

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



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

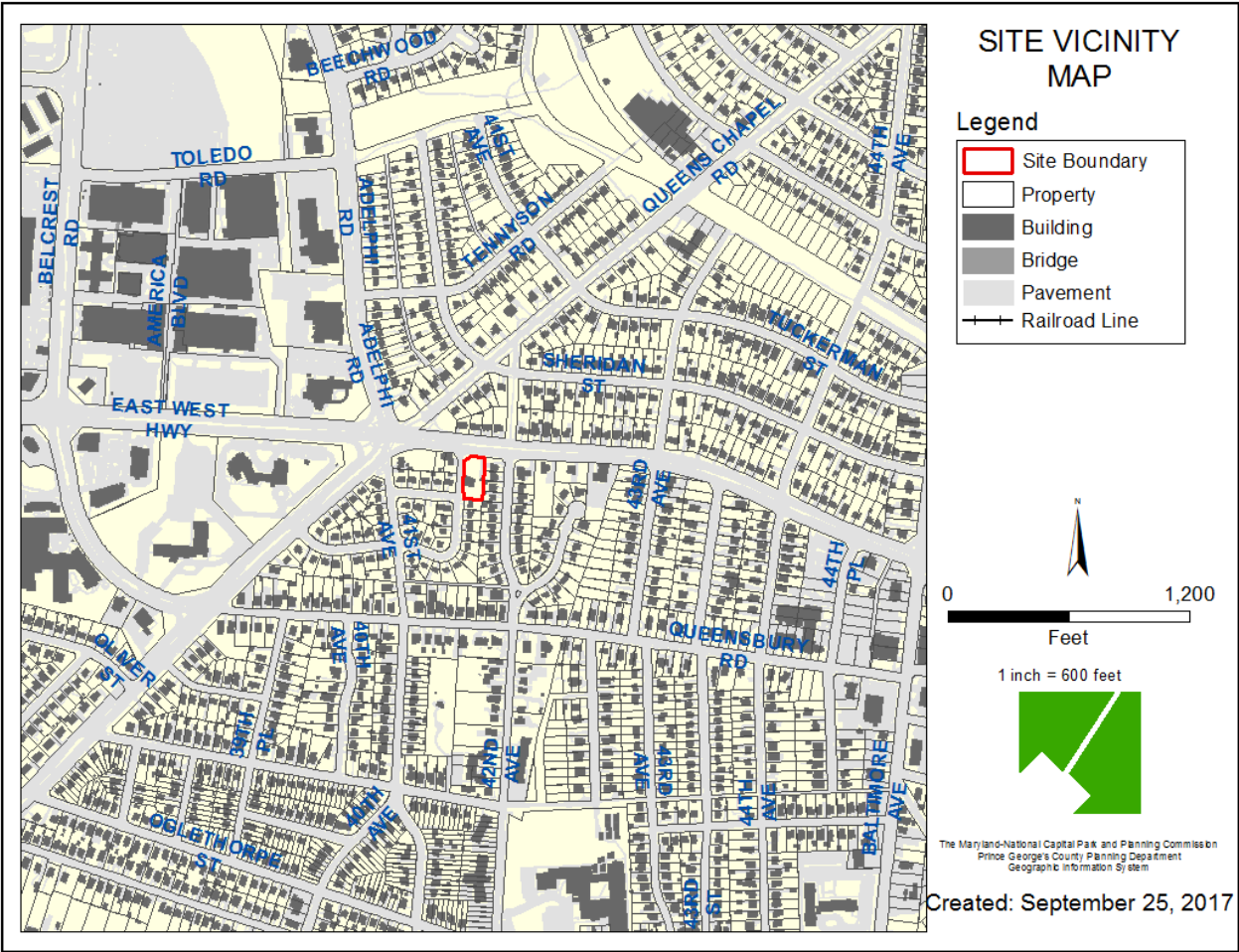
Detailed Site Plan
Special Permit
Alternative Compliance

DSP-17054
SP-170001
AC-18010

Application	General Data	
Project Name: Mama's Care Assisted Living Facility Location: Located in the southeast quadrant of MD 410 (East West Highway) and its intersection with 41st place. Applicant/Address: Emmanuel Isong, T/A Mama's Care Assisted Living 4111 East West Highway Hyattsville, MD 20782	Planning Board Hearing Date:	11/15/18
	Staff Report Date:	10/31/18
	Date Accepted:	06/04/18
	Planning Board Action Limit:	Indefinite
	Plan Acreage:	0.43
	Zone:	R-55/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	4,224 sq. ft.
	Planning Area:	68
	Council District:	02
	Election District:	16
	Municipality:	Hyattsville
	200-Scale Base Map:	207NE03

Purpose of Application	Notice Dates	
This case was continued indefinitely at the Planning Board hearing held on September 13, 2018. Proposed congregate living facility for 14 residents and related site improvements.	Informational Mailing:	12/13/17
	Acceptance Mailing:	05/24/18
	Sign Posting Deadline:	10/16/18

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-17054
Special Permit SP-170001
Alternative Compliance AC-18010
Mama's Care Assisted Living Facility

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.

The detailed site plan is required due to the special permit that is required to allow a congregate living facility use with more than eight beds in the Traditional Residential Neighborhood (TRN) Character Area of the Gateway Arts District Sector Plan. Additionally, it is noted that Footnote 2 on page 144 of the sector plan states that 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. Therefore, the property is subject to the 2010 *Prince George's County Landscape Manual* and requires alternative compliance, as discussed in Finding 13 below.

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 the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application proposes to expand an existing congregate living facility to allow for up to 14 residents and validate the parking compound previously constructed without a permit, within the One-Family Detached Residential (R-55) Zone and the Development District Overlay (D-D-O) Zone of 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).

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-55/D-D-O	R-55/D-D-O
Use	Congregate Living Facility	Congregate Living Facility
Total Number of Residents	8	14
Gross Acreage	0.43	0.43
Gross Floor Area	+/- 4,224 sq. ft. *	+/- 4,224 sq. ft. *

Note: *The detailed site plan does not provide the gross floor area of the existing building in the general notes, which should be provided for clarification. In addition, the permit number with the gross floor areas approved should be shown for clarification. Therefore, a condition has been included in the Recommendation section of this report requiring the gross floor area of the existing buildings to remain on the site and the associated permit numbers for their construction be noted on the plan.

OTHER DEVELOPMENT DATA

<u>Parking Required:</u>	4
14 residents @ 1 space/ 4 residents	4
<u>Parking Provided:</u>	4
Standard Spaces	2
Van-Accessible ADA Spaces	2
<u>Loading Spaces Required:</u>	0
4,224 sq. ft.	
<u>Loading Spaces Provided:</u>	0

3. **Location:** The site is in Planning Area 68, Council District 2. More specifically, it is located at 4111 East West Highway, on the south side of the roadway, approximately 450 feet east of its intersection with MD 500 (Queens Chapel Road) in Hyattsville. The property is described as Parcel 47, as shown on Tax Map 42, Grid B2.

