor to satisfy the requirements of Section 24-131 of the Subdivision Regulations and Section 4-131 of the Water Quality Resources and Grading Code, in accordance with the guidelines established by DPIE.**

In an e-mail dated April 3, 2018 (Labban to Barbato), the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) indicated that they are currently working with Hillis-Carnes Engineering Associates, the geotechnical engineer for the project, and do not have any objections to the application. It was determined that the minimum factor of safety would be 2.1, so the 1.5 safety factor line would not be needed. Any revisions to the plan or the soils report affecting the site plan would be handled during the building permit process review.

7. **Prior to approval of the detailed site plan, manhole 108 (MH-108) shall be shown to be relocated to a gentler slope below the toe of the Christiana steep slope. The relocation is subject to approval by DPIE.**

In an e-mail dated April 3, 2018 (Labban to Barbato), DPIE indicated that the geotechnical engineer for the project stated that the relocation of the manhole will be subject to DPIE's separate permitting process and will not impact this DSP.

8. **Prior to approval of the final plat, pursuant to Section 24-131 of the Subdivision Regulations, the issue of unsafe lands on the subject property shall be addressed as determined at the time of the detailed site plan and the final plat shall reflect the following:**

- a. **If an unmitigated 1.5 safety factor line is present, the 1.5 safety factor line shall be shown on the final plat prior to approval unless mitigation is approved with the DSP.**
- b. **A 25-foot building restriction line shall be delineated on the final plat if determined appropriate at the time of detailed site plan approval.**

In an e-mail dated April 3, 2018 (Labban to Barbato), DPIE determined that an unmitigated 1.5 safety factor line and a 25-foot building restriction line will no longer be needed, as discussed in Finding 13(g). However, staff notes that the project will be subject to further review at the time of permit and DPIE reserves the right to impose restrictions, if this is revised, prior to permit.

10. **2010 Prince George’s County Landscape Manual:** The development district standards of the Gateway Arts District Sector Plan and SMA replace the requirements of the Landscape Manual. However, as discussed in Finding 7, this DSP is exempt from the development district standards and the only requirements that apply to this DSP are that the site plan is compatible with adjacent uses and meets the goals of the sector plan. Therefore, the Landscape Manual requirements, while not applicable, are being used as guidelines to help illustrate neighborhood compatibility.

Typically, an application such as this DSP would be required to provide a minimum number of trees for the green area provided on-site. The landscape plan includes a large amount of green area on the site, preserves a number of existing trees on the site, and proposes a variety of shade trees, evergreen trees, and ornamental trees. The existing and proposed trees support the compatibility of the application and show that the subject site is being designed similar to the surrounding residential uses. Therefore, staff finds that the landscape plan, as designed for the proposed nursing home and convent, provides compatibility with the surrounding neighborhoods.

The streetscape adjacent to an institutional use, such as the nursing home and convent proposed in the subject application, would normally be required to provide a landscape strip with a minimum planting requirement along the frontage of public rights-of-way, if the project were not nonconforming. This DSP provides landscaping along its frontage with Queens Chapel Road, and staff finds that the proposal further provides compatibility with the neighborhood. Mechanical equipment, loading areas, and trash facilities, among other things, are typically required to be screened from public view. The loading area shown for the nursing home and convent is appropriately screened and mitigates any incompatibility of these facilities with the surrounding properties.

A Type B bufferyard, between adjacent land uses, would normally be required by Section 4.7 (Buffering Incompatible Uses) of the Landscape Manual and between the proposed nursing home and convent, adjacent to single-family attached uses on the southeastern and southwestern sides of the property. The landscape plan shows a buffer width and building setback in this area, consistent with the requirements, and notes that the proposed plantings and retaining wall would adequately screen the nursing home and convent from the residential lots adjacent to the property. The plantings are being proposed on a steep slope, with as much as a 2:1 slope in some areas, which will not support survivability of the screening vegetation. Slopes greater than 3:1 are not conducive to tree growth. The slope in these areas should be reduced to encourage plant growth and viability. Additionally, staff recommends that the retaining walls located on the southern portion of the site be designed in a manner that it becomes an architectural feature or be constructed of decorative block due to the retaining wall’s location near the rear of the adjacent residential homes. Therefore, conditions have been included in the Recommendation section of this report requiring that the grading in this area be adjusted to a more suitable slope to encourage plant growth, and that the retaining wall be constructed of decorative block.

A percentage of the proposed plant materials are typically required to be native and use other sustainable landscaping practices. The subject DSP demonstrates that the proposed landscaping on-site meets the intent of this requirement and is proposing native plant material. Therefore, staff notes that the landscape plan is compatible with the surrounding neighborhood and has been designed to integrate the overall project into the fabric of the community through landscaping for beauty, screening, and sustainability.

11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance

(WCO) because the property contains less than 10,000 square feet of woodland on-site and has no previous tree conservation plan approvals. A standard letter of exemption from the WCO was issued for this site (S-040-2017), which expires on March 2, 2019.

12. **Prince George’s County Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that disturb more than 5,000 square feet. The site is required to provide a minimum of 15 percent of the gross tract area in TCC. This project is 8.72 acres, which results in 1.31 acres (or 56,976 square feet) of required TCC for the site. Staff notes that the plans meet these requirements, proposing the required amount of coverage, and include a schedule demonstrating conformance to the Tree Canopy Coverage Ordinance.

13. **Referral Comments:** The subject application was referred to the appropriate agencies and divisions. The referral comments are incorporate herein and summarized as follows:

a. **Historic Preservation**—In a memorandum dated March 1, 2018 (Berger to Bishop), the Historic Preservation Section provided the history of the property and stated that, although the subject application has not been determined eligible for listing in the National Register of Historic Places, the Sacred Heart site does retain local historical significance. Historic Preservation staff recommends that the Sacred Heart Home, all other structures on the site, and the layout of the grounds located on the parcel at 5805 Queens Chapel Road should be recorded on a Maryland Inventory of Historic Properties form by a qualified architectural historian. The form should be submitted to Historic Preservation staff for review and approval, and a condition has been added to the Recommendation section of this report requiring this submittal.

b. **Community Planning**—In a memorandum dated March 6, 2018 and revised on April 18, 2018 (Sams to Bishop), the Community Planning Division provided the following summarized comments:

This application is in the Established Communities area. *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035), which classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of regional transit districts and local centers as Established Communities areas. Established communities areas are most appropriate for context-sensitive infill and low- to medium-density development. Plan Prince George’s 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (i.e. libraries, schools, parks, and open space), and infrastructure in these areas. Additionally, it was noted that this property is in the Gateway Arts District SMA, which retained the subject property in the R-55 Zone and superimposed a D-D-O Zone, placing the property in the TRN Character Area.

Development District Mandatory Standards

Properties zoned R-55 in the TRN Character Area, within the incorporated City of Hyattsville, are exempt from the development standards and “will abide by the requirements of the R-55 Zone” (see Footnote 2, page 144 of the SMA). However, Exemption 8.b. (page 141) provides that “...a property owner may not expand a certified nonconforming use, or a use or structure that was lawful on the date of the SMA approval but does not conform to the standards, unless a detailed site plan is approved with findings that the expansion is compatible with adjacent uses and meets the goals of the sector plan.”

Compatibility with Adjacent Uses

To supplement the discussion in Finding 8(b), the nursing home and convent have existed as uses in this location before the surrounding area was developed with single-family dwellings; the 1938 aerial shows the property surrounded by farmland, and there are few or no improvements of any kind west of 39th Street. Today, the adjacent uses comprise single-family dwellings to the east, south, and west, and an assisted living facility to the north. The proposed new building is low-rise and residential in form and character. The property's continued uses as a nursing home and convent are residential in character and are low-intensity, requiring neither frequent traffic, nor generating audio-visual impacts greater than those of the surrounding uses. Further, because the existing facility will ultimately be demolished upon completion of the new facility, the proposal could be seen as a continuation, rather than expansion, of the nonconforming use, depending on the timing of the demolition of the existing, out-of-date facility.

Goals of the Sector Plan

As stated in Finding 7, the following three sector plan goals are applicable:

Traditional Residential Neighborhood Character Areas

To preserve the single-family residential neighborhood character as anchor of the Arts District, while supporting artists who produce and teach from their homes. (page 26)

Urban Design

Quality and context-sensitive infill development and redevelopment.
(page 71)

Environmental Infrastructure

To protect, improve, and enhance the natural and built environment to provide a high quality of life for residents, workers and visitors. (page 29)

- c. **Transportation Planning**—In a memorandum dated March 6, 2018 (Thompson to Bishop), the Transportation Planning Section offered the following summarized review comments:

The existing site has an assisted living facility and convent. The table below was developed as a means of comparing the proposed use, with other existing uses, against the trip cap for the site.

The Community Planning Division believes that the proposal meets the three goals of the sector plan, as previously discussed in Finding 7.

Comparison of Estimated Trip Generation, DSP-17053, 8.91 acres							
Zoning or Use	Units or Square Feet	AM Peak Hr. Trips		Total AM Trips	PM Peak Hr. Trips		Total PM Trips
		In	Out		In	Out	
Existing							
Assisted living facility	100 beds	9	5	14	10	12	22
Convent	4,855 sq. ft.	1	1	2	1	2	3
Church	4,000 sq. ft.	1	1	2	1	1	2
Proposed Use							
Assisted living facility	44 beds	4	2	6	4	5	9
Convent	9,188 sq. ft.	1	1	2	1	2	3
Total				26			39
Trip Cap, 4-17004				26			39

There is an underlying PPS, 4-17004, with transportation-related conditions that will be enforced at the time of final plat. The analysis was predicated on the existing buildings and uses remaining at the same time, for a transitional period that is not restricted in time. Retention of both nursing home buildings may occur. The PPS also indicates the number of trips analyzed. This is reported in the above table, and the proposal is within the required trip cap.

Vehicular access to the site will remain along Queens Chapel Road and 36th Avenue, and access is acceptable. Queens Chapel Road is a master plan arterial facility with a proposed right-of-way of 120 feet and four to six lanes. There are no structures within the ultimate right-of-way. From the standpoint of transportation, it is determined that this plan is generally acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance.

- d. **Subdivision Review**—In a memorandum dated March 23, 2018 (Turnquest to Bishop), the Subdivision Review Section offered an analysis of the DSP’s conformance with the PPS conditions, which is incorporated into Finding 9 above.
- e. **Trails**—In a memorandum dated March 9, 2018 (Lewis-DeGrace to Bishop), the trails reviewer noted that the Gateway Arts District Sector Plan and SMA has the following recommendations for Queens Chapel Road:

Queens Chapel Road

- (1) **Provide comprehensive bicycle and pedestrian facilities along Queens Chapel Road for the entire length of the Arts District.**
- (2) **Wide sidewalks (a minimum of eight feet) and in-road bike lanes are recommended along both sides of the road for the entire Arts District, where feasible.**
- (3) **Additional safety improvements are also recommended including: well-marked crosswalks, pedestrian-friendly street lighting, pedestrian crosswalk signals, and traffic-calming measures.**

In addition, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends continuous wide sidewalks and designated bike lanes along Queens Chapel Road (from MD 410 (East-West Highway) to Washington, DC)). Text from the MPOT about this facility is copied below.

Queens Chapel Road (MD 500) Wide Sidewalks and Designated Bike Lanes: Wide sidewalks and designated bike lanes will improve pedestrian access to both the West Hyattsville and Prince George's Plaza Metro Stations. Segments of the road have been restriped to accommodate bicycle traffic, but continuous facilities for both pedestrians and bicyclists are still needed. Pedestrian safety features and amenities may also be appropriate at some locations.

The MPOT also reaffirms the need for sidewalks within new developments and as frontage improvements are made by including several policies related to pedestrian access and the provision of sidewalks. The Complete Streets section includes the following policies regarding sidewalk construction, the accommodation of pedestrians, and provision of complete streets:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

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.

The Maryland State Highway Administration (SHA) currently has funding in the Statewide Transportation Improvement Program (STIP) to complete the needed improvements along this road. STIP Project #PG5461 includes funding to construct a landscaped median with sidewalk, traffic calming, and crosswalk improvements. This project will also include striping for designated bike lanes. The applicant's frontage improvements along MD 500 should be coordinated with this funded STIP project. It is possible that the applicant will be required to construct their portion of the project or provide funding to SHA for completion of the improvements at the time the STIP project is constructed.

There are no master plan trail recommendations. Frontage improvements along MD 500 should be coordinated with the existing SHA construction project (STIP #PG5461).

- f. **Permit Review**—In a memorandum dated February 27, 2018 (Hughes to Bishop), the Permit Review Section offered numerous comments that have either been addressed by revisions to the plan or have been included as conditions in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated April 19, 2018 (Juba to Bishop), the Environmental Planning Section recommends approval of Detailed Site Plan DSP-17053, with no conditions, and offers the following discussion:

Site Description

The 8.9-acre site in the R-55 and D-D-O Zones is located on the southern side of MD 500 (Queens Chapel Road), approximately 140 feet to the east of the intersection with Longfellow Street. The site has been previously developed with an existing parking lot and several existing buildings occupying the property. No areas of woodlands exist on-site. The site is located within the Northwest Branch watershed that drains into the Potomac River Basin. The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey, are Christiana-Downer complex (15–25 percent slopes), Christiana-Downer-Urban land complex (5–15 percent slopes), and Russett-Christian-Urban land complex (0–5 percent slopes). According to available information, soils containing Marlboro clay are not known to occur on-site; however, soils containing Christiana complexes are identified on the property. According to the Sensitive Species Project Review Area (SSPRA) map prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property. There are no streams, waters of the U.S., wetlands, or areas of 100-year floodplain associated with the site. The site is not identified as containing forest interior dwelling species (FIDS) or FIDS buffer. The site has frontage with Queens Chapel Road. This site does not share frontage with any historic or scenic roadways. The site is located within Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George's 2035. The site is also located within Gateway Arts District Sector Plan and SMA (2004). According to the *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (2017), the site contains no regulated, evaluation, and network gap areas within the designated network of the plan.

Environmental Review

The application has an approved Natural Resources Inventory Equivalency Letter, NRI-052-2017, which expires on March 2, 2022. According to available information, the site does not contain regulated environmental features such as wetlands, streams, or associated buffers. This site contains no 100-year floodplain. However, the site does contain areas of steep slopes.

Soils

The predominant soils found to occur, according to the USDA NRCS Web Soil Survey are Christiana-Downer complex (15–25 percent slopes), Christiana-Downer-Urban land complex (5–15 percent slopes), Russett-Christian-Urban land complex (0–5 percent slopes). According to available information, soils containing Marlboro clay are not known to occur on-site; however, soils containing Christiana complexes are identified on the property.

A geotechnical engineering study prepared by Hillis-Carnes Engineering Associates, dated November 3, 2017, was included with this application and sent to the DPIE for review. That report determined that the site contained a layer of clay approximately 6-13 feet on the eastern portion of the site, where a building is proposed. Due to the proposed grading in this area, DPIE required the applicant to submit a global stability analysis to address how the slope would be stabilized to prevent slope failure.

The global stability analysis was submitted on April 6, 2018 and reviewed by DPIE and, based on the revised geotechnical report and the global stability analysis, the minimum factor of safety would be 2.1, reflecting no presence of unsafe land. The proposed slope will require underdrains for all proposed SWM devices. This information is provided for the applicant's benefit. The County may require a soils report, in conformance with Prince George's County Council Bill CB-94-2004, during the building permit process review. The project will be subject to further review at the time of permit, and DPIE reserves the right to impose restrictions, if necessary, prior to permit.

Stormwater Management

The site has an approved Stormwater Management Concept Plan (54898-2017-00) and letter that is in conformance with the current code. No additional information is required with regard to SWM with this application.

- h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Fire/EMS Department.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, staff did not receive an official referral regarding the subject project from DPIE, however, staff has been working closely with DPIE on issues of SWM and soil conditions on the site.
- j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Police Department.
- k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Health Department; however, the following standard comments are recommended to be added as notes on the plan:
 - (1) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - (2) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
- l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from WSSC.
- m. **Maryland State Highway Association (SHA)**—In an e-mail dated February 27, 2018 (Woodroffe to Bishop), SHA noted that there is no work being completed in the state highway right-of-way, and no comments were provided regarding the DSP because an access permit will not be required for this application by SHA.

- n. **City of Hyattsville**—In a letter dated March 22, 2018 (Hollingsworth to Hewlett), the Mayor of the City of Hyattsville stated that the City has worked closely with the applicant on their proposal, to allow for the creation of a more modern facility, and that the City Council voted in support of the subject application on March 19, 2018.
14. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised in accordance with the recommended conditions below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 15. As there are no environmental features located on the subject property, the normally required finding, pursuant to Section 27-285(b)(4) of the Zoning Ordinance, that the regulated environmental features on a site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations, does not need to be made for the subject project.
 16. In accordance with the required finding of approval of the DSP (Gateway Arts District), as set forth in this technical staff report for the expansion of a CNU, the project will be compatible with the adjacent uses and meets the goals of the sector plan.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-17053, Sacred Heart Home, subject to the following conditions:

1. Prior to certificate of approval of this detailed site plan (DSP), the applicant shall revise the plans for the project as follows, or provide the information specified:
 - a. Add the gross floor area of the existing buildings to the plan.
 - b. Widen the drive aisle to 22 feet within the limits of disturbance.
 - c. Provide a 22-foot-wide drive aisle adjacent to the loading space at the nursing home, or relocate the loading space.
 - d. Adjust the grading behind the nursing home to a maximum slope of 3:1 to enable plant growth of vegetation, as shown on the landscape plan. Adjust the retaining wall height, as necessary, and provide the details and specifications for a decorative block.
 - e. Add the following site plan notes:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

- f. Provide the details and specifications of the outdoor rooftop deck, the central courtyard, and any other proposed amenities.
 - g. Revise the general notes to state that this property is within the Development District Overlay (D-D-O) Zone and the appropriate exemption from the development district standards, including the certified nonconforming use permit number.
 - h. Revise the minimum lot width at street line to be 454 feet.
 - i. Revise the site plan to show the centerline of all rights-of-way.
 - j. Revise the site plan to clearly identify and label the existing and proposed fencing on-site.
 - k. Revise the parking schedule to include the parking calculations for a maximum of 144 nursing home beds and for the convent, and adjust the Americans with Disabilities Act parking spaces accordingly.
 - l. The parking schedule shall include the size of the parking spaces and the number of compact and Americans with Disabilities Act (ADA) parking spaces, as follows:
 - (1) New standard parking spaces shall be a minimum of 9.5 feet by 19 feet.
 - (2) New compact parking spaces shall be a minimum of 8 feet by 16.5 feet.
 - (3) All standard ADA parking shall be demonstrated at 13 feet by 19 feet and 16 feet by 19 feet for van-accessible.
 - m. Remove the 2010 *Prince George's County Landscape Manual* schedules from the plan.
 - n. Include the photometric plan Sheet SE1.0-A in the DSP package.
2. Prior to issuance of any demolition or grading permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit a Maryland Inventory of Historic Property (MIHP) form for the structures and grounds located at 5805 Queens Chapel Road. The buildings and grounds shall be documented by a 36 Code of Federal Regulations qualified architectural historian, and the submitted documentation shall include a chain of title, floor plans, and representative interior and exterior photos of the buildings and grounds. The MIHP form shall be submitted to the Historic Preservation Section for review and approval.

ITEM:

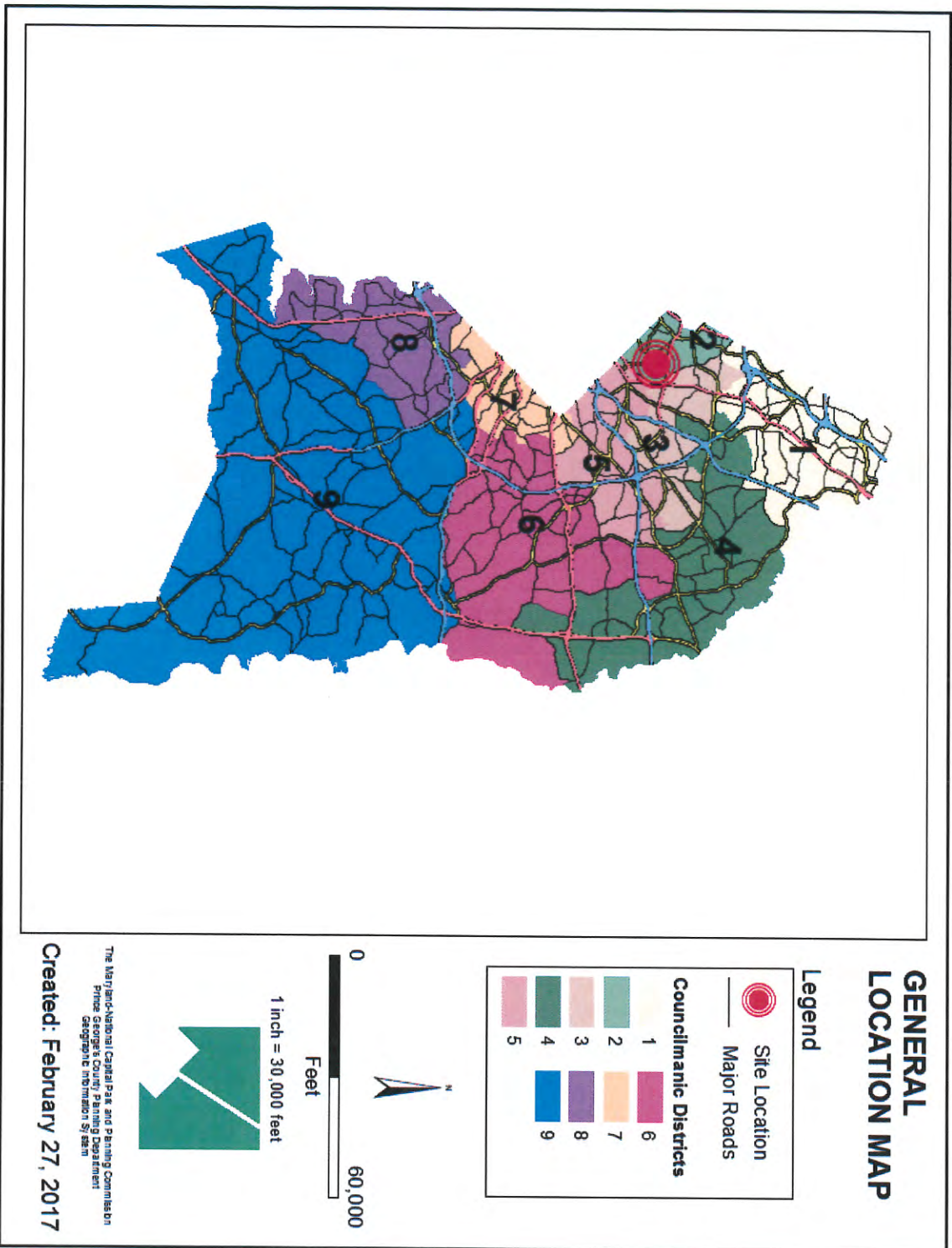
CASE: DSP-17053

SACRED HEART HOME

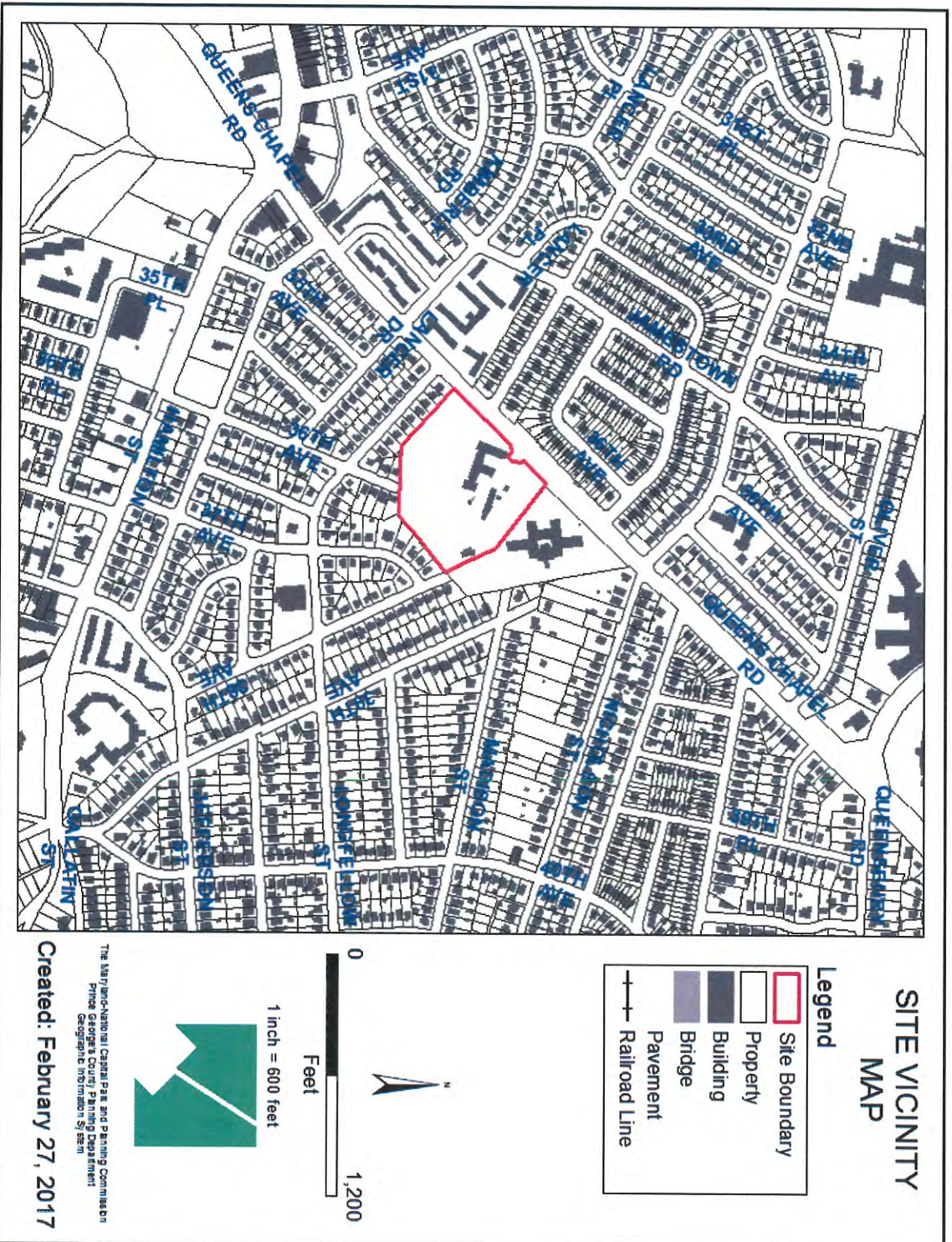
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