4. **Surrounding Uses:** The subject site is bounded to the north by MD 410 (East West Highway); to the south and east by single-family detached residential dwellings in the R-55 Zone; and to the west by 41st place. The subject site and all of the surrounding properties are located within the Traditional Residential Neighborhood (TRN) Character Area of the Development District Overlay (D-D-O) Zone established by the Gateway Arts District Sector Plan and SMA.
5. **Previous Approvals:** The site is known as Parcel 47 recorded in Prince George's County Land Records in Liber 22876 folio 280. The principal single-family residential structure was constructed on the property in 1935 and comprises approximately 2,244 square feet of gross floor area. This structure predates the timeframe that Prince George's County began maintaining permit records and there are no associated permit records available.

In accordance with Permit 21791-2012-RGU, a 1,980-square-foot residential addition was permitted and constructed in 2012. In addition, it is noted that the site includes an existing parking compound that is approximately 5,000 square feet, which was constructed without permits in approximately 2015 according to aerial imagery of the property, and is being validated with this application. Permit 7637-2015-01 was issued in 2015 that allowed for operation of a congregate living facility with up to eight residents, as an accessory to the existing residential use.

The site is the subject of Stormwater Management Concept Plan 10130-2018-00, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement on April 25, 2018 and is valid until April 25, 2021.

6. **Design Features:** The detailed site plan (DSP) is for the purpose of increasing the number of residents in the existing congregate living facility from 8 to 14 residents and validating the parking compound previously constructed without a permit. The main vehicular entrance providing ingress and egress to the site from MD 410 is existing and proposed to be modified with this application. This vehicular access provides two-way traffic on the site and is varied in width, tapering from 22 feet wide at the entrance to the site on MD 410 to 8 feet wide 50 feet into the site, to avoid impacting an existing large tree on the property and does not meet the minimum drive aisle requirement for two-way traffic of 22 feet wide. The drive aisle provides access to the parking lot located near the main building entrance and does not include a turn-around area. The applicant seeks a departure from the drive aisle width requirement per Section 27-548.25(e) of the Prince George's County Zoning Ordinance, which does not require a separate application for such departures, but requires that the Prince George's County Planning Board find that the departure conforms to all of the applicable Gateway Arts District development district standards. The number of trips generated by this use is low and has been determined to be 2 AM and 3 PM peak-hour vehicle trips. The portion of the drive aisle at the site's access is 22 feet in width and offers adequate space for traffic to enter and exit the site at the same time, while providing for two car lengths of stacking on the site. Therefore, staff is recommending that the Planning Board approve this departure for the reduced travel lane width. During the review process, the applicant provided exhibits showing the turning radius of vehicles on the site and it was determined that vehicles have sufficient space to maneuver on the site using the modified drive aisle. It was noted that the turning radius is in close proximity to the required landscaping needed to buffer the proposed use. Staff recommends that a traffic barrier be used on the eastern side of the drive aisle to define the travel lane and prevent vehicles from damaging the required landscaping that is being proposed on the eastern property line. Therefore, a condition has been included in the Recommendation section of this report requiring this to be added.

Architecture

The existing building is designed to serve the residents and is described in detail in Finding 7(b) below.

Recreational Facilities and Amenities

The congregate living facility includes an outdoor patio and canopy at the rear of the building for passive recreational opportunities, but does not propose any additional recreational facilities.

Signage

No existing signs are located on the property and the application does not propose any new signage.

COMPLIANCE WITH EVALUATION CRITERIA

7. **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 and D-D-O Zones and the site plan design guidelines of the Zoning Ordinance.
 - a. The development district standards contained in the Gateway Arts District Sector Plan and SMA replace all those contained in the Zoning Ordinance. The expansion of this congregate living facility to more than eight elderly or physically handicapped residents is permitted in the TRN Character Area of the D-D-O Zone, subject to a DSP and special permit. The requirements for approval of a special permit and standards associated with the expansion of the congregate living facility in the Gateway Arts District are further discussed in Findings 7c and 8 of this report.
 - b. The DSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as 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 parking spaces are located at a convenient location, to allow customers to access the building without compromising the vehicular circulation on-site. However, it is noted that the size of the parking spaces were originally nonstandard in width, but have been revised during the review process, and the DSP proposes parking spaces that are 9.5 feet x 19 feet.

(3) Lighting.

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

Pole-mounted lighting is proposed near the parking area and building-mounted lighting is proposed on the north, south, and east building face to provide a balanced lighting pattern. The lighting placement has been designed to enhance the building entrances and pedestrian pathways and to improve safety, as evidenced by the photometric plan. However, staff notes that the proposed lighting levels shown along the eastern property line are excessive and spill over onto the adjacent property of Lot 10. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to reduce the light levels to minimize spill over on adjoining properties for this and future applications.

(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 existing building is set back from the roadway and the application proposes a landscape strip along the road frontage of MD 410 and 41st Ave, enhancing the streetscape along the property's frontage.

(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.**

The applicant has proposed 4,550 square feet of tree canopy coverage (TCC) on the site, exceeding what is required by the Prince George's County Tree Canopy Coverage Ordinance. Additionally, the application is proposing a landscaped outdoor patio area at the rear of the building for the passive recreational enjoyment of the congregate living facility 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. No grading will be required for this application, which has been filed to validate the parking compound previously constructed and allow for the addition of 6 residents to the existing 8-resident congregate living facility, to allow a maximum of 14 residents.

(8) Service Areas.

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

No service area is required, and one is not being proposed with this application.

(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 include an outdoor patio for the residents to enjoy and proposes 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.**

No new buildings are being proposed with this application. The existing building is designed to resemble a residential home to fit into the neighboring single-family homes. It ranges in height from approximately 18–30 feet and is generally in keeping with the adjacent residential homes. The existing building

includes an earth-tone color scheme used in the surrounding neighborhood. It is made of durable building materials including stone, siding, decorative columns, and asphalt shingles on the roof, and is compatible with the surrounding residential character. The existing structure is not being revised with this application.

- c. Section 27-239.029(a)(6), Special Permits, of the Zoning Ordinance prescribes the following required findings for approval of a special permit:

(C) The Planning Board may grant a Special Permit in other zones, as provided in the use tables, if it finds:

(i) The site plan generally conforms with design guidelines in an approved Master Plan or other applicable plan; and

The DSP is not subject to the D-D-O standards in the Gateway Arts District Sector Plan and SMA per Footnote 2 on page 144, which 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.

The previous approval of permits for the residential building addition and the addition of the congregate living facility for eight residents were evaluated for conformance to the R-55 Zone. This DSP is for expansion of the congregate living facility use and the validation of the previously constructed parking spaces and is not proposing new construction. The proposed use does not propose to alter the building and does not change the site's conformance with the R-55 Zone; however, the construction of the proposed drive aisle and previously constructed parking spaces do increase the lot coverage on the site and should be reflected on the site plan. Therefore, a condition has been added to the Recommendation section of this report to update the proposed lot coverage on the property, in conformance with the requirements of the R-55 Zone.

(ii) The site plan shows that the proposed use will not be incompatible with adjacent properties because of building or site design.

The proposed congregate living facility for up to 14 residents is immediately adjacent to single-family residential uses to the east, west, and south. Given that this request is commercial in nature, additional consideration of the visual impact of the proposed use on abutting properties is necessary to ensure compatibility. Given that the existing lot size is larger than the adjacent ones, that the parking area is on the front of the lot near MD 410, and the building faces MD 410, staff recommends that the site design does provide for compatibility with the adjacent properties.

8. **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. The proposed use is in conformance with the use table of the sector plan. A congregate living facility for more than eight elderly or physically handicapped residents is permitted, subject to approval of a special permit and DSP.