GENERAL LOCATION MAP

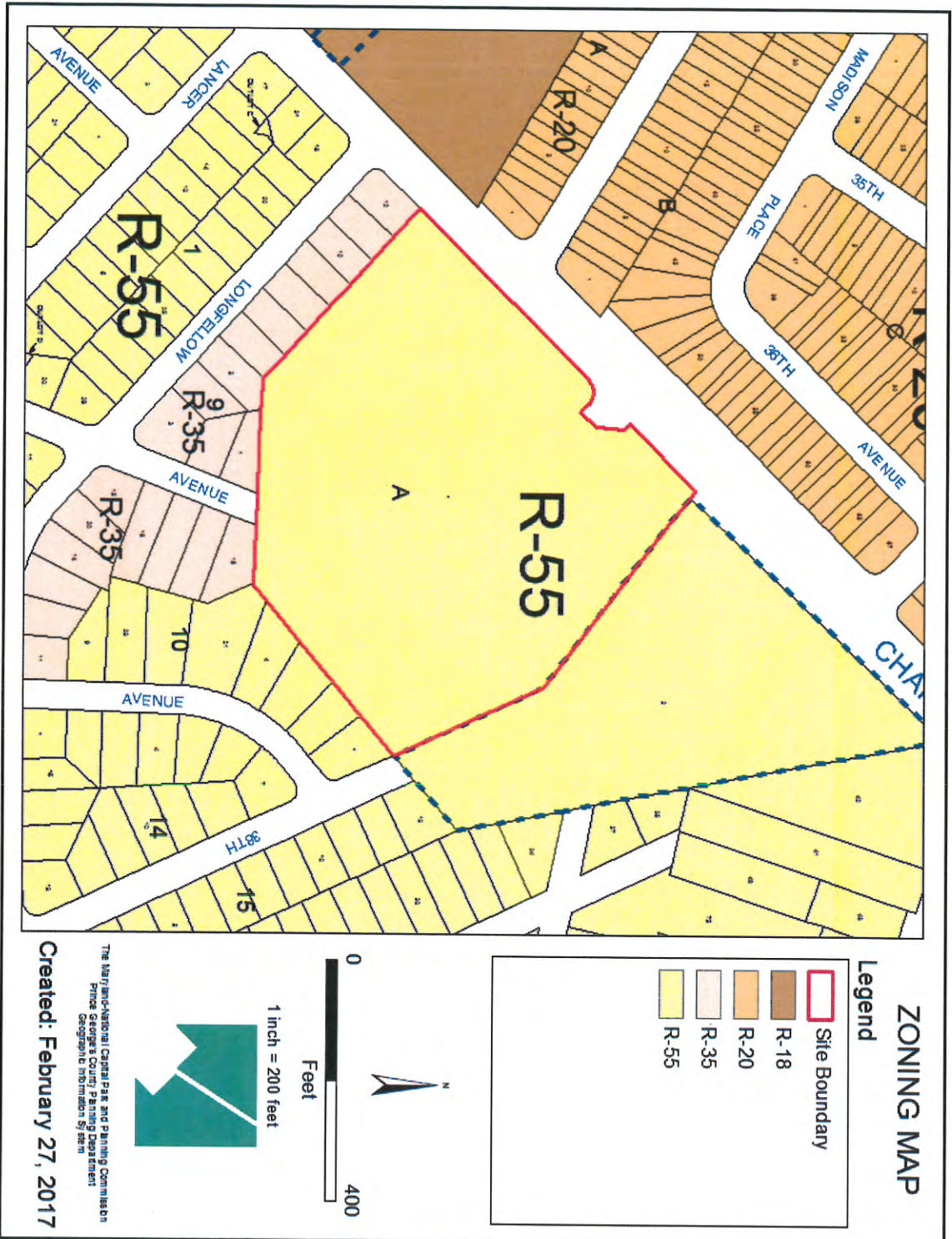


SITE VICINITY



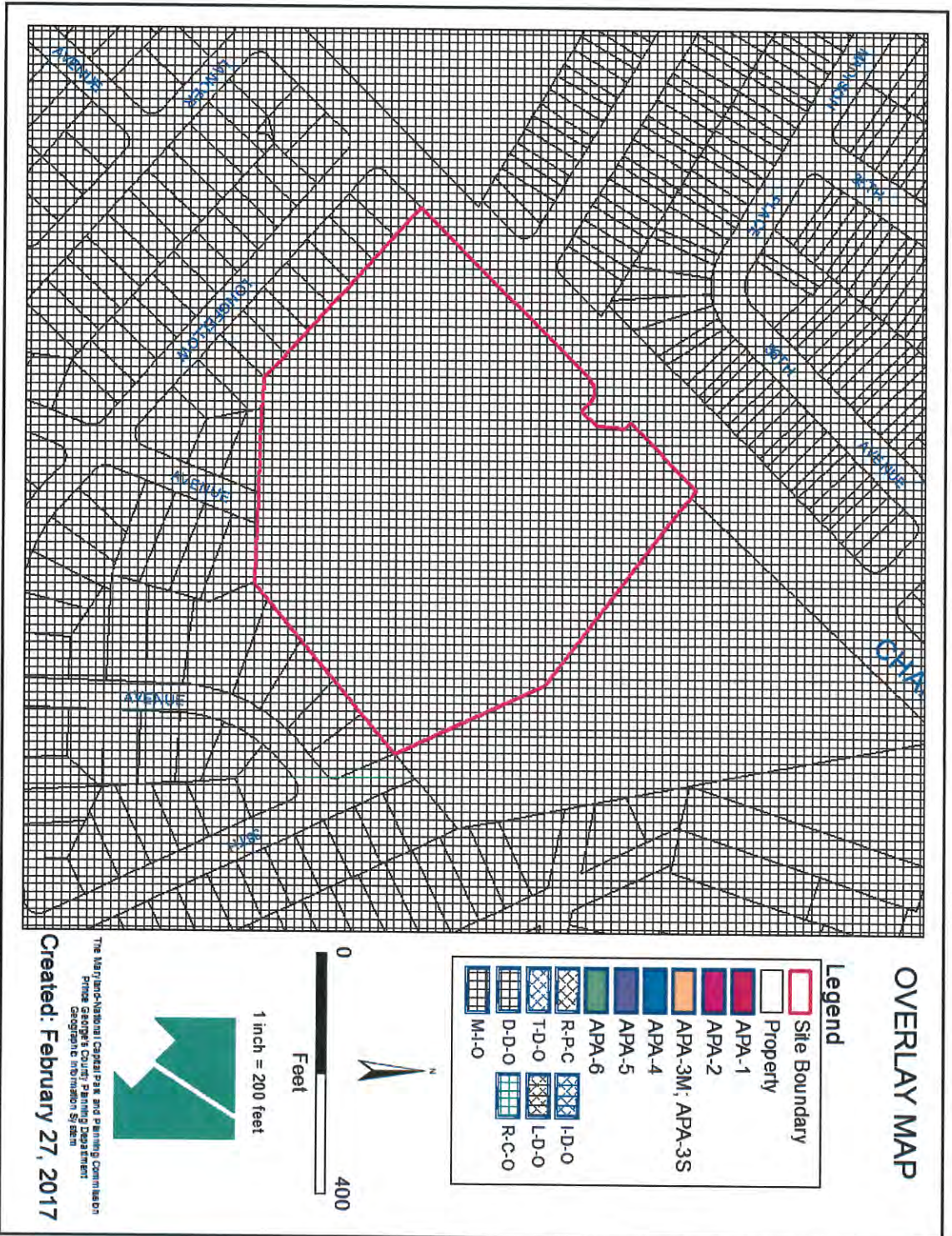
ZONING MAP

Case # DSP-17053



OVERLAY MAP

Case # DSP-17053

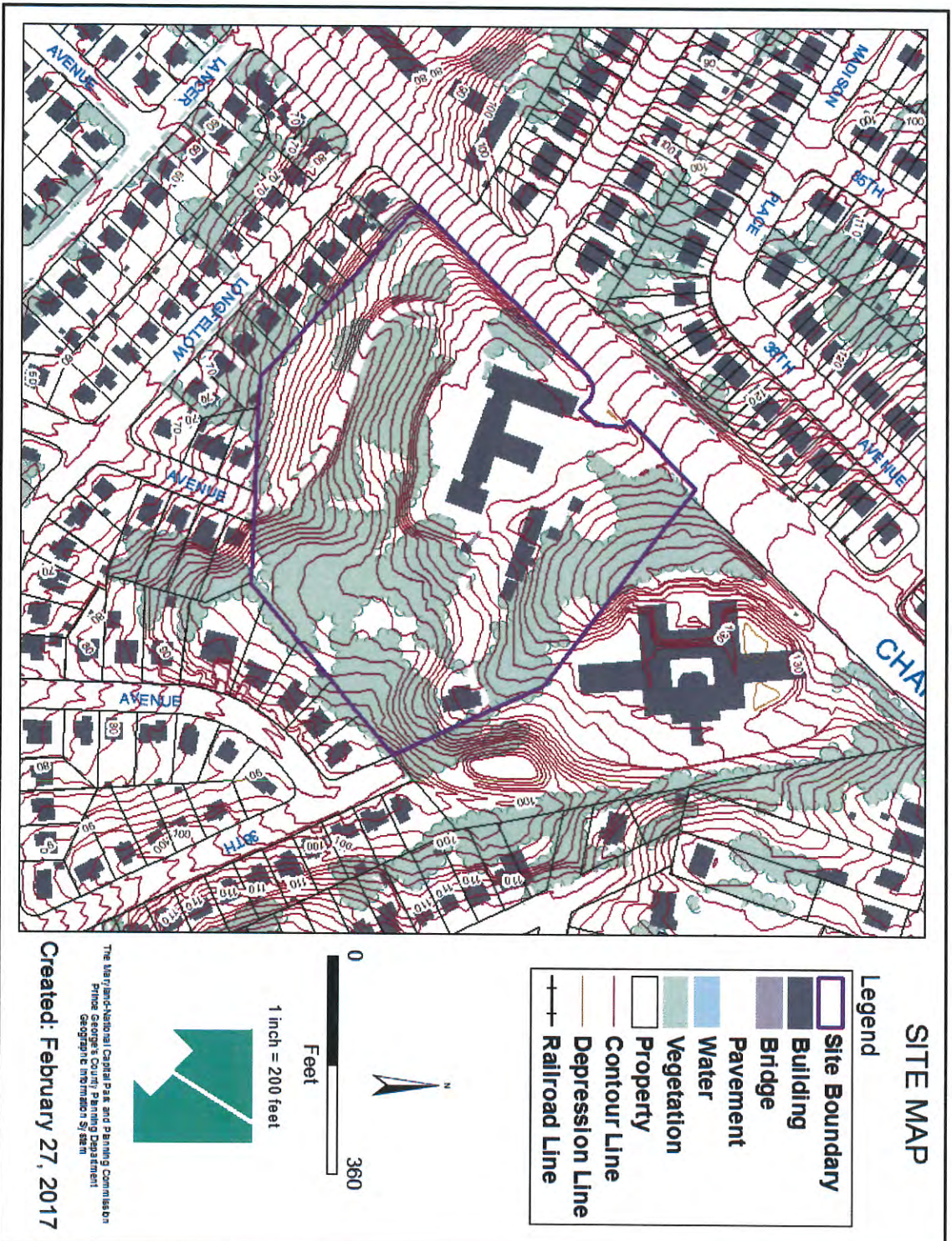


AERIAL MAP

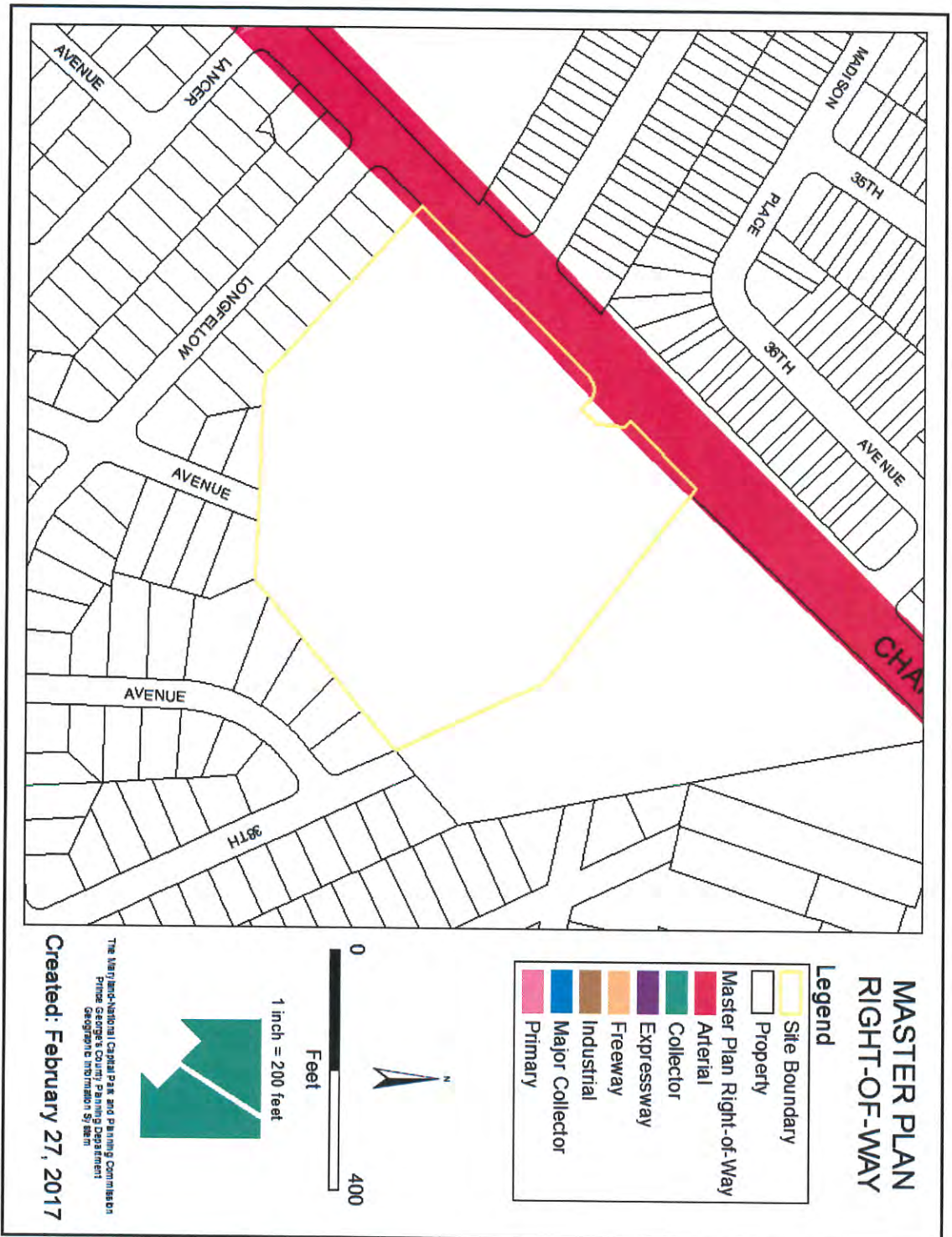


SITE MAP

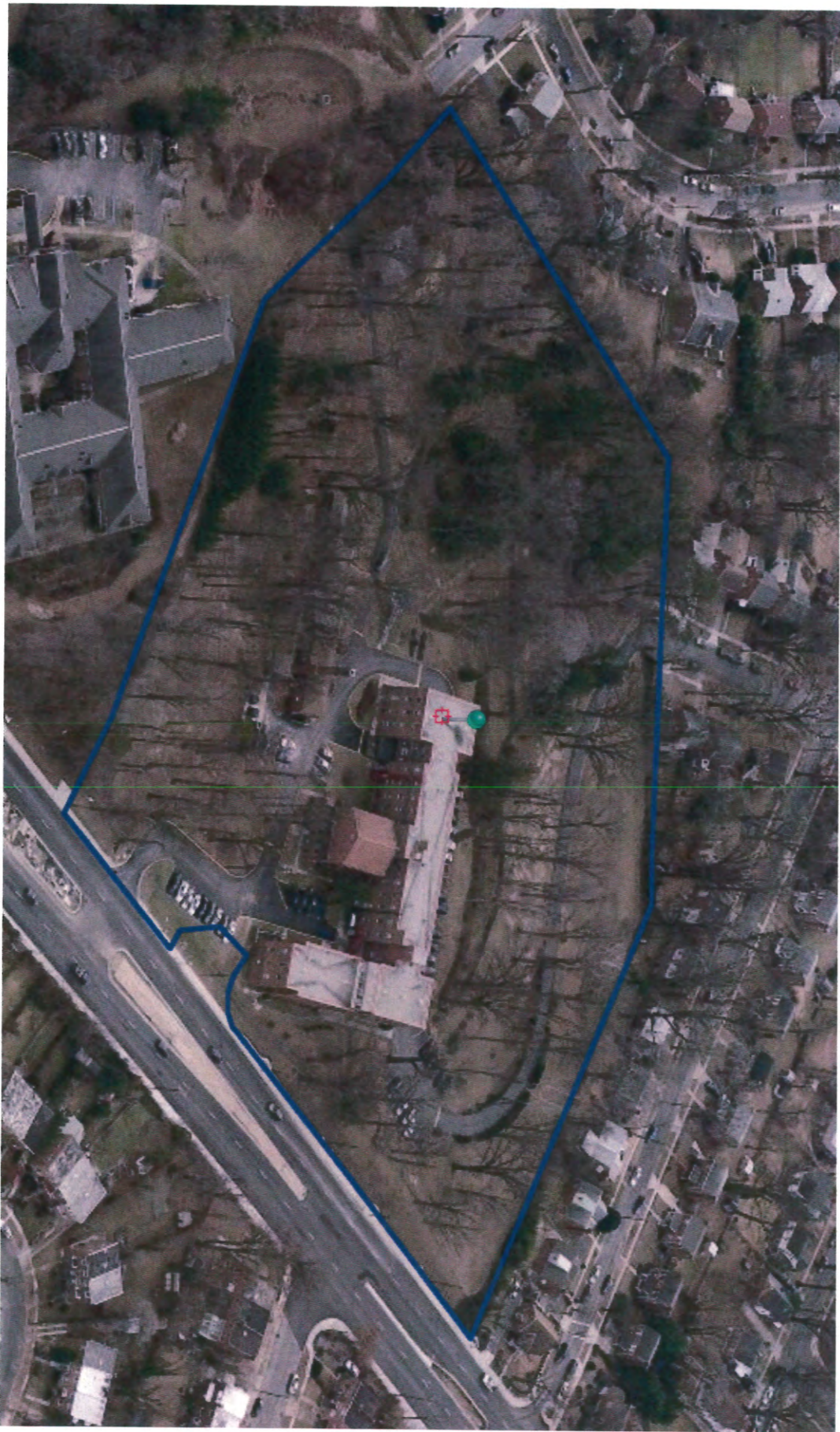
Case # DSP-17053



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



RENDERING

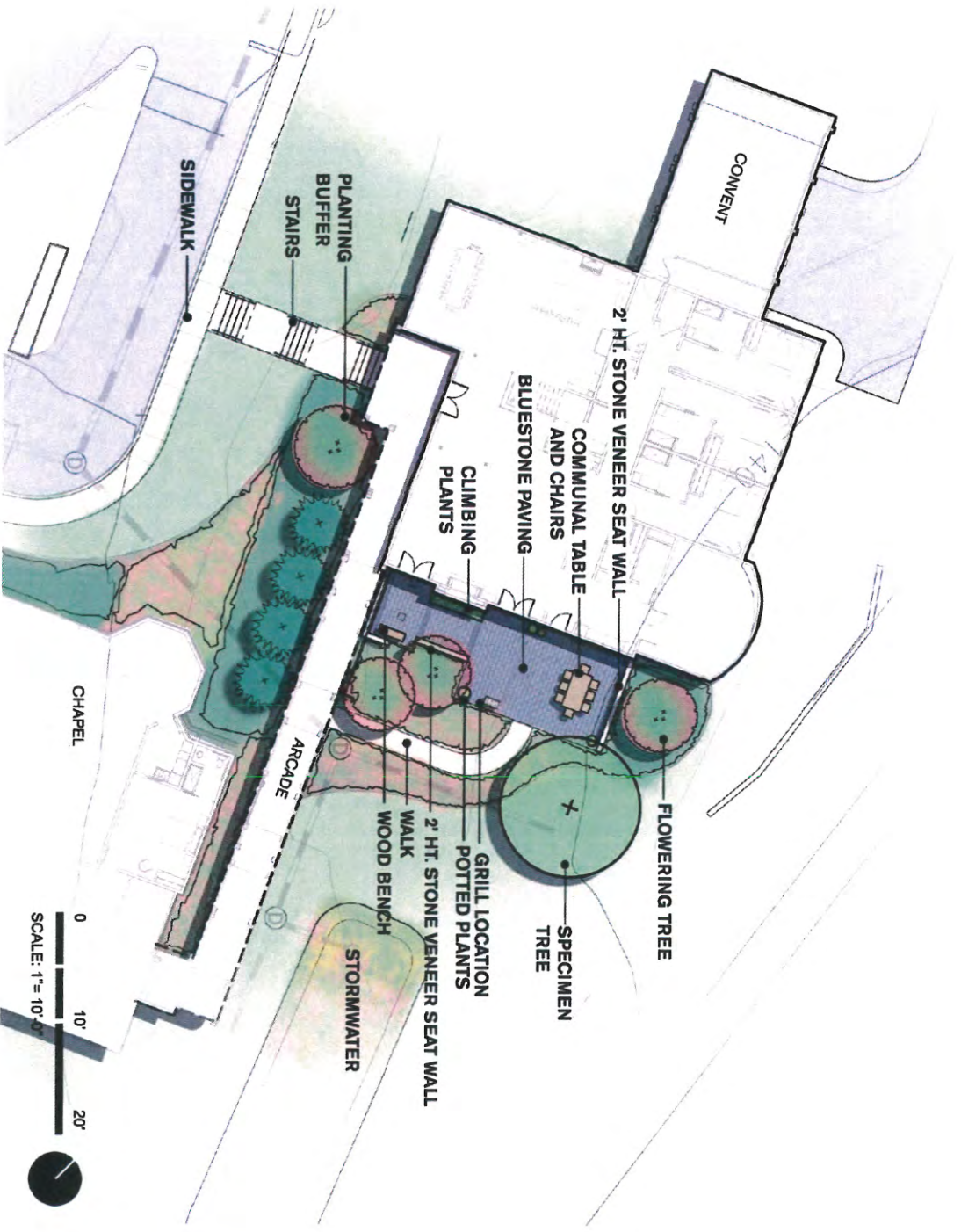
Case # DSP-17053



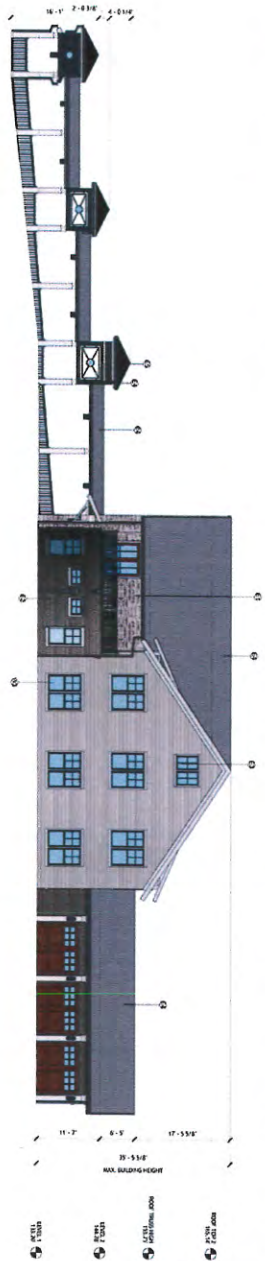
ILLUSTRATIVE SITE PLAN
DETAILED SITE PLAN DSP-17053
SAP/REPT/HP/ART



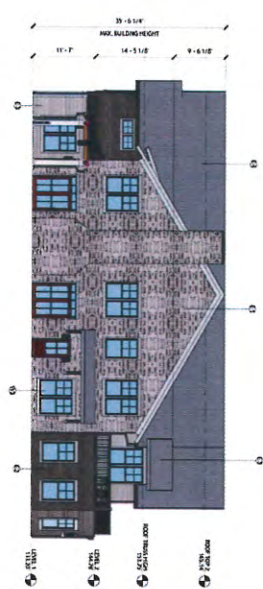
CONVENT SITE PLAN



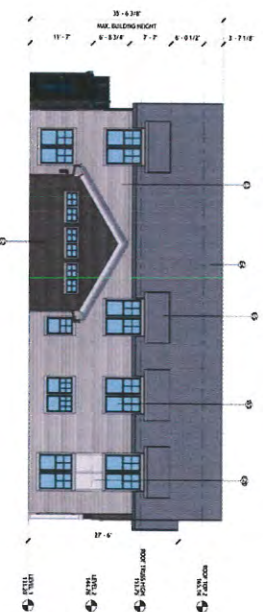
ARCHITECTURAL ELEVATIONS, CONVENT



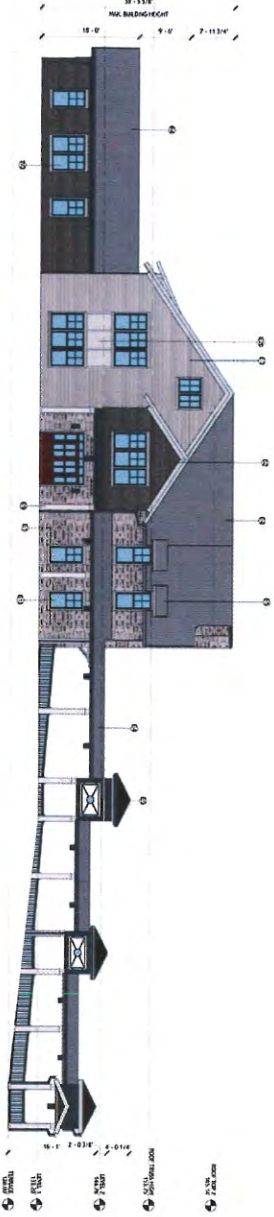
3A Convent North Elevation



4A Convent East Elevation



4B Convent West Elevation



9A Convent South Elevation

Slide 12 of 17

5/10/2018

Sacred Heart Home
 SACRED HEART
 REPLACEMENT
 NURSING
 COMMUNITY -
 CONVENT
 380 GARDEN CAMP ROAD
 HAVERTHALL, MD 20635

hard|coplan|mach
 ARCHITECTURE
 INTERIOR DESIGN
 INTERIOR DESIGN

DSP - 3
 CONSTRUCTION ROUNDUPS



RENDERING

Case # DSP-17053



ILLUSTRATIVE SITE PLAN
DETAILED SITE PLAN DSP-17053
SARFEN HIFART

SOLTESZ, LLC

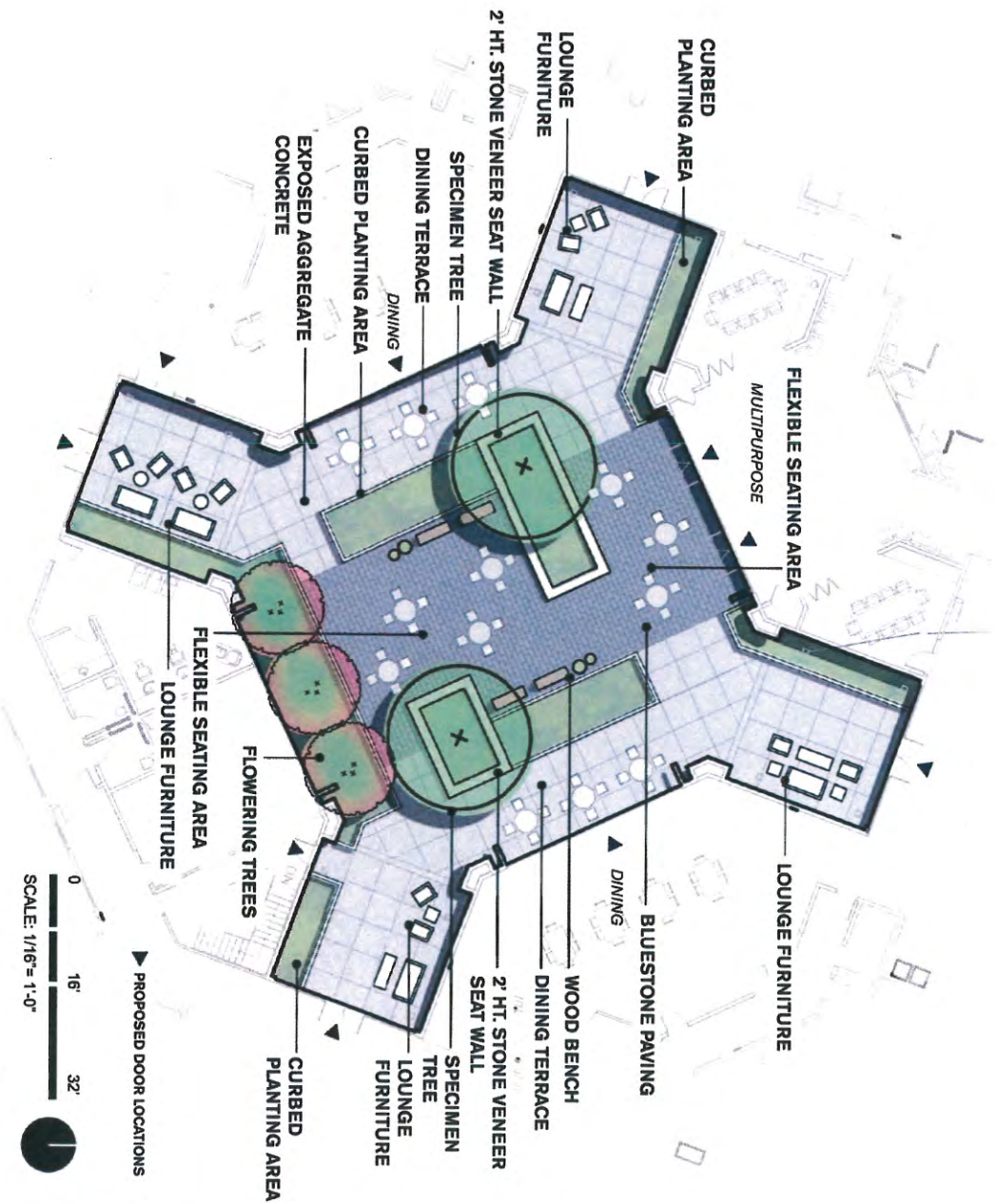
Slide 13 of 17

5/10/2018

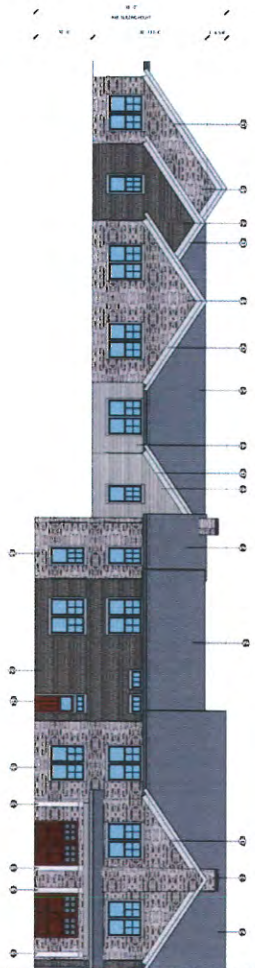


NURSING HOME COURTYARD

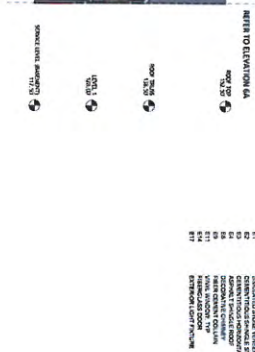
Case # DSP-17053



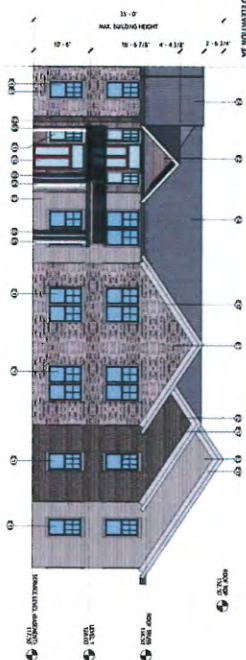
ARCHITECTURAL ELEVATIONS, NURSING HOME



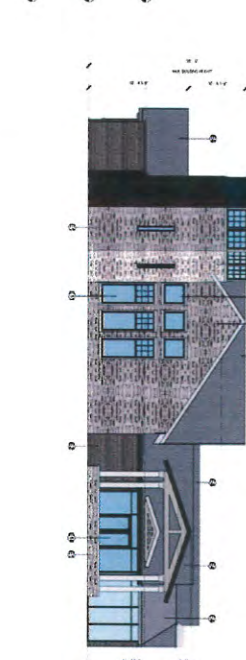
3A South Elevation a



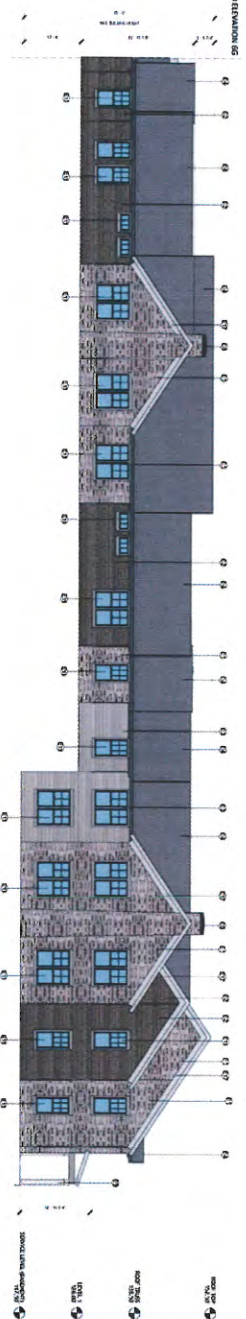
6A South Elevation b



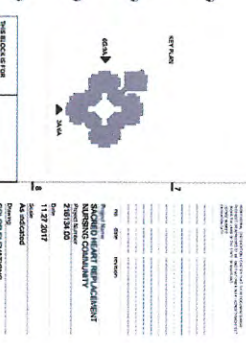
6C West Elevation a



9A West Elevation b



6C West Elevation b



6C West Elevation a

LEGEND

SYMBOL	DESCRIPTION
1	CONCRETE
2	BRICK
3	WOOD SIDING
4	GLASS
5	ROOFING
6	LANDSCAPE ARCHITECTURE
7	MECHANICAL
8	ELECTRICAL
9	PLUMBING
10	PAINT
11	FINISHES
12	EXTERIOR LIGHT FIXTURES

Sacred Heart Home
 SACRED HEART
 REPLACEMENT
 NURSING
 COMMUNITY
 CENTER

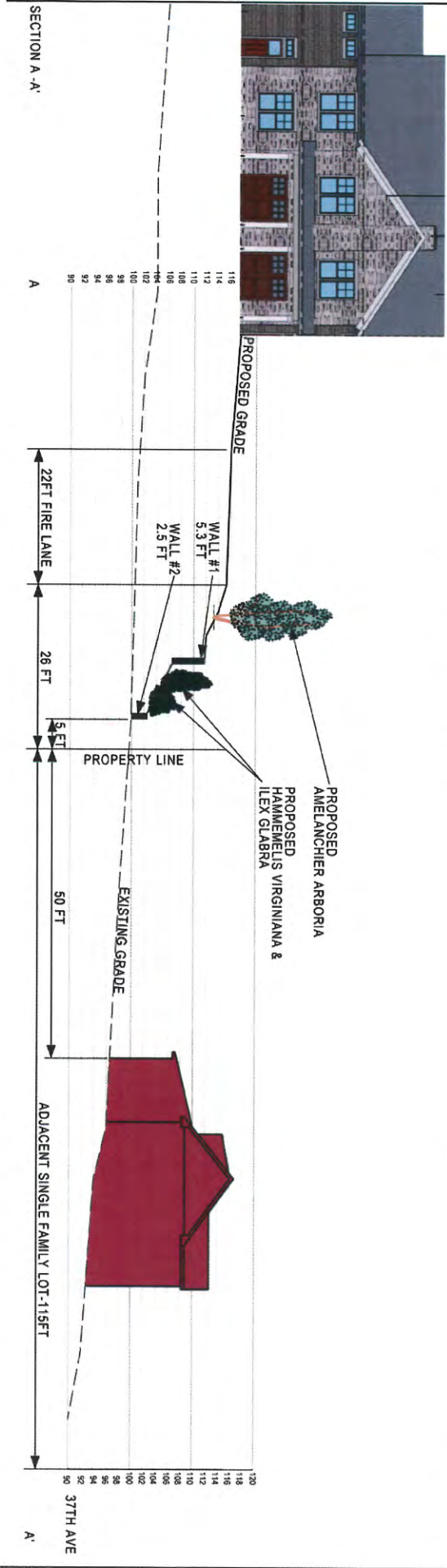
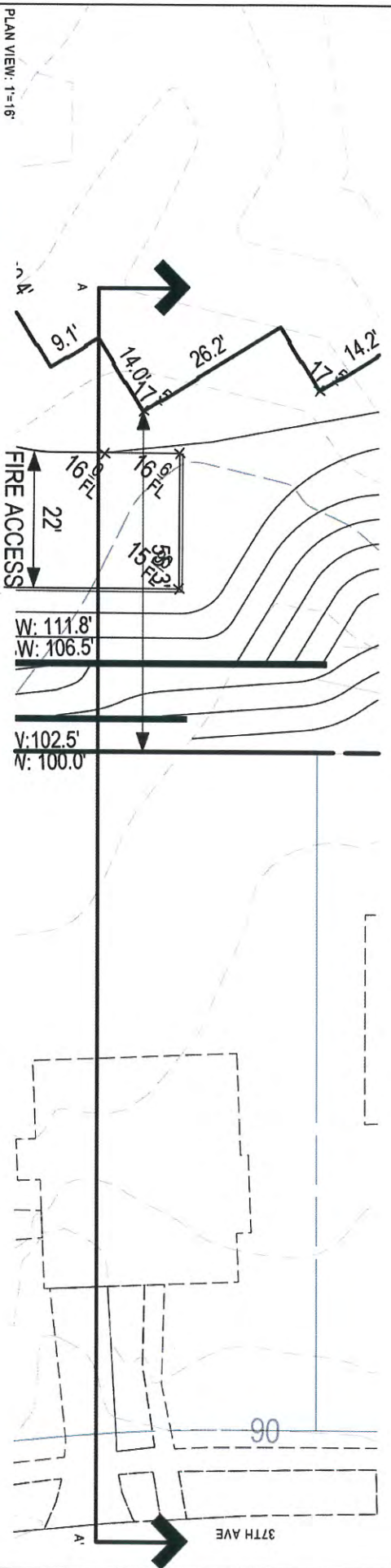
hord | coplan | mech
 ARCHITECT
 LANDSCAPE ARCHITECTURE
 MECHANICAL
 ELECTRICAL

PROJECT NAME	SACRED HEART REPLACEMENT NURSING COMMUNITY CENTER
PROJECT NUMBER	2017053
PROJECT DATE	11/27/2017
PROJECT LOCATION	1111 N. 11TH ST., SUITE 100, DENVER, CO 80202

DSP - 2



NURSING HOME WALL SECTIONS



IN RE: **DETAILED SITE PLAN (DSP-17053)**

APPLICANT: **SACRED HEART HOME, INC.**

AGENT/ CORRESPONDENT: Lawrence N. Taub, Esquire
Nathaniel Forman, Esquire
O'Malley, Miles, Nysten & Gilmore, P.A.
11785 Beltsville Drive, 10th Floor
Calverton, MD 20785

STATEMENT OF JUSTIFICATION

The Applicant hereby requests approval of a Detailed Site Plan ("DSP") to raze and construct new facilities for the existing Sacred Heart Nursing Home, which is located at 5805 Queens Chapel Road in Hyattsville, Maryland, more specifically described as Lot 1, Block A of the Manor Wood Court subdivision as shown on Tax Map 42, Grid A-4, encompassing 8.91 acres on the east side of Queens Chapel, approximately 1/3 of a mile north of its intersection with Hamilton Street ("Property" or "Subject Property"). The Property is bordered to the north by an assisted living facility zoned R-55; to the northeast by apartments, semi-attached, and triple-attached dwellings zoned R-55; to the east and southeast by single-family homes zoned R-55; to the south and southwest by single-family homes zoned R-35; to the west across Queens Chapel Road by apartments zoned R-18; and to the north and northwest across Queens Chapel Road by single-family homes zoned R-20.

Within the Gateway Arts District Sector Plan and Sectional Map Amendment (2004) ("Sector Plan/SMA"), the Subject Property retained its prior R-55 zoning, but that became the underlying zone when it was included within the Development District Overlay Zone ("DDOZ") for the Sector Plan/SMA. Within the DDOZ, it is located within the Traditional Residential Neighborhood ("TRN") Character Area. The nursing home and convent have existed upon the Subject Property since approximately 1926, and this use, therefore, would be classified as "Legally Existing Development" within the "Applicability" section of the Sector Plan/SMA. In this section, however, it states that this use is generally exempt from site plan review and the development district standards, it also states: "If expansion of the use on existing site is proposed, a site plan would be required and all expansion would need to conform in order to meet the development standards."