The property has a valid Use and Occupancy Permit (7637-2015-01) and has been in operation since the date of its approval as a congregate living facility for up to eight residents.

The sector plan and SMA permit the use of a congregate living facility for more than eight residents within the TRN Character Area, subject to the approval of a special permit. This DSP and special permit have been filed to fulfill this requirement. The proposed congregate living facility is consistent with the sector plan’s approved land use map and its description of the TRN Character Area.

- (b) **In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**
- (c) **If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.**

As stated above, per a footnote in the development district standards, this property is subject to the requirements of the R-55 Zone and has been found to conform to those regulations.

- (e) **If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.**

The proposed use would normally require a departure for the width of the travel lane. The applicant has asked for a departure to allow for a reduction of the drive aisle, as discussed in Finding 7 above.

9. **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 *Prince George’s County Landscape Manual* (Landscape Manual). However, as discussed in Finding 7, this DSP is exempt from the development district standards and the requirements of the R-55 Zone apply. Therefore, the applicable Landscape Manual requirements include Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements.

- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—The site is subject to Section 4.2 along MD 410 to the north and along 41st Place to the west. Section 4.2 requires that a landscape strip be planted with a minimum number of shade trees and shrubs per linear feet of road frontage.

The plan provides landscaping in these areas but does not include the appropriate labels on the landscape plan or schedules showing the required number trees and shrubs proposed. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to label the landscape strip for clarification, and include the appropriate schedules showing conformance to Section 4.2.

- b. **Section 4.3, Parking Lot Requirements**—The site is subject to Section 4.3, specifically Section 4.3(c)(1) and (2). However, because the adjacent uses are incompatible, Section 4.7 requirements replace those of Section 4.3(c)(1) for perimeter landscape strips.

Section 4.3(c)(2) stipulates that interior parking lot planting is required for parking areas that measure 7,000 square feet or larger. The application proposes a parking area of approximately 1,400 square feet and therefore, is not required to provide an interior landscape area. However, the plans do not provide notes regarding these issues. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to add notes regarding Section 4.3 applicability.

- c. **Section 4.7, Buffering Incompatible Uses**—The site is subject to Section 4.7, which requires a minimum number of planting units, building setbacks, and landscape yards, between incompatible uses. The subject application is required to provide a Type ‘B’ bufferyard along its southern and eastern property lines, where the property abuts existing single-family dwellings.

The landscape plan proposes landscaping along the southern and eastern property lines; however, the required building setback and landscape yard cannot be met along the eastern property line, and the applicant has requested alternative compliance, as described below.

The applicant has filed this request for alternative compliance from Section 4.7 because the site is required to provide a Type ‘B’ bufferyard along its southern and eastern property lines, where the property abuts existing single-family dwellings.

BUFFERYARD 1 REQUIRED: 4.7 Buffering Incompatible Uses, along the eastern property line adjacent to Lots 9–12, Block A

Length of bufferyard	250 feet
Minimum building setback	30 feet
Landscape yard width	20 feet
Fence or wall	Yes, partially
Percent with existing trees	0%
Plant units (80 per 100 l.f.)	200

BUFFERYARD 1 PROVIDED: 4.7 Buffering Incompatible Uses, along the eastern property line adjacent to Lots 9–12, Block A

Length of bufferyard	250 feet
Minimum building setback	14 feet
Landscape yard width	8–14 feet
Fence or wall	Yes, partially
Percent with existing trees	0%
Plant units (80 per 100 l.f.)	230

Justification of Recommendations

The applicant requests alternative compliance from the Section 4.7 requirements of the Landscape Manual and proposes an alternative solution to the required minimum bufferyard and building setback width along the eastern property line. A Section 4.7 Type ‘B’ bufferyard requires a 30-foot building setback and a 20-foot-wide landscape yard. The applicant is requesting relief from these requirements due to the location of the existing drive aisle and building. The proposed landscape yard, along the eastern property line, is reduced to 8–14 feet wide and the building setback is reduced to a minimum of 14 feet. The required number of plant units has been exceeded with a total of 230 plant units proposed, where only 200 plant units are required.

The applicant suggests that the additional landscaping proposed along the eastern portion of the site will provide an adequate visual barrier and will help to screen the congregate living facility from the adjacent single-family buildings. In addition, there is a mix of existing fencing on the adjacent properties to the east, including a six-foot-high board-on-board fence for approximately 95 linear feet, a three-foot-high wooden rail fence for approximately 90 linear feet, and the rest of the length has a three-foot-high chain-link fence.

The Planning Director recommends that given the relatively low impact of the use, the fact that most of the improvements are existing and will remain unchanged, the existing fencing, and the provision of additional plant units, the applicant’s proposal is equally effective as normal compliance to the requirements.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance AC-18010, Mama’s Care Assisted Living, Parcel 47, from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George’s County Landscape Manual*, along the eastern property line.

- d. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species).

The plans do not provide schedules demonstrating conformance with the above requirements. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to revise the proposed landscaping, as necessary, and provide a schedule showing conformance to Section 4.9.

10. **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 (S-040-18) from the WCO was issued for this site, which expires on March 5, 2020.
11. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of 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 19,135 square feet, which results in 2,870 square feet (or 0.65 acre) of required TCC for the site. The plans meet these requirements, proposing the required amount of coverage, and include a schedule demonstrating conformance to the Tree Canopy Coverage Ordinance. However, staff notes that the schedule showing conformance is incorrect and shows the wrong site acreage and required amount of tree canopy, and should be revised. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to revise the schedule, as necessary, to provide the correct values.
12. **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 June 8, 2018 (Stabler to Bishop), and incorporated herein by reference, the Historic Preservation Section noted that the proposed project will have no impact on any designated Prince George’s County historic sites, resources, or districts. The building on the subject property was constructed in 1935 according to tax records. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended on the subject property. This proposal will not impact any historic sites, historic resources, or known archeological sites.
 - b. **Community Planning**—In a memorandum dated October 10, 2018 (Sams to Bishop), and incorporated herein by reference, the Community Planning Division offered an in-depth discussion of the DSP’s conformance with the D-D-O Zone that has been incorporated into Finding 7 above.
 - c. **Transportation**—In a memorandum dated October 11, 2018 (Masog to Bishop), and incorporated herein by reference, the Transportation Planning Section reviewed the DSP application and determined that the use would generate 2 AM and 3 PM trips.

The site is accessed from MD 410 on the north. Access is controlled by the Maryland State Highway Administration, which is requiring the applicant to construct a 22-foot-wide commercial driveway at the property’s access point to MD 410 and has approved the access proposed on the submitted plan. The Transportation Planning Section notes the reduced driveway width on the property and supports the reduction due to the low trip generation associated with the site. Therefore, the site was determined to be acceptable and meets the findings required for a DSP, with a condition that a traffic barrier be proposed along the eastern edge of the drive aisle to ensure that the turning movements of vehicles backing in and out of the parking spaces do not damage or impact the required landscaping.