I. REQUEST

The site is, and will remain, an assisted living facility and convent, although the existing buildings, which date back to the 1920's, will be razed and replaced with modern facilities more conducive to providing a modern nursing home, and a new nine-bedroom convent for the nuns. The site is currently improved by a three-story, 100-bed nursing home; a small convent for the nuns, which is connected to a maintenance building; a priest's home; a power plant; and several small accessory structures. Several problems exist with the facilities on-site. The convent now

houses several nuns, but others reside within the existing nursing home, and they would like to consolidate this housing. The nursing facility itself, is outdated, and will be replaced by a more modern facility, although the new facility will include only 44 beds. A covered walkway will connect the convent to the new nursing home. The nursing home is designed as a series of four (4) self-sufficient, interconnected communal living pods, designed around a central courtyard. Each communal pod will have twelve rooms, a common living area, and a nurses' station. Two pods will share a dining area, and residents will have access to a multipurpose room, as well as a beauty salon. Living quarters for a priest, administrative space, and a chapel share space to the northwest of the facility, but remain connected, as shown on the attached site plan. Access to the Property will remain unchanged, although the driveway will be reconfigured to better serve the new facilities. A total of forty-six (46) parking spaces and one (1) loading space is proposed.

While the use of a "Nursing Home" is not permitted in the underlying R-55 zone, or the Traditional Residential Neighborhood Character Area of the Gateway Arts District DDOZ, it has existed, as noted above, since the 1920's, and is, in fact, a certified nonconforming use, per Permit No. 871-1985-CGU. The nursing home, including the convent and all other uses currently on this property, have existed continuously since their construction in the 1920's, and certainly since the effective date of the Sector Plan/SMA in 2004.

The issue of nonconforming uses within the Sector Plan/SMA is addressed in the Section entitled, "Applicability of Standards and the Permit and Site Plan Review Processes", and within that section, Subsection 8 addresses "Nonconforming Buildings, Structures and Uses" specifically stating as follows:

...

"b. Except for improvements listed in the following paragraph, "Miscellaneous," a property owner may not expand a certified nonconforming use, or a use or structure that was lawful on the date of the SMA approval but does not conform to the standards, unless a detailed site plan is approved with findings that the expansion is compatible with adjacent uses and meets the goals of the sector plan."

Since its inception in the 1920's (and since the subsequent development of the adjacent residential neighborhood), the nursing home, convent and other structures upon this property have co-existed quite well with the homes in the adjacent neighborhood, without any evident problems. The subject property houses a generally quiet use within a pastoral setting. The goal of the Traditional Residential Neighborhood is: "To preserve the single-family residential neighborhood character as anchor of the Arts District, while supporting artists who produce and teach from their homes." Sector Plan, p. 26. As mentioned previously, the subject nursing home and convent has been, over the years, a very quiet use, and a fixture within its neighborhood since the homes in that neighborhood were constructed. The proposed new buildings upon this property will not alter this situation, will allow for the preservation of the single-family residential character of the adjacent neighborhood, and will remain compatible with the adjacent residential homes. Since it meets these qualifications, this certified nonconforming use

will be permitted to proceed with its proposed development, since it is proposing to obtain detailed site plan approval.

II. COMPLIANCE WITH SUBMITTAL REQUIREMENTS

Page 142 of the Sector Plan/SMA lists documents that each applicant is required to submit for review during detailed site plan review. The required documents and applicant's conformance thereto are listed below:

1. An aerial photograph of the site and a general location map.
2. A narrative and graphic description of the proposed development including a site plan that clearly identifies:
 - a. Location of all improvements.
 - b. Build-to-lines.
 - c. Overall site dimensions.
 - d. Location of utilities.
 - e. Existing trees (caliper and type)
 - f. Landscaping.
 - g. Paved surfaces and type of paving material
 - h. Zoning, existing improvements, streets, alleys, sidewalks, and curb lines within 150 feet of the site.
 - i. Existing and proposed rights-of-way and existing street centerline.
3. Detailed architectural plans for all elevations, a detailed landscape and circulation plan, and a detailed lighting plan.
4. Building sections and floor plans that show bathrooms, closets, floor-to-ceiling heights, and GFA (with the exception of traditional residential neighborhood character area locations).
5. If adjacent to a single-family residential neighborhood, submit photographs and locations of properties within 150 feet that show massing, scale, materials, and roof pitches of single-family homes.
6. Sign permit applications shall submit both sign details and a graphic representation of the location of the proposed sign on the building.
7. A parking schedule and plan.
8. Supporting documentation where requested in the development district standards (e.g. streetscape or parking provisions).

The Applicant has submitted the required documents as requested by Staff from Maryland-National Capital Park and Planning Commission

III. CONFORMANCE WITH DEVELOPMENT DISTRICT STANDARDS

The Subject property is exempt from the development district standards pursuant footnote 2 on page 144 of the Sector Plan/SMA. Footnote 2 reads as follows:

“R-55 zoned properties in the TRN character area within the incorporated City of Hyattsville are exempt from the development standards and will abide by the requirements of the R-55 Zone.”

IV. CONFORMANCE WITH THE ZONING ORDINANCE REQUIREMENTS

1. The proposed development conforms to the general purposes of Detailed Site Plans pursuant to § 27-281(b), described in more detail below:

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;
- (B) To help fulfill the purposes of the zone in which the land is located;
- (C) To provide for development in accordance with the site design guidelines established in this Division; and
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

The Subject Property is zoned R-55/D-D-O pursuant to the Gateway Arts District Sector Plan and Sectional Map Amendment, in which it is located within the Traditional Residential Neighborhood Character Area. Within the Sector Plan (p. 14), it is stated that the character area “reinforces the existing single-family detached residential neighborhoods as calm, low-traffic, and child-safe.” This request is for the modernization of an existing use that has been located upon the Subject Property since the mid-1920s. By its very nature it is a low-traffic use, that is quiet and calm. It provides an as. It has not disturbed the single-family nature of the abutting residential neighborhoods for the past nine decades, and that will not be changed after the proposed redevelopment of this property.

2. The regulations for development within the R-55 is found under § 27-442 of the Zoning Ordinance. The regulations and the Applicant’s response thereto is described in greater below:

(b) The minimum net lot area shall be 6,500 sq. ft. for “other allowed uses.”

The Subject Property has a net lot area of 8.90 acres.

(c) The maximum lot coverage for “other allowed uses” shall not exceed 60% of the net lot area.

The proposed lot coverage is 2.4 acres or 26.9%, below the maximum of 60%.

(d) The minimum lot/width frontage for "Other allowed uses:"

a. At front building line: 65 feet.

The proposed site has a lot width of 648 feet at the front building line.

b. At front street line: 45 feet.

The proposed site as a lot width of 648 feet at the front street line

(e) The minimum depth/width for yards for "other allowed uses:"

a. Front, 25 feet:

The front setback is 117.8 feet.

b. Side, 17 feet total and at least 8 feet for each side:

The closest side setback is 40.6 feet.

c. Rear, 20 feet.:

The rear yard setback is approximately 170 feet at the closest point.

(f) The maximum building height shall be no more than 35 feet.

The proposed buildings will be less than 35 feet in height, measured as set forth in § 27-117 of the Zoning Ordinance.

(g) The permitted distance between unattached multifamily dwellings and courts.

This standard is not applicable to the Subject Property.

(h) The maximum permitted density shall not exceed:

There is no density limitation on "other allowable uses," therefore the Subject Property is in conformance.

(i) Accessory buildings standards:

There will be no accessory buildings located upon the Subject Property. The Subject Property will be improved by a convent and a nursing facility, both of which are principal uses.

3. The proposed development conforms to the requirements for off-street parking pursuant to § 27-568 of the Zoning Ordinance:
 - a. A nursing home requires one (1) parking space per three (3) beds.
 - b. A convent is calculated as a “multifamily dwelling: all others”, which requires two (2) parking spaces per dwelling unit plus a half space (.5) per bedroom in excess of one per unit.

The nursing home upon the Subject Property will include a total of forty-four (44) beds, which will require 15 parking spaces; the convent will include a total of nine (9) bedrooms, which will result in a requirement of six (6) parking spaces; The total number of required parking spaces is 24, and the Applicant is proposing 46 parking spaces upon the Subject Property.

4. The proposed development will include one loading space, which conforms to the requirements for loading spaces pursuant to § 27-582 of the Zoning Ordinance, in which a “hospital or other institution” requires one loading space if the total gross floor area on the property is between 10,000 square feet and 100,000 square feet; the Subject Property, when redeveloped, will include a total of 69,430 square feet.
5. The proposed development conforms to the provisions of the Landscape Manual.

The Subject Property conforms to the Landscape Manual as shown on the attached Landscape Plan.

V. CONCLUSION


For all of the above-stated reasons, the Applicant respectfully requests approval of the proposed Detailed Site Plan for a nursing home and convent.

Respectfully submitted,

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

By:


Lawrence N. Taub, Esquire


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301-572-3248
Attorneys for Applicant



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Historic Preservation Section**

**(301) 952-3680
www.mncppc.org**

March 1, 2018

MEMORANDUM

TO: Andrew Bishop, Senior Planner
Urban Design Section
Development Review Division

FROM: Howard Berger, Supervisor *HB*
Robert Krause, Planner Coordinator *RSK*
Jennifer Stabler, Archeology Planner Coordinator *JAS*
Tyler Smith, Principal Planning Technician *TAS*
Historic Preservation Section
Countywide Planning Division

SUBJECT: DSP-17053, Sacred Heart

Background

The subject property comprises 8.90 acres located at 5805 Queens Chapel Road, one-third mile north of the intersection of Queens Chapel Road and Hamilton Street in Hyattsville, Maryland. The subject application is for the demolition of the existing facilities and construction of a 44-bed nursing home facility and convent. The subject property is zoned R-55.

Findings

The Sacred Heart Home is a nursing home run by an order of Roman Catholic nuns, the Sisters Servant of Mary Immaculate. A 60.5-acre tract that was part of the Chillum Castle Manor land grant was purchased by the Servant Sisters of the Holy Ghost from Sara and Ben Schwartz on November 8, 1918. At that time, this area was sparsely settled and was located on the Columbia Road, a concrete road running from Brookland to Hyattsville. A building was constructed in 1925 and was dedicated in 1926 for the religious sisters who were studying at Washington's Catholic University. According to the Sacred Heart Home's website, to pay the costs of maintaining the home and caring for themselves, the Sisters invited ladies who wished to live their remaining years in a religious environment to join them. The building was known as the Sacred Heart Home of the Aged at Pine Hills.

After expanding and renovating the home several times in the 1960s, the Sisters extended their care to the sick and infirm and the main building became a licensed nursing home. In 1998 the Missionary Sisters Servants of the Holy Spirit transferred sponsorship and ownership of the home to the Sisters Servants of Mary Immaculate, whose mission includes caring for those who can no longer care for themselves.

The nursing home building at 5805 Queens Chapel Road was recorded on a Maryland Historical Trust Determination of Eligibility (DOE) Form by the State Highways Administration (SHA) for the Queens Chapel Road Survey (PG:68-109) in 2013. The Sacred Heart Home was recommended eligible for inclusion in the National Register of Historic Places (NRHP). A second DOE form was completed by Ann Bruder, Architectural Historian for SHA, for the Sacred Heart Home (PG:68-110), in which the

building was again recommended as eligible for inclusion in the NRHP under Criterion C (architecture). However, in 2013 the Maryland Historical Trust found that the building did not meet the criteria for inclusion in the NRHP.

Conclusions

This application proposes demolition of all the buildings on the subject property and the construction of a new 44-bed nursing home facility and convent. Although not determined eligible for listing in the National Register of Historic Places, the Sacred Heart site does retain local historical significance. Historic Preservation staff recommends that the Sacred Heart Home, all other structures on the site, and the layout of the grounds located on the parcel at 5805 Queens Chapel Road should be recorded on a Maryland Inventory of Historic Properties form by a qualified architectural historian. The form should be submitted to Historic Preservation staff for review and approval.

Recommendation



The Historic Preservation Section recommends approval of DSP-17053, Sacred Heart, with the following condition:


Prior to issuance of any demolition or grading permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit a Maryland Inventory of Historic Property (MIHP) form for the structures and grounds located at 5805 Queens Chapel Road. The buildings and grounds shall be documented by a 36 CFR qualified architectural historian and the submitted documentation shall include a chain of title, floor plans, and representative interior and exterior photos of the buildings and grounds. The MIHP form shall be submitted to Historic Preservation staff for review and approval.

March 6, 2018
REVISED April 18, 2018

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Review Section,
Development Review Division

VIA: Kipling Reynolds AICP, Chief, Community Planning Division 
David A. Green, Master Planner, Community Planning Division 

FROM: Daniel Sams, Planner Coordinator, Neighborhood Revitalization Section,  Daniel Sams Digitally signed by Daniel Sams
Date: 2018.04.25
08:25:48 -0400
Community Planning Division

SUBJECT: DSP-17053 Sacred Heart

Determinations:

Pursuant to the Prince George's County Gateway Arts District Development District Overlay Zone, this Detailed Site Plan application is exempt from the development district standards of the 2004 *Approved Sectional Map Amendment for the Prince George's County Gateway Arts District* and is subject to the requirements of the R-55 Zone.

Pursuant to Exemption 8.b of the the Prince George's County Gateway Arts District Development District Overlay Zone, staff finds the proposed expansion is compatible with the adjacent uses and meets the goals of the sector plan.

BACKGROUND

Type: Detailed Site Plan in a Development District Overlay Zone

Location: 5805 Queens Chapel Road, Hyattsville, MD 20782

Size: 8.91 acres

Existing Uses: Nursing home

Proposal: 44-bed nursing home and convent

GENERAL PLAN, MASTER PLAN, AND SMA

- General Plan:** This application is in an Established Community. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas.
- Master Plan:** The 2004 *Approved Sector Plan for the Prince George's County Gateway Arts District* indicates the subject property is in the Traditional Residential Neighborhood (TRN) character area.
- Planning Area:** 68
- Community:** Hyattsville-Riverdale-Mount Rainier-Brentwood
- Aviation/MIOZ:** This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.
- SMA/Zoning:** The 2004 *Approved Sectional Map Amendment for the Prince George's County Gateway Arts District* retained the subject property in the R-55 (One-Family Detached Residential) Zone and superimposed a Development District Overlay, placing the property in the Traditional Residential Neighborhood (TRN) character Area.

DEVELOPMENT DISTRICT MANDATORY STANDARDS

R-55 zoned properties in the TRN character area within the incorporated City of Hyattsville are exempt from the development standards and “will abide by the requirements of the R-55 Zone.” (See Footnote 2, page 144 of the 2004 *Approved Sectional Map Amendment for the Prince George's County Gateway Arts District*.)

However, Exemption 8.b., page 141 provides that “...a property owner may not expand a certified nonconforming use, or a use or structure that was lawful on the date of the SMA approval but does not conform to the standards, unless a detailed site plan is approved with findings that the *expansion is compatible with adjacent uses and meets the goals of the sector plan* [emphasis added].

Compatibility with adjacent uses: The nursing home and convent have existed as uses in this location before the surrounding area was developed with single-family dwellings; the 1938 aerial shows the property surrounded by farmland, and there are few or no improvements of any kind west of 39th Street. Today, the adjacent uses comprise single-family dwellings to the east, south and west, and Independence Court, an assisted living facility, to the north. The proposed new building is low-rise and residential in form and character. The property's continued uses as a nursing home and convent are contemplative and residential in character and are low-intensity, requiring neither frequent traffic, increased parking, nor generating audio-visual impacts greater than those of the surrounding uses. Further, because the existing facility will be demolished upon completion of the new facility, the proposal can be seen as a continuation, rather than expansion, of the nonconforming use.

Goals of the Sector Plan: Three sector plan goals are applicable:

“Traditional Residential Neighborhood [TRN] Character Areas: *Goal:* To preserve the single-family residential neighborhood character as anchor of the Arts District, while supporting artists who produce and teach from their homes,” (page 26).

Sacred Heart existed in this location before the single-family neighborhoods that surround it, and is an intrinsic part of what comprises their character. The complex buffers the neighborhoods from Queen’s Chapel Road and provides within its campus areas of mature woodland. Therefore, staff finds the proposal meets this portion of the goal. Although the proposal has no component that specifically supports artists who produce and teach from their homes, neither does it detract from it and could offer opportunities for valuable intergenerational connections. The new building would offer state-of-the-art nursing facilities for those artists in need of them and/or opportunities for them to age-in-place in the Hyattsville community.

“Urban Design: *Goal:* Quality and context-sensitive infill development and redevelopment,” (page 71).

The proposal can be found to meet the goal for urban design because the new building is both high-quality (it employs features including stone veneer, cementitious siding, a decorative chimney, divided-light windows, a porte-cochere, a tower) and context-sensitive (the tower is the highest feature and is only 38 feet tall, the gabled roofs are reminiscent of single-family dwellings, and the building is only two stories).

“Environmental Infrastructure: *Goal:* To protect, improve, and enhance the natural and built environment to provide a high quality of life for residents, workers and visitors,” (page 29).

Continuing use of the site as a convent and nursing home means that it will not be densely developed but will retain its welcome woodland setting. The built environment will be enhanced by the new, high-quality facility, and will provide a higher quality of life for its residents and caregivers, therefore meeting the goal for Environmental Infrastructure.

- c: Long-range Agenda Notebook
Frederick Stachura, J.D., Planning Supervisor, Neighborhood Revitalization Section,
Community Planning Division



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
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March 6, 2018

MEMORANDUM

TO: Andrew Bishop, Urban Design Section, Development Review Division

VIA:  Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division

FROM:  Iftin Thompson, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-17053 Sacred Heart

The Transportation Planning Division has reviewed the detailed site plan application referenced above. The subject property consists of approximately 8.91 acres of land in the R-55 Zone. The property is located at 5805 Queens Chapel Road, Hyattsville, MD 20782. The applicant is proposing to construct a new assisted living facility. The site currently has an existing living facility that will remain along with the development of the proposed facility.

Background

The proposed use is proposed use of 60,242 (44 beds) square feet of nursing home and 9,188 square feet of convent. By virtue of the site being within the R-55 Zone, the site is subject to a detailed site plan requirement as well as the development district standards established within the *Gateway Arts District Sector Plan and Sectional Map Amendment*. Additionally, section 27-281 of the Zoning Ordinance identifies several requirements for the use that must be met. None of these requirements are traffic- or transportation-related.

Review Comments

The existing site has an assisted living facility and convent. The table below was developed as a means of comparing the proposed use with other existing uses against the trip cap for the site.

Comparison of Estimated Trip Generation, DSP-17053, 8.91 acres							
Zoning or Use	Units or Square Feet	AM Peak Hr. Trips		Total AM Trips	PM Peak Hr. Trips		Total PM Trips
		In	Out		In	Out	
Existing							
Assisted living facility	100 beds	9	5	14	10	12	22
Convent	4,855 sq. ft.	1	1	2	1	2	3
Church	4 KSF	1	1	2	1	1	2
Proposed Use							
Assisted living facility	44 beds	4	2	6	4	5	9
Convent	9,188 sq. ft.	1	1	2	1	2	3
Total				26			39
Trip Cap, 4-17004				26			39

There is an underlying Preliminary Plan of Subdivision 4-17004. There are transportation-related conditions with that approval that will be enforced at the time of final plat. The preliminary plan also indicates the number of trips analyzed. This is reported in the above table, and the proposal is within the presumed trip cap.


Vehicular access to the site will remain along Queens Chapel Road. Access is acceptable. Queens Chapel Road is a master plan arterial facility with a proposed right-of-way 120 feet and four to six lanes. There are no structures within the ultimate right-of-way.


Conclusion

From the standpoint of transportation, it is determined that this plan is generally acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.

March 23, 2018

MEMORANDUM

TO: Andrew Bishop, Urban Design Section 

VIA: Sherri Conner, Subdivision and Zoning Section 

FROM: Amber Turnquest, Subdivision and Zoning Section

SUBJECT: DSP-17053, Sacred Heart

The subject property is known as Lot 1, Block A of Manor Wood Court and is located on Tax Map 41 in Grid F4 and Tax Map 42 in grids A3 and A4. The site consists of 8.91 acres, and is recorded in the Prince George's County Land Records in Plat Book NLP 146-56 approved on May 11, 1989.

The property is zoned One-Family Detached Residential (R-55) within a Development District Overlay (D-D-O) and is subject to the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*. The applicant proposes to create one parcel to be developed with a 44-bed nursing home and a 9,188-square foot convent. Subsequently, the existing 100-bed nursing home, convent, and other structures will be razed.

The site is subject to Preliminary Plan of Subdivision (PPS) 4-17004 which was approved by the Planning Director on March 12, 2018. The PPS was approved subject to eight conditions. Of the eight conditions of approval, the following are applicable to the review of this application:

1. **Total development shall be limited to uses that would generate no more than 26 AM and 39 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Conformance with the Condition 1 should be evaluated by the Transportation Planning Section.

4. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

No revision to the uses are proposed with this DSP application. Conformance with this condition has been demonstrated.

5. **Development of this site shall be in conformance with the approved Stormwater Management (SWM) Concept Plan 54898-2017 or subsequent revisions.**

Conformance with Condition 5 should be evaluated by the Environmental Planning Section.

6. **Prior to approval of the detailed site plan (DSP), a Global Stability Analysis to determine the limits of unsafe land within the subject site, and any subsequent information as required by DPIE, shall be submitted. As determined by DPIE, the location of the 1.5 safety factor line and a 25-foot building restriction line, if appropriate, shall be determined and the DSP shall be revised to reflect the delineation or the DSP shall be revised as necessary to address the slope stability safety factor to satisfy the requirements of Section 24-131 of the Subdivision Regulations and Section 4-131 of the Water Quality Resources and Grading Code, in accordance with the guidelines established by DPIE.**
7. **Prior to approval of the detailed site plan, manhole 108 (MH-108) shall be shown to be relocated to a gentler slope below the toe of the Christiana steep slope. The relocation is subject to approval by DPIE.**
8. **Prior to approval of the final plat, pursuant to Section 24-131 of the Subdivision Regulations, the issue of unsafe lands on the subject property shall be addressed as determined at the time of the detailed site plan and the final plat shall reflect the following:**
 - a. **If an unmitigated 1.5 safety factor line is present, the 1.5 safety factor line shall be shown on the final plat prior to approval unless mitigation is approved with the DSP.**
 - b. **A 25-foot building restriction line shall be delineated on the final plat if determined appropriate at the time of detailed site plan approval.**

Conformance with the Conditions 6, 7, and 8 should be evaluated by the Environmental Planning Section.

This referral is provided for the purpose of determining conformance with the underlying Subdivision approvals on the subject property and Subtitle 24.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

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March 9, 2018

MEMORANDUM

TO: Andrew Bishop, Development Review Division
FROM: *MLDG* Marc Lewis-DeGrace, AICP, Transportation Planning Section, Countywide Planning Division
VIA: *FS* Fred Shaffer, Transportation Planning Section, Countywide Planning Division
SUBJECT: Detailed Site Plan Review for Master Plan Trail Compliance

The following detailed site plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan to provide the appropriate recommendations.

Detailed Site Plan Number: DSP-17053

Name: Sacred Heart

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<input type="checkbox"/>	Public Use Trail Easement	<input type="checkbox"/>
PG Co. R.O.W.*	<input type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.*	<input checked="" type="checkbox"/>	M-NCPPC - Parks	<input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking	<input type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	Trail Access	<input type="checkbox"/>

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the submitted detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2004 *Approved Gateway Arts District Sector Plan and Sectional Map Amendment* (area master plan) to implement planned trails, bikeways, and pedestrian improvements. This application is a concurrent application with preliminary plan 4-17004.

The subject property consists of 8.91 acres on the east side of Queens Chapel Road between Longfellow Street and Nicholson Street. The subject application proposes the construction of a new smaller nursing home to replace the existing nursing home and the construction of a larger convent to replace the existing nursing home. In both cases, the existing structures will be demolished. The property is not located within a designated Center or Corridor; therefore, it is not subject to Section 24-124.01 and the Transportation Review Guidelines - Part 2.

Review Comments (Master Plan Compliance and Prior Approvals)

The Transportation section of the 2004 *Approved Gateway Arts District Sector Plan* has the following recommendations for Queen Chapel Road:

(2) Queens Chapel Road

- (a) Provide comprehensive bicycle and pedestrian facilities along Queens Chapel Road for the entire length of the Arts District.
- (b) Wide sidewalks (a minimum of eight feet) and in-road bike lanes are recommended along both sides of the road for the entire Arts District, where feasible.
- (c) Additional safety improvements are also recommended including: well-marked crosswalks, pedestrian-friendly street lighting, pedestrian crosswalk signals, and traffic-calming measures.

In addition, the MPOT recommends continuous wide sidewalks and designated bike lanes along Queen Chapel Road (MD 410 to Washington, D.C.). Text from the MPOT about this facility is copied below:

Queens Chapel Road (MD 500) Wide Sidewalks and Designated Bike Lanes: Wide sidewalks and designated bike lanes will improve pedestrian access to both the West Hyattsville and Prince George's Plaza Metro Stations. Segments of the road have been restriped to accommodate bicycle traffic, but continuous facilities for both pedestrians and bicyclists are still needed. Pedestrian safety features and amenities may also be appropriate at some locations.

The *Approved Countywide Master Plan of Transportation* (MPOT) also reaffirms the need for sidewalks within new developments and as frontage improvements are made by including several policies related to pedestrian access and the provision of sidewalks. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians and provision of complete streets:

Policy 1:

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

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.

The Maryland State Highway Administration (SHA) currently has funding in the State Transportation Improvement Program (STIP) to complete the needed improvements along this road. STIP Project #PG5461 includes funding to construct a landscaped median with sidewalk, traffic calming and crosswalk improvements. This project will also include striping for designated bike lanes. The applicant's frontage improvements along MD 500 should be coordinated with this

funded STIP project. It is possible that the applicant will be required to construct their portion of the project or provide funding to SHA for completion of the improvements at the time the STIP project is constructed.

Conclusion

There are no master plan trail recommendations. Frontage improvements along MD 500 should be coordinated with the existing SHA construction project (STIP Reference #PG5461).

February 27, 2018

MEMORANDUM

TO: Andrew Bishop, Urban Design

FROM: Michelle Hughes, Permit Review Section, Development Review Division

SUBJECT: DSP-17053, Sacred Heart

1. The General Notes should include that this property is within the Development District Overlay Zone.
2. Minimum Lot Width at Street Line required should be 454 ft.
3. The centerline of all rights-of-way should be demonstrated on the site plan.
4. All fencing must be clearly identified and labeled on the site plan. Fencing over 6-feet in height is required to meet main building setbacks.
5. The parking schedule should include the parking calculations for the convent.
6. The schedule shall include the size of the required parking spaces, the number of compact and handicap parking spaces required and provided.
7. The standard parking spaces should be demonstrated at 9.5 x 19.
8. The compact parking spaces should be demonstrated at 8 x 16.5.
9. Standard handicap parking should be demonstrated at 13 x 19 and 16 x 19 for van accessible.
10. Every parking lot shall be connected to a street by means of a driveway with a two-way driveway aisle of 22 feet. This must be clearly demonstrated on the site plan.
11. Every loading space shall be connected to a street by means of a driveway. The driveway shall be at least twenty-two (22) feet wide.
12. If the parking is to be used at night adequate lighting must be provided.
13. The location of the mechanical equipment, trash and recycling facilities must be clearly

demonstrated/label on the site/landscape plan.

14. Section 4.2 of the landscape schedule indicates 3 PR shade trees are provided but does not appear to be demonstrated on the landscape plan.
15. 4.7 landscape schedule for Lots 1 – 4, 21 indicates 17 shade trees; landscape plan shows 16 shade trees. Please clarify.
16. The review of this referral does not include the review of any signage.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 www.mncppc.org/pgco

Countywide Planning Division
 Environmental Planning Section

301-952-3650

April 19, 2018

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section *MKR for KS*

FROM: Marc Juba, Senior Planner, Environmental Planning Section

SUBJECT: **Sacred Heart; DSP-17053**

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan (DSP) received by the Environmental Planning Section on February 26, 2018. The Environmental Planning Section recommends approval of DSP-17053 with no conditions.

Background

The Environmental Planning Section previously reviewed the following application and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-17004 (minor)	S-040-2017	Director	Approved	3/12/2018	n/a

An approved Natural Resource Inventory Equivalency Letter, NRI-052-2017, was issued on March 2, 2017. A Standard Letter of Exemption, S-040-2017, was issued on March 2, 2017.

Grandfathering

The project is subject to the current regulations of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance) that came into effect on September 1, 2010 because the application is for a new Detailed Site Plan and the site has no associated preliminary plans approved prior to September 2010.

Site Description

The 8.9 acres site in the R-55 and D-D-O zones is located on the southern side of Queens Chapel Road (Maryland Route 500) approximately 140 feet to the east of the intersection with Longfellow Street. The site has been previously developed with an existing parking lot and several existing buildings occupying the property. No areas of woodlands exist on-site. The site is located within the Northwest Branch watershed that drains into the Potomac River Basin. The predominant soils found to occur according to the USDA NRCS Web Soil Survey are Christiana-Downer complex (15-25% slopes), Christiana-Downer-Urban land complex (5-15% slopes), and Russett-Christian-Urban land complex (0-5% slopes). According to available information, soils containing Marlboro clay are not known to occur on-site; however, soils containing Christiana complexes are identified on the property. According to the Sensitive Species Project Review Area (SSPRA) map prepared by the Maryland Department of Natural Resources Natural Heritage Program (MD NHP), there are no rare, threatened, or endangered (RTE) species found to occur on or in the vicinity of this property. There are no streams, Waters of the US, wetlands, or areas of 100-year floodplain associated with the site. The site is not identified as containing Forest Interior Dwelling Species (FIDS) or FIDS buffer. The site has frontage with Queens Chapel Road. This site does not share frontage with any historic or scenic roadways. The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (May 2014). The site is also located within the *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (November 2004). According to the *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan (May 2017)*, the site contains no Regulated, Evaluation and Network Gap Areas within the designated network of the plan.

Environmental Review

The application has an approved Natural Resource Inventory (NRI) Equivalency Letter, NRI-052-2017, which expires on March 2, 2022. According to available information, the site does not contain regulated environmental features such as wetlands, streams, or associated buffers. This site contains no 100-year floodplain. However, the site does contain areas of steep slopes.

No revisions are required for conformance with the NRI.

Woodland Conservation

The site is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), because the property has less than 10,000 square feet of woodlands on-site and no previously approved Tree Conservation Plan. The site contains a significant number of trees but has no understory as the grass is cut consistently. This site has an approved Standard Woodland Conservation Exemption (S-040-2017) that expires on March 2, 2019.

No revisions are required for conformance to the WCO.

Soils

The predominant soils found to occur according to the USDA NRCS Web Soil Survey are Christiana-Downer complex (15-25% slopes), Christiana-Downer-Urban land complex (5-15% slopes), Russett-Christian-Urban land complex (0-5% slopes). According to available information, soils containing

Marlboro clay are not known to occur on-site; however, soils containing Christiana complexes are identified on the property.

A geotechnical engineering study prepared by Hillis-Carnes Engineering Associates dated November 3, 2017 was included with this application and sent to the Department of Permits and Inspections (DPIE) and Enforcement for review. That report determined the site contained a layer of clay approximately 6-13 feet on the eastern portion of the site where a portion of the proposed building is proposed. Due to the proposed grading in this area, DPIE required the applicant to submit a Global Stability Analysis to address how the slope would be stabilized to prevent slope failure.

The Global Stability Analysis was submitted on April 6, 2018 and reviewed by DPIE who stated in an email to planning staff that based on the revised Geotechnical report and the Global Stability Analysis, the minimum factor of safety would be 2.1 reflecting no presence of unsafe land. The proposed slope will require underdrains for all proposed stormwater management devices.

This information is provided for the applicant's benefit. The county may require a soils report in conformance with CB-94-2004 during the building permit process review.

The project will be subject to further review at the time of permit and DPIE reserves the right to impose restrictions, if necessary, prior to permit.

Stormwater Management

The site has an approved Storm Water Management Concept letter (54898-2017-00) and plan that is in conformance with the current code.

No additional information is required with regard to stormwater management with this application.

MNJ:ks

Bishop, Andrew

From: Bishop, Andrew
Sent: Wednesday, April 04, 2018 9:43 AM
To: Shoulars, Katina
Cc: Kosack, Jill; 'ltaub@omng.com'; 'David Bickel'
Subject: Sacred Heart DSP-17053
Attachments: RE: Sacred Heart

Katina,
Good morning.

Per a conversation with David Bickel this morning it appears that DPIE's issues have been substantially satisfied. Below is an email from MJ to David and Kyle indicating that they have no objection to any of the design solutions that were proposed by Hillis-Carnes.

I have attached the email conversation between Hillis Carnes and MJ regarding potential solutions to the on-site soil issues.

The applicant has indicated that they are moving ahead with the May 10th hearing date, and we will need to recommend if the site can be posted this week.

In an email dated 3/28/18 you indicated that the environmental section could not move forward with a recommendation of approval until DPIE has indicated that they have received the appropriate information.

I do not want to recommend posting of the site until you can move toward a positive recommendation for the application.

Does the email from MJ below provide you with enough justification to recommend that we post the site?