- d. **Subdivision**—In a memorandum dated July 2, 2018 (Turnquest to Bishop), and incorporated herein by reference, the Subdivision Review Section noted that the property is not subject to a preliminary plan of subdivision (PPS). There are no buildings proposed as a part of this application. Section 24-107(c)(7) of the Subdivision Regulations exempts this property from the requirement of filing a PPS, as it was subdivided by deed prior to January 1, 1982 and no development over 5,000 square feet is proposed.
- e. **Trails**—In a memorandum dated June 27, 2018 (Lewis-DeGrace to Bishop), and incorporated herein by reference, the trails reviewer noted the 2009 *Countywide Master Plan of Transportation* (MPOT) recommendations for the property and included a detailed discussion of the applicable standards. Based on the MPOT recommendations, the Trails Section recommended that a sidewalk be added along the property’s frontage of 41st Avenue. However, it is noted that master plan conformance is not required for the approval of this DSP, and the City of Hyattsville verbally indicated that this sidewalk is not recommended. Therefore, this recommendation has not been added as a condition of approval in the Recommendation section of this report.
- f. **Permits**—In a memorandum dated June 22, 2018 (Hughes to Bishop), and incorporated herein by reference, 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**—In an e-mail dated June 18, 2018 (Reiser to Grover), and incorporated herein by reference, the Environmental Planning Section noted that a Natural Resources Inventory Equivalency Letter (NRI-042-2018) has been issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. The NRI equivalency letter is valid until March 5, 2023. A stormwater management approval (10130-2018) was submitted; the project is exempt from the stormwater management requirements because less than 5,000 square feet of disturbance is proposed. In addition, it was noted that the site does not front on any scenic or historic roadways, and no other environmental requirements have been identified for 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 comment regarding the subject project from DPIE.
- 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.

- l. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail dated June 26, 2018 (Stecher to Grover), and incorporated herein by reference, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC’s separate permitting process.
 - m. **Maryland State Highway Association (SHA)**—In an e-mail dated June 05, 2018 (Woodruffe to Bishop), and incorporated herein by reference, SHA indicated that they have no comments or objections for the subject application.
 - n. **City of Hyattsville**—In an e-mail dated June 20, 2018 (Grebes to Bishop), and incorporated herein by reference, the City of Hyattsville provided a letter signed by Mayor Hollingsworth demonstrating support for the DSP and SP applications for Mama's Care Congregate Living Facility.
13. The subject application adequately takes into consideration the requirements of the D-D-O Zone standards of the Gateway Arts District Sector Plan and SMA. The required standards do not apply to the subject property because 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. Therefore, no amendments to the development district standards are proposed. As required by Section 27-548.25(c) of the Zoning Ordinance, the subject DSP application would not substantially impair implementation of the sector plan.
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 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.

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-17054 and Alternative Compliance AC-18010 and Special Permit SP-170001 for Mama’s Care Assisted Living Facility, including a departure from the required drive aisle width, 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. Note the gross floor area of the existing buildings to remain and the associated permit numbers for their construction on the plan.

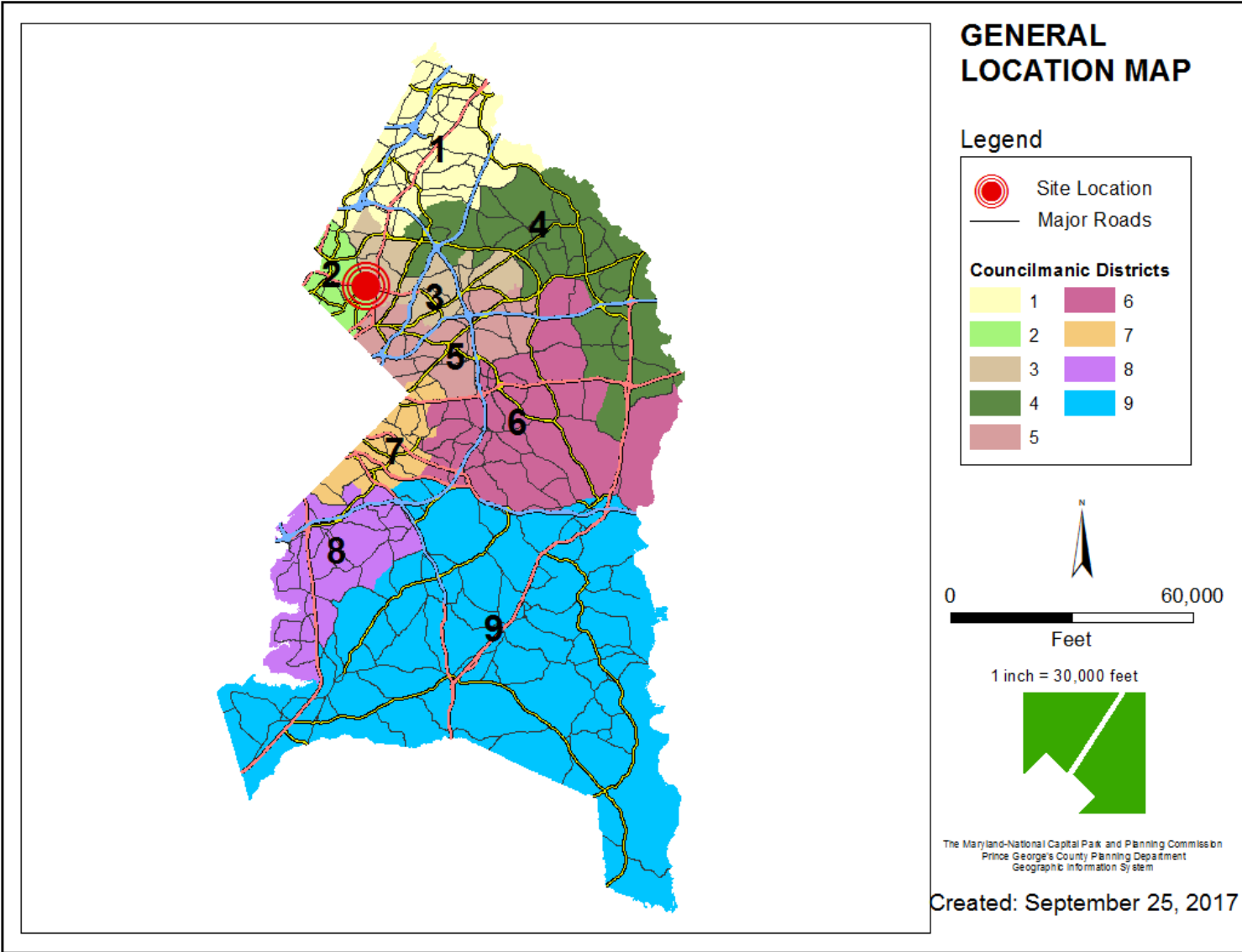
- b. Label the location of the Section 4.2 landscape strip along MD 410 (East West Highway) and 41st Place and provide the required schedules demonstrating conformance to the requirements.
- c. Provide notes on the plan regarding the applicability of Section 4.3 of the 2010 *Prince George's County Landscape Manual*.
- d. Revise the proposed landscaping, as necessary, and provide schedules showing conformance to Section 4.9 of the 2010 *Prince George's County Landscape Manual*.
- e. Revise the Tree Canopy Coverage schedule, as necessary, to provide the correct values of site acreage and required tree canopy.
- f. Revise General Note 5 to include the recording reference of Parcel 47, which is Liber 22876 folio 280.
- g. Provide a lighting and photometric plan showing existing and proposed lighting, and a maximum of 0.10 footcandles along adjacent residential property lines with this and future applications.
- h. Revise the DSP to correctly identify and demonstrate all approved departures.
- i. Reflect the construction of a vehicular barrier along the eastern edge of the drive aisle and provide details to be approved by the Urban Design Section as designee of the Planning Board. The barrier should be a minimum of six inches high along the entire length, exclusive of opposite the proposed parking spaces, where it should be a minimum of three feet high.
- j. Clearly indicate proposed paving at the entrance to the taper on the driveway.
- k. Note the proposed lot coverage, which should be a maximum of 60 percent as allowed in the One-Family Detached Residential (R-55) Zone.