N. Andrew Bishop

Senior Planner, Urban Design Section
Development Review Division
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
www.mncppc.org

Telephone: 301-952-4897

Fax: 301-952-3749

Andrew.bishop@ppd.mncppc.org



From: David Bickel <DBickel@solteszco.com>
Sent: Wednesday, April 04, 2018 8:53 AM
To: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>
Subject: FW: Sacred Heart

David Bickel, RLA
Director of Planning

SOLTESZ, LLC

Engineering // Environmental Sciences // Surveying // Planning
4300 Forbes Blvd., Suite 230
Lanham, MD 20706
P 301.794.7555
www.solteszco.com

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From: Nick Barbato [<mailto:nbarbato@hcea.com>]
Sent: Wednesday, April 4, 2018 8:48 AM
To: Kyle Walker <kwalker@solteszco.com>; David Bickel <DBickel@solteszco.com>
Cc: Mike E. Wagner, PE <MEWagner@solteszco.com>; Mike Johnson <mjohnson@hcea.com>
Subject: FW: Sacred Heart

David/Kyle,

It looks like DPIE may accept the path forward that we suggested. So, I am trying to put the analyses together as quickly as I can because there is still a chance that MJ will not be satisfied and we would still have to drill the boring.

The second part of DPIE's response below discusses SWM concerns with Christiana soils. Please take a look and let us know if there is any concern for the project team related to underdrains or liners, as discussed by MJ below.

Thank you,

Nick Barbato, P.E. | Project Engineer
HILLIS-CARNES ENGINEERING ASSOCIATES

Cell (443) 883-0935
Phone +1 (410) 880-4788 X1149
Fax +1 (410) 880-4098

From: Labban, Mohamad J [<mailto:MJLabban@co.pg.md.us>]
Sent: Tuesday, April 03, 2018 9:13 PM
To: Nick Barbato
Subject: Re: Sacred Heart

DPIE has no objection to any one of your suggestions, Nick, particularly use of the worst case scenario for the Clay thickness and properties needed for the required Global Stability analysis.

However, your Client should be aware that, without accurate 3D identification of Christiana Clay, DPIE will require underdrains for all proposed SWM devices and liners for those that are 10 ft or less above any untested Clay (lean or fat).

Additionally, the underdrains will not be permitted to discharge towards the eastern property line or the southern Slope, where the Manhole referenced in our last point is currently shown. They must discharge into either a storm drain system or an existing non-ephemeral creek that does not become dry.

Thank you
M J Labban

On Apr 3, 2018, at 1:54 PM, Nick Barbato <nbarbato@hcea.com> wrote:

flow through Christiana Clay, and increase the chances of slope movement. Hillis Carnes must elaborate on this issue and sugg

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Bishop, Andrew

From: Nick Barbato <nbarbato@hcea.com>
Sent: Friday, March 30, 2018 9:58 AM
To: Labban, Mohamad J; Shoulars, Katina; Kyle Walker
Cc: Mike Johnson; Bishop, Andrew; David Bickel
Subject: RE: Sacred Heart

Mr. Labban,

Since we have not been able to align our schedules for a phone conversation, I attempted to summarize a plan forward in order to address the County's concerns below. Please let me know if you have additional thoughts or give me a call to discuss over the phone.

Thank you for your time and consideration,

Nick Barbato, P.E. | Project Engineer
HILLIS-CARNES ENGINEERING ASSOCIATES

Cell (443) 883-0935
Phone +1 (410) 880-4788 X1149
Fax +1 (410) 880-4098

From: Labban, Mohamad J [<mailto:MJLabban@co.pg.md.us>]
Sent: Wednesday, March 28, 2018 10:20 AM
To: Shoulars, Katina; Kyle Walker
Cc: Nick Barbato; Mike Johnson; Bishop, Andrew; Mike E. Wagner, PE; David Bickel
Subject: FW: Sacred Heart
Importance: High

Park & Planning personnel, Mr. Barbato, and Mr. Walker,

We looked at Hillis Carnes addendum of March 23, 2018 (2nd. attachment) and their Slope 4 analysis (3rd. attachment). We have no objection to the location of Hillis Carnes' location of Slope 4 however, we do find that several adjustments to Slope 4 and Slope 1 analyses are needed, including:

1. Hillis Carnes eastern borings of B-5, B-7 and B-8 indicated **6 to 13 ft** thick Clay layer that most likely include Christiana (it was not all tested to be "lean"). The use of the best soil type only, **SM**, is not realistic. It certainly results in higher factors of safety than the actual ones. A second soil test boring along Slope 4 but closer to the eastern property line than Boring B-8 is required, per Techno-gram 006-2016. The min. is 2 borings per profile. [NB] I propose using "realistic" soil parameters for the clay profile based on the boring data that we have and using the greatest amount of clay possible, given the soil borings B-5, B-7 and B-8. In other words, taking the highest and lowest elevations of clay from each boring and using those elevations to model the potential clay in the slope.
2. The proposed 7 to 14 ft of proposed **additional fill** on top of Christiana Clay is a load that should be considered in the Global Stability Analysis to determine the limits of

unsafe land within this property. [NB] The slope analyses performed previously will be revised to show the potential clay soil layers, based on the boring logs.

3. **“Medium plasticity”** clay with LL/PI of 41/19 or 40/21 has been confirmed on this site although the Atterberg tests are very limited in the full soils report (1st attachment). Per borings of B-5, B-7 and B-8, Clay near the eastern property line is present between Elv. 91 and 116, most of which is above the SWM pond’s bottom (Elv. 95). It is expected to be encountered in the required second boring along Slope 4 (B-8E). Atterberg limits are required on ALL clay samples that will be retrieved from boring B-8E. [NB] We will use the least estimated soil parameters from all current exploration data in the revised analyses.

4. Hillis Carnes’ borings and their earlier response confirm presence of Clay, which is NOT used in any stability analysis so far. To make things worse, the Clay of Borings B-5 and B-7 is described as “Clay with Organics & Odor”. The imminent biodegradation of organics can facilitate water flow through Christiana Clay, and increase the chances of slope movement. Hillis Carnes must elaborate on this issue and suggest a viable solution. [NB] The organics and odor mentioned in B-5 and B-7 are for the 5.0 ft samples and was noted due to presence of plant roots. The report language will be reviewed and revised to explicitly mention the removal of any organic materials, if encountered in the subgrade. Also, we will review the planned finished grades and elevations of the 5-ft samples in B-5 and B-7 and make appropriate recommendations.

5. Boring B-6 which is the closest to **MH-112** (former MH-108) also reveals about **10 ft of hard Clay**, which likely includes Christiana Clay. This manhole must be relocated to a lower location that is less steep than 5H:1V. [NB] From our current understanding, this manhole is to be relocated by the project team.

M.J. Labban

**Chief of Geotechnical Review
Site/Road Review Division**



PRINCE GEORGE'S COUNTY

9400 Peppercorn Pl, # 230 | Largo, MD 20774 | (301) 636-2060

From: Nick Barbato [<mailto:nbarbato@hcea.com>]

Sent: Tuesday, March 27, 2018 12:57 PM

To: Labban, Mohamad J

Cc: Mike Johnson
Subject: FW: Sacred Heart

Mr. Labban:

I tried to give you a call regarding your comments pertaining to the attached report. In order to facilitate our conversion, I have attached two global stability runs for the dry pond to the east of the site (Slope 4 on the attached BLP). One of the runs includes the proposed building and the other one does not. Based on the existing geometries and proximity of the proposed building, the planned site improvements do not appear to negatively impact the FS for the slope in question. I am sending these as a starting point for our discussion and would like your input on a path forward to resolve the County's concerns. Please give me a call when you are able.

Thank you,

Nick Barbato, P.E. | Project Engineer
HILLIS-CARNES ENGINEERING ASSOCIATES

Cell (443) 883-0935
Phone +1 (410) 880-4788 X1149
Fax +1 (410) 880-4098

From: Mike Johnson
Sent: Tuesday, March 27, 2018 10:24 AM
To: Nick Barbato
Subject: FW: Sacred Heart

Michael P. Johnson, P.E. | Assistant Vice President, Principal Engineer
HILLIS-CARNES ENGINEERING ASSOCIATES

Cell (443) 463-3170
Phone +1 (410) 880-4788 X1121
Fax +1 (410) 880-4098

From: Labban, Mohamad J [<mailto:MJLabban@co.pg.md.us>]
Sent: Monday, March 26, 2018 5:04 PM
To: Mike Johnson
Cc: Bill Carnes; Chris Hillis
Subject: Sacred Heart

Gentlemen,

Please note that the attached Hillis Carnes second soils report of March 2018 has also been rejected by our County for not addressing our concerns. This report also deals with "proposed" slopes located within the property lines only. It does NOT address our major concern immediately outside of the eastern property lines, which is unacceptable when dealing with Marlboro/Christiana Clay regardless to your scope of work. Geotechnical companies have the responsibility to educate their customers about the possible impact of such soils, and recommend (in the soils report) additional investigations when needed.

On this particular project, our concerns have been :

1- Major concern: The Global Stability of the west slope of an existing dry SWM pond located on an adjacent property outside the eastern property line of Sacred Heart; and

2- The Manhole, which is now labeled MH-112 (formerly MH-108) on the boring location plan of the latest Hillis Carnes Report of March 23, 2018 (Pg. 3 of the report).

This is most likely the last friendly reminder you may receive from our County about this subject so please take our advices to heart as. With better cooperation, Hillis Carnes is able to easily get it right in the first revision of any report.

M.J. Labban

**Chief of Geotechnical Review
Site/Road Review Division**



PRINCE GEORGE'S COUNTY

9400 Peppercorn Pl, # 230 | Largo, MD 20774 | (301) 636-2060

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Bishop, Andrew

From: Kwesi Woodroffe <kwoodroffe@sha.state.md.us>
Sent: Tuesday, February 27, 2018 11:38 AM
To: Bishop, Andrew
Subject: RE: Correction: EPlan referral for DSP-17053, SACRED HEART via DROPBOX

Good morning Andrew.

I look at the subject referral request and it doesn't appear that work is being done in SHA r/w. If that is the case, an Access Permit will not be required.

Thanks, Kwesi
(301) 513-7347

From: ePlan [mailto:ePlan@ppd.mncppc.org]
Sent: Tuesday, February 27, 2018 9:55 AM
To: Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Shaffer, Fred <Fred.Shaffer@ppd.mncppc.org>; Gallagher Deborah L <Deborah.Gallagher@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Kmoladeinde@co.pg.md.us; 'DARichards@co.pg.md.us' <DARichards@co.pg.md.us>; tgaskins@co.pg.md.us; 'BEDevaney@co.pg.md.us' <BEDevaney@co.pg.md.us>; 'mreichwein@co.pg.md.us' <mreichwein@co.pg.md.us>; Kwesi Woodroffe <kwoodroffe@sha.state.md.us>; #DSGINTAKE@WSSCWATER.com; kenneth.l.barnhart@verizon.com; mark.g.larsen@verizo.com; jkoroma@pepco.com; wkynard@pepcoholdings.com; Chollingsworth@hyattsville.org; townhall@upmd.org; mayor@upmd.org; varcher@gmail.com; townhall@edmonstonmd.gov; Martha.Nichols@Brentwoodmd.gov; info@northbrentwood.com; mayormiles@gmail.com; Berger, Howard <Howard.Berger@ppd.mncppc.org>
Cc: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>
Subject: Correction: EPlan referral for DSP-17053, SACRED HEART via DROPBOX

All,

This is an EPlan referral for Sacred Heart, DSP-17053. This case was officially accepted as of today, February 26th 2018. SDRC is scheduled for March 9th 2018. Please submit ALL comments to Andrew Bishop(email attached).

Click on the hyperlink to view case:

<https://www.dropbox.com/sh/cm7niwwgrjdq0kr/AAAYafYvFwsud5gNAjsSwig7a?dl=0>

Thank you.

Candace B. Hollingsworth
Mayor



Tracey E. Nicholson
City Administrator

March 22, 2018

Honorable Elizabeth Hewlett
Chairman
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Sacred Heart Home (DSP-17053)

Dear Chairman Hewlett,

I am writing on behalf of the City of Hyattsville to advise you that on Monday, March 19, 2018, the Hyattsville City Council reviewed and voted in support of DSP-17053, an application for the redevelopment of Sacred Heart Home, located adjacent to Queens Chapel Road in Hyattsville.

For the past several months, the applicant has been working with the City of Hyattsville on its efforts to replace the existing Sacred Heart Home nursing facility. It is our opinion that the plans proposed in DSP-17053 allow for the creation of a modern facility designed to meet the programmatic needs of its aging residents. Given the thoroughness of this application, as well as its limited impact on neighboring properties, the City Council voted unanimously in support DSP-17053, without any conditions.

We are appreciative for the opportunity to share our view with the Planning Board, and we look forward to your decision.

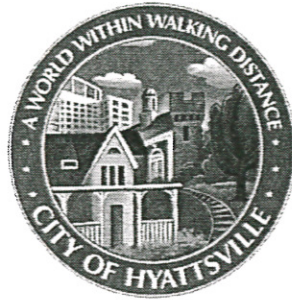
Sincerely,

Candace B. Hollingsworth
Mayor

cc: City Council
Larry Taub - O'Malley, Miles, Nylen and Gilmore
Andrew Bishop – Maryland-National Capital Park and Planning Commission

Additional Back-up – May 10, 2018

Candace B. Hollingsworth
Mayor



Tracey E. Nicholson
City Administrator

May 8, 2018

Honorable Elizabeth Hewlett
Chairman
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Sacred Heart Home (DSP-17053)

Dear Chairman Hewlett,

This correspondence is an update to the City of Hyattsville's previous correspondence dated March 22, 2018. I respectfully request that the Planning Board accept this correspondence and the attached petition as Exhibits to the case file. On Monday, March 19, 2018, the Hyattsville City Council reviewed and voted in support of DSP-17053, an application for the redevelopment of Sacred Heart Home, located adjacent to Queens Chapel Road in Hyattsville.

Since the submission of the City's written support for the project, the City Council has been made aware, through the attached petition, of concerns of neighboring property owners. It is our opinion that the plans proposed in DSP-17053 allow for the creation of a modern facility designed to meet the programmatic needs of its aging residents. However, the community is concerned about potential negative impacts to the surrounding neighborhood, which include proximity of the proposed structure to the existing adjacent residential properties, the footprint of the proposed building, the removal of mature trees and forested areas, negative environmental impacts, and noise and runoff related to the rear service driveway. We respectfully request the Planning Board to consider these concerns when considering DSP-17053.

We are appreciative for the opportunity to share our view with the Planning Board, and we look forward to your decision.

Sincerely,

Candace B. Hollingsworth
Mayor

cc: City Council
Larry Taub - O'Malley, Miles, Nylan and Gilmore
Andrew Bishop – Maryland-National Capital Park and Planning Commission

May 10, 2018

Planning Board Meeting

Exhibits Transmitted to Development Review


AGENDA ITEMS #5


DETAILED SITE PLAN – DSP-17053 SACRED HEART

The following exhibits were accepted and entered into the record:

- **Applicant's Exhibit No. 1** **Department of Health and Mental Hygiene
- Current License** **1-page**
- **Applicant's Exhibit No. 2** **Certificate of Need** **3-pages**
- **Applicant's Exhibit No. 3** **Woodland Conservation Letter of Exemption
Application Form** **1-page**
- **Applicant's Exhibit No. 4** **Application Form for NRI Equivalency Letter Only** **1-page**
- **Applicant's Exhibit No. 5** **Stormwater Management Concept Approval** **2-pages**
- **Applicant's Exhibit No. 6** **Proposed Revisions to Conditions** **1-page**

MARIE PROCTOR 5/10/2018





Sign and Date



**MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
OFFICE OF HEALTH CARE QUALITY
SPRING GROVE CENTER
BLAND BRYANT BUILDING
55 WADE AVENUE
CATONSVILLE, MARYLAND 21228**

License No. 16018

Issued to: Sacred Heart Home Inc
5805 Queens Chapel Road
Hyattsville, MD 20782

Type of Facility and Number of Beds:
Comprehensive Care Facility - 102 Beds

Date Issued: August 8, 2017

This license has been granted to: Sacred Heart Home, Inc

Authority to operate in this State is granted to the above entity pursuant to The Health-General Article, Title 19 Section 318, Annotated Code of Maryland, 1982 Edition, and subsequent supplements and is subject to any and all statutory provisions, including all applicable rules and regulations promulgated there under. This document is not transferable.

Expiration Date: August 8, 2019

Patricia Tomsko May, MD

Director

Falsification of a license shall subject the perpetrator to criminal prosecution and the imposition of civil fines.

5-10-18
REC'D BY PGCPB ON A.E.2
ITEM # 5 CASE # DSP-17053
EXHIBIT # Applicants Exhibit # 2

MARYLAND HEALTH CARE COMMISSION

Certificate of Need

TO: Sister Vacha (Waclawa) Kludziak, SSMI
Administrator
Sacred Heart Home, Inc.
5805 Queens Chapel Road
Hyattsville, MD 20782

April 19, 2018
Date

RE: Replacement of Existing Facility

17-16-2411
Docket No.

PROJECT DESCRIPTION

This Certificate of Need authorizes Sacred Heart Home, Inc. to build a 60,242 SF replacement facility on its existing campus which will reduce the number of licensed comprehensive care facility ("CCF") beds from 102 to 44.

The estimated total project costs are [REDACTED] including [REDACTED] for new construction, [REDACTED] in other capital costs, an inflation allowance of [REDACTED] and financing and other cash requirements of [REDACTED]. The applicant expects to fund this project with [REDACTED].