ITEMS: 7 & 8

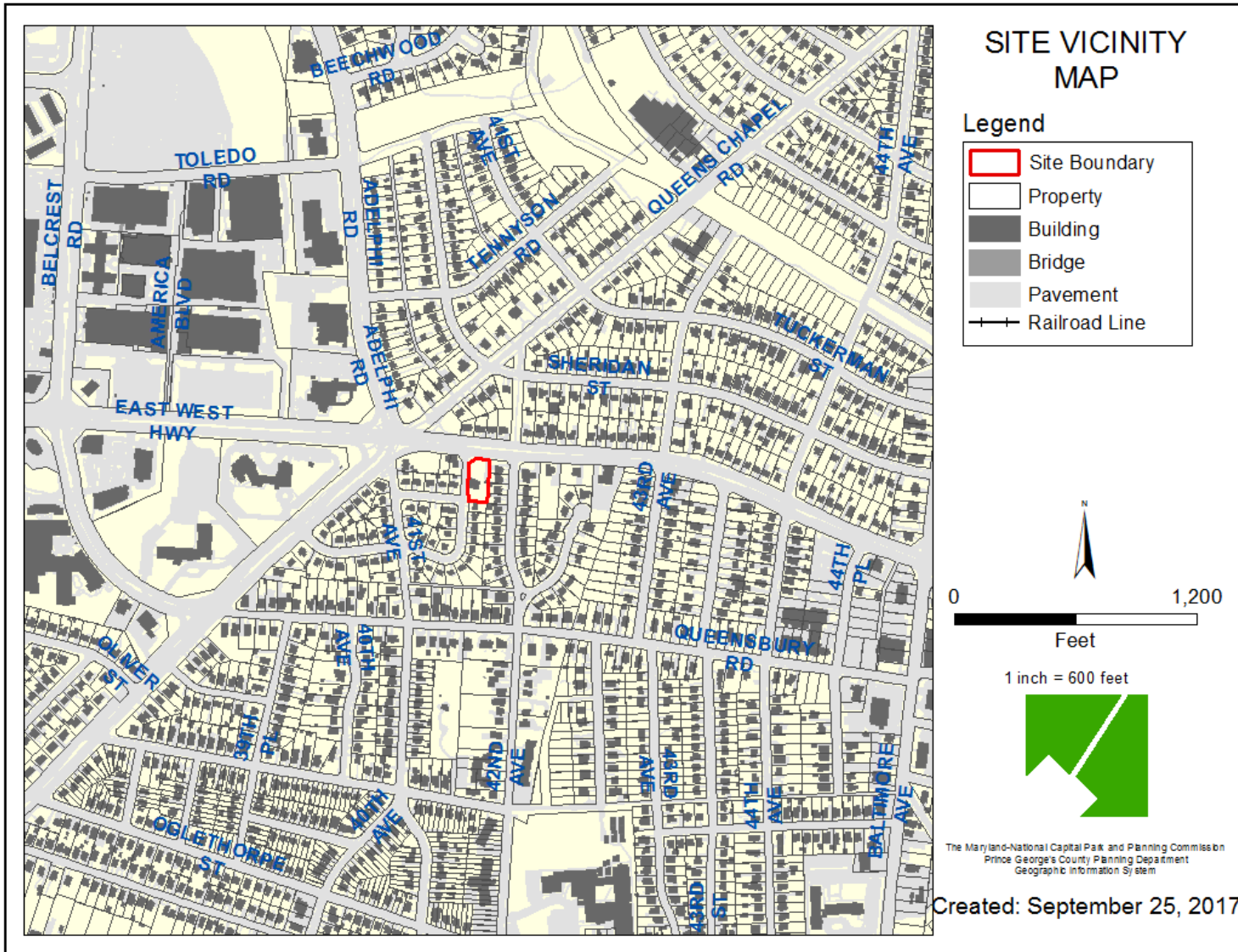
CASE: DSP-17054 & SP-170001

MAMA'S CARE ASSISTED LIVING FACILITY

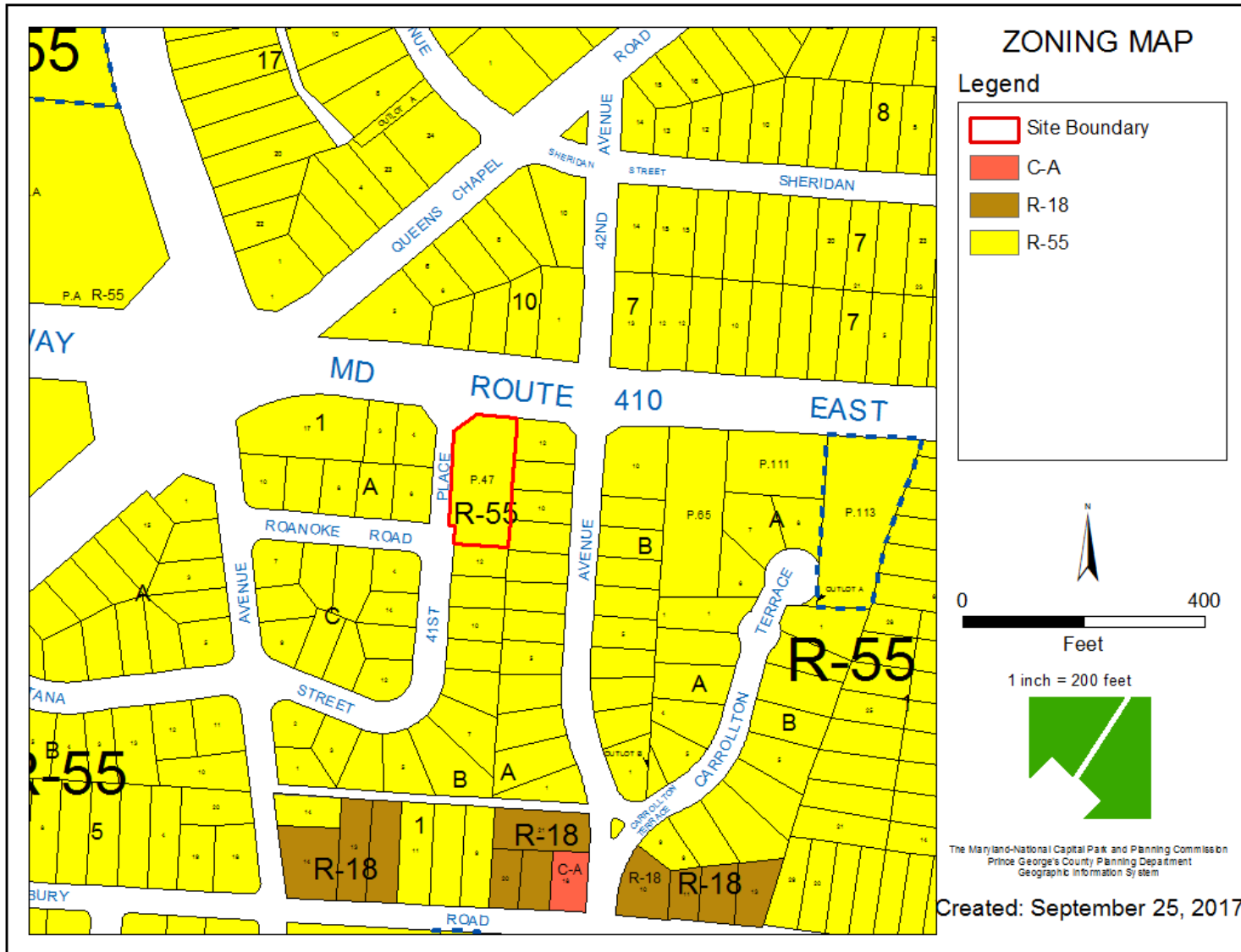
GENERAL LOCATION MAP



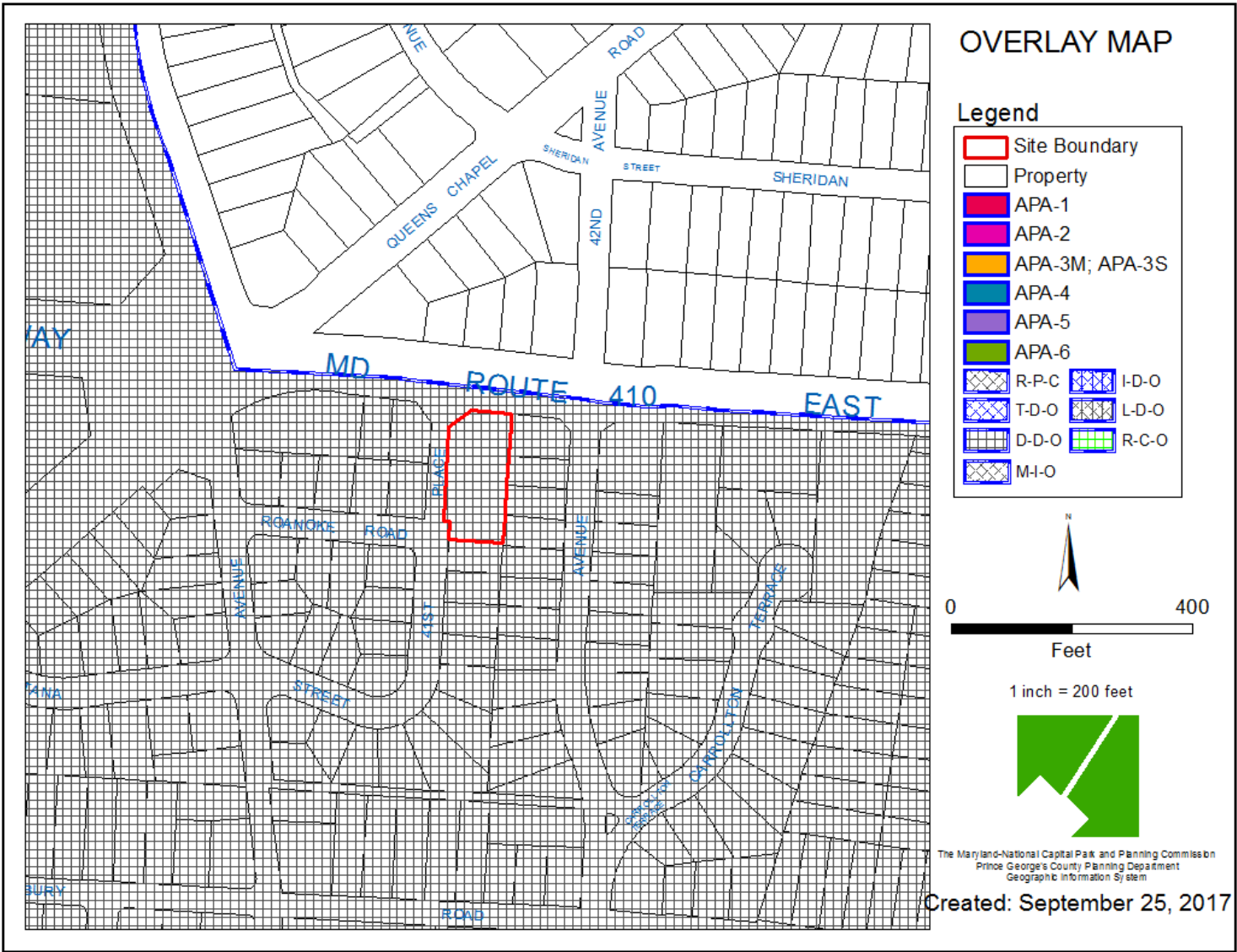
SITE VICINITY



ZONING MAP



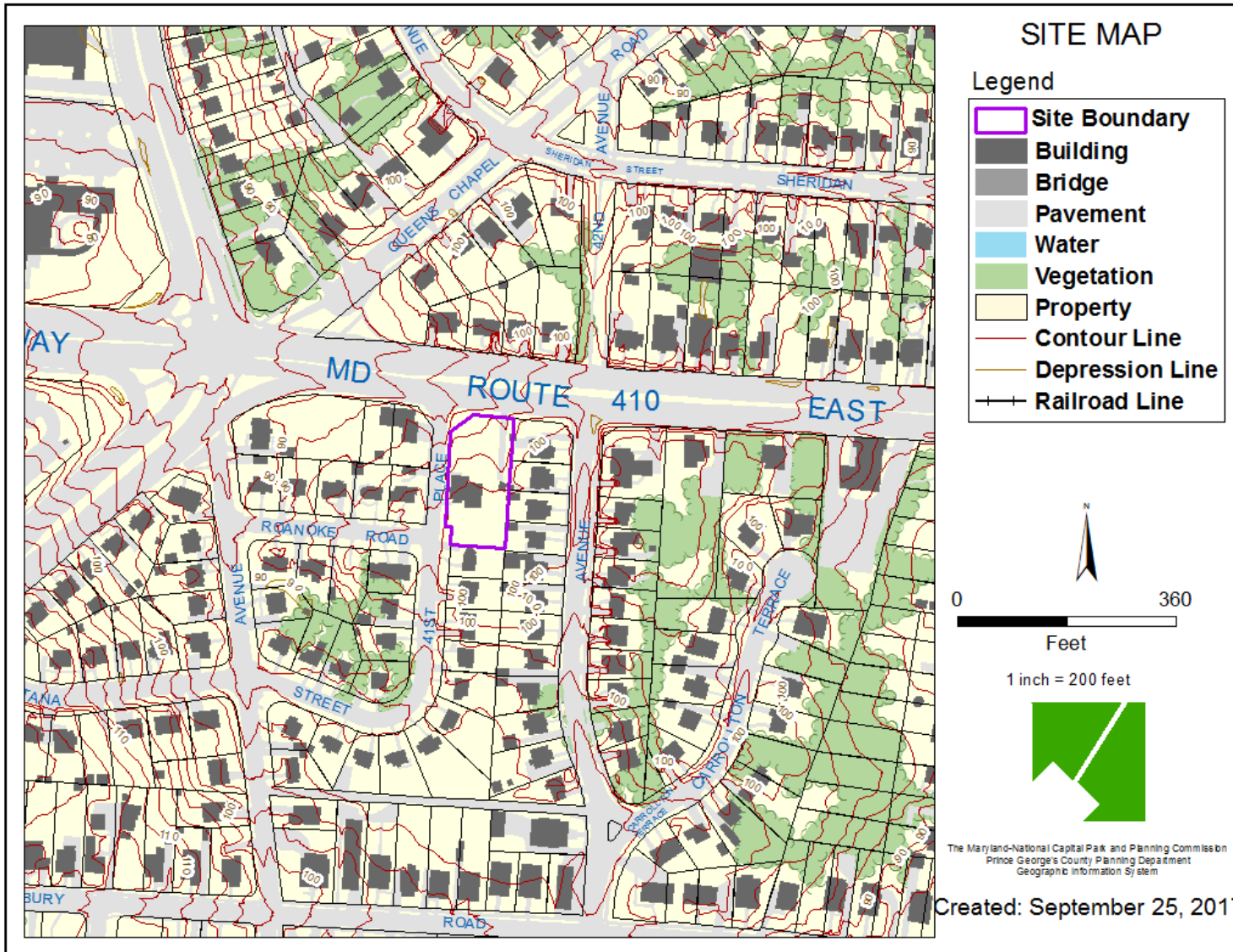
OVERLAY MAP



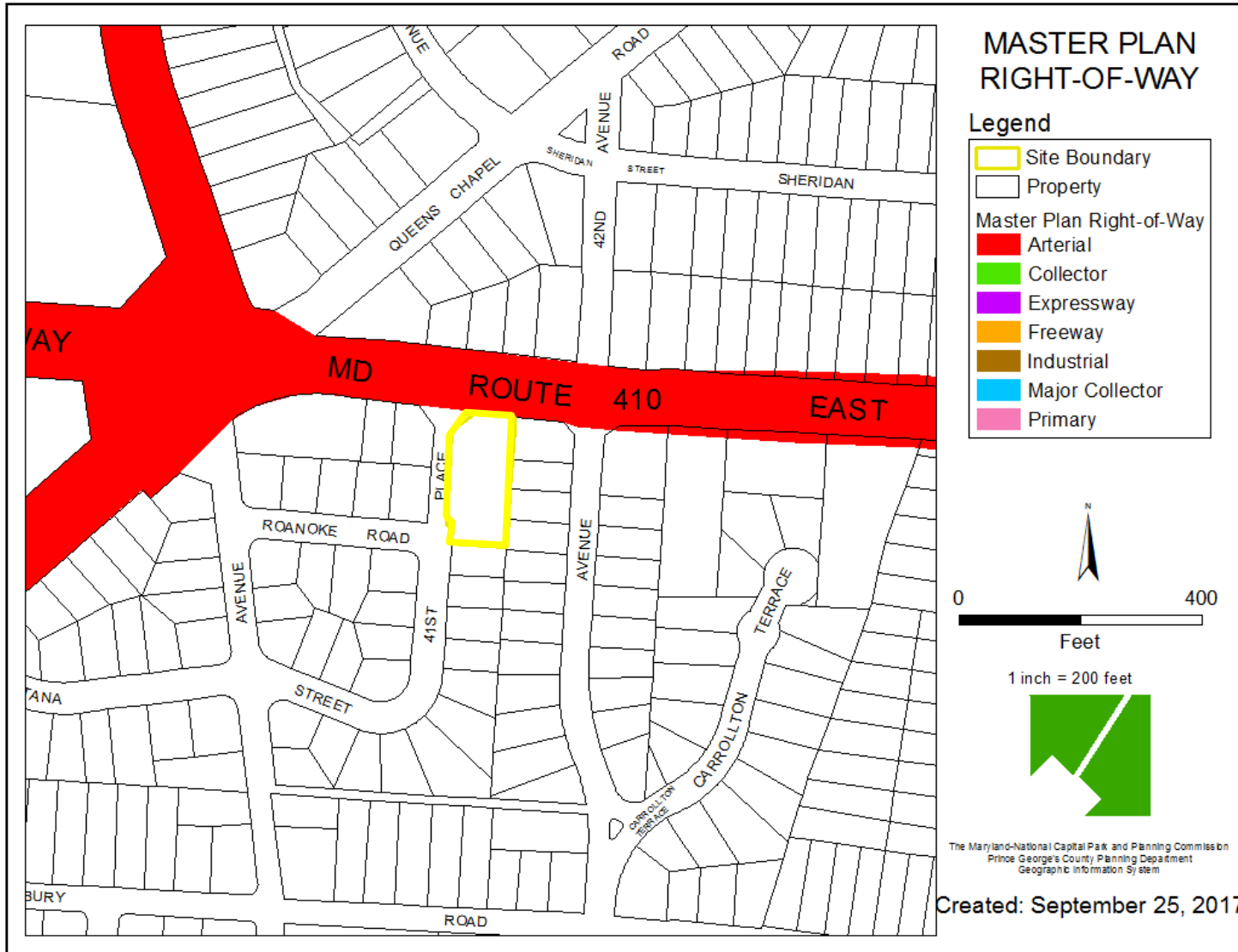
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



MD ROUTE 410 EAST WEST HIGHWAY

SITE PLAN



SPECIAL PERMIT APPLICATION NO. 170001
DETAILED SITE PLAN APPLICATION NO. 17054
REVISED STATEMENT OF JUSTIFICATION
MAMA'S CARE ASSISTED LIVING – 4111 EAST WEST HIGHWAY

I. INTRODUCTION

Emmanuel Isong is the owner of the property located at 4111 East West Highway in Hyattsville, Maryland (the "Property"). Mr. Isong and his wife have operated a "congregate living facility" known as Mama's Care Assisted Living (the "Applicant") since 2010. The