ORDER

The Maryland Health Care Commission reviewed the Staff Report and Recommendation and, based on that analysis and the record in the review, ordered, on April 19, 2018 that a Certificate of Need be issued for the project, subject to the following conditions:

1. At the time of first use review, Sacred Heart Home, Inc. shall provide the Commission with a Memorandum of Understanding with the Maryland Medical Assistance Program agreeing to maintain at least the minimum proportion of Medicaid patient days required by Nursing Home Standard COMAR 10.24.08.05A(2)(b).
2. Sacred Heart Home, Inc. shall meet and maintain the minimum proportion of Medicaid patient days required by its Memorandum of Understanding with the Maryland Medical Assistance Program and by Nursing Home Standard COMAR 10.24.08.05A (2).

PERFORMANCE REQUIREMENTS

In accordance with the conditions of the Certificate of Need set forth above and COMAR 10.24.01.12C(2) and (3), the project is subject to the following performance requirements:

1. Obligation of not less than 51 percent of the approved capital expenditure, as documented by a binding construction contract, no later than April 19, 2020.
2. Initiation of construction no later than four months after the effective date of the binding construction contract; and
3. Documentation that the approved project has been completed, has been licensed, and has met all legal requirements and is providing the approved services no later than 24 months after the effective date of the binding construction contract.

Failure to meet these performance requirements will render this Certificate of Need void, subject to the requirements of COMAR 10.24.01.12F through I.

PROPOSED CHANGES TO APPROVED PROJECT

Before making any changes to the facts in the Certificate of Need application and other information provided to the Commission, Sacred Heart Home, Inc. must notify the Commission in writing and receive Commission approval of each proposed change, including the obligation of any funds above those approved by the Commission in this Certificate of Need, in accordance with COMAR 10.24.01.17. Pursuant to COMAR 10.24.01.17B(2), the project cannot incur capital cost increases that exceed the approved capital cost inflated by an amount determined by applying the Building Cost Index published on a quarterly basis by Global Insight in Health-Care Cost Review unless it obtains a modification of this Certificate of Need from the Commission. Instructions for determining the threshold that necessitates Commission review and approval of changes to the capital cost approved in this Certificate of Need are located on the Commission's website at: http://mhcc.maryland.gov/mhcc/pages/hcfs/hcfs_con/documents/con_cap_cost_index_1st_qtr_2015.pdf

DESIGN APPROVAL AND FACILITIES LICENSURE BY MDH

This Certificate of Need does not constitute a license or replace any approvals required by the Office of Health Care Quality ("OHCQ") or other divisions of the Maryland Department of Health (MDH) to construct and operate a new health care facility or to operate new space within an existing facility. Sacred Heart Home, Inc. must provide MDH with all information it requires for plan approval or approval to put new or renovated space within the facility into use, including information pertaining to project design and specifications.

QUARTERLY STATUS REPORTS

Sacred Heart Home, Inc. must file quarterly status reports on the approved project, beginning July 19, 2018, three months from the date of this Certificate of Need, and continuing through the completion of the project.

REQUEST FOR FIRST USE REVIEW

Sacred Heart Home, Inc. must request in writing, not less than 60 days but not more than 120 days before the first use of the replacement hospital, a first use review from the Commission, specifying the anticipated date of first use and documenting that the project has been substantially completed and will be completed, within 120 days or less, in a manner and at a cost consistent with this Certificate of Need. Commission staff will review the request in consultation, as necessary, with OHCQ, and in accordance with COMAR 10.24.01.18, to determine whether the project is in conformance with the Certificate of Need. First use approval does not constitute a license or replace any approvals required by OHCQ or others within MDH to operate new space within an existing health care facility. Therefore, Sacred Heart Home, Inc. should assure that OHCQ is notified of the imminent completion of the project and should arrange for completion of any inspections and or approvals required by OHCQ in a timely manner. First use approval remains in effect for 90 days. If first use of the new building space does not occur within 90 days of approval, Sacred Heart Home, Inc. shall reapply for first use approval.

ACKNOWLEDGEMENT OF RECEIPT OF CERTIFICATE OF NEED.

Acknowledgement of your receipt of this Certificate of Need, stating acceptance of its terms and conditions, is required within thirty (30) days.

MARYLAND HEALTH CARE COMMISSION



Ben Steffen
Executive Director

cc: Howard L. Sollins, Esq, Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Patricia Tomsco Nay, MD, Office of Health Care Quality
Pamela Creekmur, RN, Health Officer, Prince George's County

REC'D BY PGCPB ON 5-10-2018
 ITEM # 5 CASE # 8.1 3 DSP17053
 EXHIBIT # Applicants Exhibit # 3
 Send to: PPD-EnvPlanning@ppd.mncppc.org

M-NCPPC – Countywide Planning Division, Environmental Planning Section
 Prince George's County Planning Department ♦ 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 ♦ 301-952-3650

WOODLAND CONSERVATION LETTER OF EXEMPTION APPLICATION FORM

APPLICANT TO FILL OUT THIS SECTION

Property Owner Name(s), Address and Phone: SACRED HEART HOME INC 5805 QUEENS CHAPEL RD, HYATTSVILLE, MD 20782	Agent/Contact, Company, Address, Phone and E-mail (all required): Brian Gillette bgillette@solteszco.com Soltesz (301) 794-7555 4300 Forbes Blvd. #230 Lanham, MD 20706 Signature: <u>Brian Gillette</u> Date: <u>02/06/2017</u>
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Payment by check, money order, or cashier's check ONLY – made payable to M-NCPPC
 Letter of Exemption from Woodland Conservation Ordinance (\$50)

Name on Check: SOLTESZ Check No. 9246 Revision to Approved Plan # _____

PROJECT NAME: **Sacred Heart**

Street Address (if available) and Geographic Location (related to or near major intersection):
 5805 Queens Chapel Road, Hyattsville, MD 20782 - roughly 0.3 miles north of the intersection of Queens Chapel Rd and Hamilton St.

Companion Case(s) and/or Resolutions (Preliminary Plan, Site Plan, or Special Exception, etc.):
 Previously approved CSP-13010 - Bed & Breakfast Amendment to Gateway Arts District DDOZ

Total Area (acres):	8.91	Tax Account #:	1823525	WSSC Grid:	207NE03
Total Number of Lots or Parcels:	1	Current Zone:	R-55	Environmental Strategy Area (ESA) (Plan 2035):	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Lot Numbers/Blocks/Parcels:	Lot 1A	Overlay Zone:	Gateway Arts District	Municipality(ies):	Hyattsville, University Pk, Riverdale Pk, Edmonston, N. Brentwood, Brentwood, Mt Rainier

Is this site in a Priority Funding Area (PFA)? Yes No

Is there a historic site or resource on the subject property? Yes No Historic Site ID _____

Has a Historic Area Work Permit (HAWP) application been filed with the Historic Preservation Commission? Yes No

Proposed Activity: New building

RESPONSE (TO BE COMPLETED BY EPS STAFF)

APPLICATION TYPE: Numbered Exemption Standard Exemption Case No.(s): S-040-2017
 Acceptance Date: 03/02/2017 Plan Reviewer: MG Receipt Number 5774 Filing Fee: \$50.00

Your request for a **Standard Letter of Exemption** (S-040-2017) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Standard Letter of Exemption is issued because the property has no previous TCP approvals and:

- is less than 40,000 square feet in size; and/or
- contains less than 10,000 square feet of woodland; or
- the project is subject to the Maryland Forest Conservation Act and will be reviewed by Department of Natural Resources

Your request for a **Numbered Letter of Exemption** () from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. The site plan is prepared by _____ and dated _____. This Letter of Exemption is issued because the site is over 40,000 square feet in size and contains over 10,000 square feet of woodland; however the project has no previous TCP approvals and:

- results in the clearing of less than 5,000 square feet of woodland (acreage of proposed clearing is _____); or
- the project is a government or linear project that results in the clearing of less than 20,000 square feet of woodland (acreage of proposed clearing is _____); or
- the proposed activity is for a timber harvest.

This letter is valid for two years from approval or until such time as the cumulative woodland disturbance exceeds the minimum specified above during the validity period. If a development review application (preliminary plan, detailed site plan, etc. is required the Numbered Exemption may be considered invalid in accordance with Section 25-119(b)(5)(A). A copy of this letter must be submitted at time of development activity or permit application.

Preparer Initials: _____	Planner Initials: <u>Martin</u> Digitally signed by <u>Martin Grigsby</u> Date: 2017.03.02 14:56:15 -0500	
Approval Date: <u>03/02/2017</u>	Expiration Date: <u>03/02/2019</u>	

REC'D BY PGCPB ON 5-10-2018
 ITEM # 5 CASE # DSP-17053
 EXHIBIT # App. Exhibit 4 A.E. #4

M-NCPPC – Countywide Planning Division, Environmental Planning Section Send to: PPD-EnvPlanning@ppd.mncppc.org
 Prince George's County Planning Department ♦ 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 ♦ 301-952-3650

APPLICATION FORM FOR NRI EQUIVALENCY LETTER ONLY

APPLICANT TO FILL OUT THIS SECTION

Owner Name and Address: SACRED HEART HOME INC 5805 QUEENS CHAPEL RD, HYATTSVILLE, MD 20782	Agent/Contact, Company, Address, Phone and E-mail (all required): Brian Gillette bgillette@solteszco.com Soltesz (301) 794-7555 4300 Forbes Blvd. #230 Lanham, MD 20706 Signature: Brian Gillette Date: 02/06/2017
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PROPERTY OR PROJECT NAME: Sacred Heart

Street Address: 5805 Queens Chapel Road, Hyattsville, MD 20782 - roughly 0.3 miles north of the intersection of Queens Chapel Rd and Hamilton St.

Previous Applications (NRI, TCP1, or TCP2): NONE

Previous DRD applications: (Preliminary Plan, Site Plan, or Special Exception): Previously approved CSP-13010 - Bed & Breakfast Amendment to Gateway Arts District DD02

Total Area (acres): 8.91	Tax Account #: 1823525	WSSC Grid: 207NE03
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Lot/Block/Parcel: Lot 1A	Current Zone: R-55	Environmental Strategy Area (ESA) (Plan 2035): <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
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Proposed Activity: New building

Will the proposed project require a DRD application? (Preliminary Plan, Site Plan, or Special Exception) Y N

NRI EQUIVALENCY LETTER CHECKLIST: each box must either be checked or listed as "N/A" for not applicable

For Project Type 1 and 2	For Project Type 1 only:	Project Type 2 only
<input checked="" type="checkbox"/> (1) copy of a proposed Site Plan showing existing conditions (signed) <input type="checkbox"/> (2) copies of any other information provided by the applicant and listed here: <input checked="" type="checkbox"/> (3) Coversheet	If Exempt from Woodland Conservation, submit one of the following: <input checked="" type="checkbox"/> Application for Letter of Exemption, or <input type="checkbox"/> Copy of a previously Issued Letter of Exemption (Standard or Numbered)	If subject to Woodland conservation: <input type="checkbox"/> (1) copy of approved TCP2 (if applicable). CBCA #: _____ Other: _____

RESPONSE (TO BE COMPLETED BY EPS STAFF)

Date Received: 02/06/2017 Reviewed for Acceptance by: EF/KS NRI No.: 052-2017
 Reason for return of the package: _____ Date Returned: _____
 Dated Accepted: 03/02/2017 Reviewer Assigned: MG Due Date: 04/03/2017 (30 days from acceptance date)

This **APPROVAL for the above referenced project and location** is based upon information using the submitted proposed site plan and the most current color imagery aerial photography and the PGAtlas.com environmental layers. If the scope of the proposed activity or limits of disturbance change significantly, a full NRI may be required. This letter is valid for five years from the date of issuance, or until such time as a different development activity is proposed, whichever comes first. The submitted request was found to meet the following checked criteria.

<input checked="" type="checkbox"/>	The site qualifies for a Standard or Numbered Letter of Exemption s-040-2017 from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
<input type="checkbox"/>	The site has a previously approved and implemented Type Tree Conservation Plan ().
<input checked="" type="checkbox"/>	The submitted proposed site plan, dated <u>FEBRUARY 2017</u> and prepared by <u>SOLTESZ</u> demonstrates that no regulated environmental features are located on the subject site or no on-site regulated environmental features will be impacted.
<input type="checkbox"/>	The submitted proposed site plan dated _____ and prepared by _____ shows that the proposed work will not result in any significant changes to the limits of disturbance of the previously approved TCP _____ or create any additional impacts to any regulated environmental features.
<input type="checkbox"/>	The site is within the Chesapeake Bay Critical Area Overlay Zone and the submitted site plan demonstrates that the proposed activity will result in less than 500 square feet of disturbance, or no variance is required.
<input type="checkbox"/>	(Other)

A FLOODPLAIN STUDY MAY BE REQUIRED AT THE TIME OF STORMWATER CONCEPT REVIEW.

Preparer Initials: _____	Planner Initials: <u>Martin</u> Digitally signed by Martin Grigsby Date: 2017.03.02 15:18:50 -0500
Approval Date: <u>03/02/2017</u>	Expiration Date: <u>03/02/2022</u>

THE PRINCE GEORGE'S COUNTY GOVERNMENT


**Department of Permitting, Inspections
and Enforcement**
Site/Road Plan Review Division

9400 Peppercorn Place, Suite 420

Largo, Maryland 20774

(301) 883-5710


STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: PEER REVIEW-MANOR WOOD COURT, LOT 1 BLK A

CASE #: 54898-2017-00

APPLICANT'S NAME: Sacred Heart Home, INC

ENGINEER : Soltesz, LLC

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW.

These bonds apply: None.

Required water quality controls: BIORETENTION, 5 MK-BIOFACILITIES.

Required water quantity controls: 10, 100 YEAR ATTENUATION(S).

A maintenance agreement is required.

No special conditions apply.

Required easements: None.

**Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)**

CONDITIONS OF APPROVAL:

1. LANDSCAPE PLANS ARE REQUIRED AT TECHNICAL REVIEW.
2. AT THE TIME OF TECHNICAL REVIEW PROVIDE COPY OF EXISTING STORM DRAIN EASEMENT FOR EXISTING STORM DRAIN SYSTEM. IF THE RIGHT-OF-WAY DOES NOT EXIST THEN A RIGHT-OF-WAY MUST BE RECORDED.
3. SITE DEVELOPMENT PERMIT REQUIRED INCLUDING ULTIMATE R/W FRONTAGE IMPROVEMENTS, INCLUDING STORM DRAINAGE, STREET TREES AND STREET LIGHTING AND ON-SITE GRADING.
4. SHA APPROVAL REQUIRED.
5. THIS PROJECT MAY REQUIRE PERMITS FROM THE MUNICIPALITY FOR ANY CONSTRUCTION OF UTILITIES IN THE ROADWAY.
6. ESD TO THE MEP PROPOSED TO BE MET BY FIVE (5) MICRO-BIO RETENTION FACILITIES.
7. ADEQUATE OUTFALL ANALYSIS OF THE RECEIVING STORM DRAIN SYSTEM TO BE REVIEWED AND APPROVED PRIOR TO PERMIT.
8. DUE TO PROJECT LOCATION WITH AN AREA OF HISTORIC FLOODING, 100-YEAR QUANTITY MANAGEMENT IS REQUIRED.
REVIEWED BY CRC / JAC.

CASE NAME:

PEER REVIEW-MANOR WOOD COURT, LOT 1 BLK A

CASE #:

54898-2017-00

APPROVED BY:



Rey De Guzman

APPROVAL DATE: January 19, 2018

EXPIRATION DATE: January 19, 2021

CC: APPLICANT, SCD, PERMITS

P.G.C. FORM #3693 (REV 04/93)

FOR OFFICE USE ONLY

ADC MAP: 5409 G-7 200' SHEET: 207NE03

STREET NAME: QUEENS CHAPEL RD

WATERSHED: 14-Northeast Branch (An:

NUMBER OF DU'S: 0 COST PER DWELLING: 0

REC'D BY PGCPB ON 5-10-2018
ITEM # 5 CASE # DSP/17053
EXHIBIT # App. Exhibit # 6

DETAILED SITE PLAN NO. DSP-17053

SACRED HEART HOME

APPLICANT'S REVISED CONDITIONS

Condition 1.c. – Provide a ~~22-~~ 10-foot wide drive aisle by-pass lane adjacent to the 12-foot wide loading space, ~~or relocate the loading space.~~ and add signage to indicate the traffic pattern for the loading space as one-way only.

Condition 1.d. – Adjust the grading behind the nursing home where trees are proposed to a maximum slope of 3:1 to enable plant growth of vegetation, as shown on the landscape plan. Adjust the retaining wall ~~height~~ design as necessary, and provide the details and specifications for a decorative block.

Condition 1.k. – Revise the parking schedule to include the parking calculations for a maximum of ~~144~~ 102 nursing home beds and for the convent, and adjust the Americans with Disabilities Act parking spaces, as follows: ...”

NEW

Condition 1.o. (NEW) – At the service entrance, add signage stating as follows: “Emergency Vehicles Only Beyond the Service Area”.