existing facility currently serves the needs of eight (8) elderly residents, but has sufficient size and capacity to accommodate up to a total of 14 residents. As explained in greater detail below, the Applicant is filing a Special Permit and Detailed Site Plan application (the "Applications") pursuant to Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance") and the 2004 Approved Prince George's County Gateway Arts District Sector Plan (the "Sector Plan") to allow for operation of a congregate living facility with 14 residents at the Property. The Detailed Site Plan application is being filed solely to validate a previous expansion of the surface parking lot serving the Property.

II. PROPERTY DESCRIPTION

The Property is located within the incorporated area of the City of Hyattsville. It totals approximately 19,135 square feet with frontage and direct access on East West Highway, between 41st Place and 42nd Avenue; it is located at the southeastern corner of the intersection of East West Highway and 41st Place. The Property is identified as Parcel 47 on Tax Map 42, Grid B2. It is illustrated on a record plat entitled "Lots 12 to 14, Block 'C' and Lots 4 to 12, Block 'B', England's Old Colony (Nichols Addition)," recorded among the Land Records of Prince George's County, Maryland (the "Land Records") in Plat Book BB 7 at Page 98. Immediately to the east and west of the Property are a number of single-family residential dwellings. Further to the west across Adelphi Road is the Prince George's Plaza Metro Station and a variety of commercial uses, including the University Town Center and Mall at Prince George's Plaza. Further to the east of the Property is the Route 1 corridor with access to College Park, the University of Maryland, and various commercial areas.

III. EXISTING ZONING AND PROPOSED USE

The Property's underlying zoning is R-55 (One-Family Detached Residential). Pursuant to the Sector Plan adopted in 2004, the Property was placed in a "Traditional Residential Neighborhood" character area of the Development District Overlay Zone for the Gateway Arts District, which modifies the Property's underlying zoning classification. The Sector Plan's Use Table indicates that a "[c]ongregate living facility for more than eight elderly or physically handicapped residents" is permitted upon approval of a Special Permit. (Sector Plan, p. 194).¹ Section 27-107.01(a)(54) of the Zoning Ordinance defines a "congregate living facility" as "[a] residential facility for four (4) to twenty (20) elderly or physically handicapped residents, within which sheltered care services are provided, which may include, but need not be limited to, living and sleeping facilities, meal preparation, laundry services, housekeeping, personal observation and direction in the activities of daily living, transportation for routine social and medical appointments, and the availability of a responsible adult for companionship or nonclinical counseling." Although the Applicant is able to seek approval for up to 20 residents at the existing congregate living facility, this Application is only seeking approval for a maximum of 14 residents.

Since the existing facility at the Property has sufficient space and capacity to accommodate up to 14 residents, this Application proposes no additional gross floor area or exterior modifications at the Property. Allowing up to six (6) additional residents at Mama's Care Assisted Living is consistent with the Sector Plan's recommendation for Traditional Residential Neighborhood Character Areas, which is to "reinforce existing single-family detached residential neighborhoods as community-oriented, quiet, low-traffic, and child-safe." (Sector Plan, p. 27). As outlined in greater detail below, the existing use of the Property is community-oriented, quiet, generates minimal traffic, and promotes a safe environment for children in the neighborhood.

The existing facility is compliant with the requirements of the underlying R-55 zoning, as reflected in the Site Plan included with this Application. In accordance with Section 27-568(a)(1) of the Zoning Ordinance, a total of four (4) parking spaces are required for the

¹ Per the Use Table, a "[c]ongregate living facility for not more than eight elderly or physically handicapped residents" is a permitted use, not requiring approval of a Special Permit.

Application. As required by Section 27-566(b)(1) of the Zoning Ordinance, one (1) parking space in the parking lot must be reserved for the physically handicapped. The existing surface parking lot at the Property will accommodate these parking requirements, as reflected on the Site Plan. As noted above, the Detailed Site Plan application is being submitted solely in order to validate a previous expansion of the existing surface parking lot; expansion of the existing congregate living facility from eight (8) to 14 residents does not, in itself, trigger the requirement for a Detailed Site Plan, since the existing gross floor area will not increase and no exterior changes to the existing improvements on the Property are proposed.

IV. EXEMPTIONS FROM THE DEVELOPMENT DISTRICT STANDARDS AND LANDSCAPE MANUAL

Pursuant to the Sector Plan's exemptions section (#9, Miscellaneous), "a. [p]ermits for alteration or rehabilitation, with no increase of the existing gross floor area ... [and] f. [c]hanges in occupancy ..." are exempt from the development district standards and Detailed Site Plan review. (Sector Plan, p. 141). Since the Special Permit application does not propose any increase of existing gross floor area, but only seeks to allow for a change in occupancy so that up to 14 elderly individuals, rather than the current limitation of eight (8), can reside at the Property, this proposed change in occupancy at the existing congregate living facility is exempt from the development district standards identified in the Sector Plan.² Additionally, there is a covered deck/canopy to the rear of the existing congregate living facility (along the southern portion of the Property) that is also exempt from Detailed Site Plan review and the development district standards pursuant to the Sector Plan. (Sector Plan, p. 141 at #9.b and d, Miscellaneous).

Notwithstanding the foregoing, the previous expansion of the surface parking facility does not qualify for an exemption from the Detailed Site Plan review process. While a Detailed Site Plan application is being filed in order to validate the surface parking lot, the Sector Plan expressly exempts these Applications from the development district standards since the Property is zoned

² The Prince George's County Planning Board has made such a finding in its review of several Special Permit applications subject to the Gateway Arts District Sector Plan. *See Case No. SP-150006, PGCPB Resolution No. 15-120; and Case No. SP-160000, PGCPB Resolution No. 17-02.* Maryland-National Capital Park and Planning Commission ("M-NCPPC") Staff (Mr. Henry Zhang) also confirmed the exemption for this Application in an email dated July 21, 2017.

R-55 and located in a Traditional Residential Neighborhood character area within the incorporated City of Hyattsville. (Sector Plan, p. 144 at footnote 2). As a result, the Sector Plan provides that the Applications shall be subject to the development standards of the R-55 Zone. In addition to the foregoing, the development proposed through these Applications (i.e., the increase in occupancy at the congregate living facility and validation of the expanded parking lot) is not subject to the requirements of the 2010 Prince George's County Landscape Manual because it does not propose any additional gross floor area at the Property and the expanded parking lot totals less than 7,000 square feet. *See Sections 1.1(d) and 1.1(g)(3) of the 2010 Prince George's County Landscape Manual.*

V. REQUIRED FINDINGS FOR APPROVAL OF A SPECIAL PERMIT APPLICATION

Section 27-239.02(a)(6)(C) of the Zoning Ordinance lists the required findings for approval of this Application. The findings, and the manner in which the Application satisfies them, are outlined below³:

- (C) The Planning Board may grant a Special Permit in other zones, as provided in the use tables, if it finds:**
 - (i) The site plan generally conforms with the design guidelines in an approved Master Plan or other applicable plan; and**

As discussed above, this Special Permit application proposes the adaptive reuse of the interior of an existing building with no increase in existing gross floor area. As such, this Special Permit application is exempt from the Sector Plan's development district standards. Therefore, the first finding above does not apply as conformance to the development district standards of the Sector Plan is not required. As noted above, the Detailed Site Plan application is also exempt from the development district standards since the Property is in the R-55 Zone and located in a Traditional Residential Neighborhood character area within the incorporated City of Hyattsville. (Sector Plan, p. 144 at footnote 2).

³ There are no required findings identified for approval of a Special Permit application in the Sector Plan; therefore, the criteria contained in Section 27-239.02(a)(6)(C) of the Zoning Ordinance are controlling.

(ii) The site plan shows that the proposed use will not be incompatible with adjacent properties because of building or site design.

As indicated above, the Special Permit application does not propose any new development or additional gross floor area at the Property. The Applicant proposes to increase the allowable occupancy at the Property to house up to 14 residents at the existing congregate living facility. The proposed increase in occupancy at the Property will not be incompatible with the adjacent properties because of building or site design. The Property is improved with an existing single-family residential structure that is compatible with the surrounding single-family residential neighborhood and does not need to be expanded in any manner as a result of these Applications. Additionally, the existing site conditions provide sufficient parking spaces to allow for the proposed increase in occupancy; thus, no additional impervious cover will be introduced to the Property and the existing open space will not be reduced by these Applications. The Property contains ample green area and landscaping, and it is the Applicant's understanding that the adjacent neighbors support this request to allow for operation of a congregate living facility with up to 14 residents at the Property.

The Special Permit application conforms to the recommendations of the Sector Plan. Specifically, the Sector Plan recommends reinforcing "existing single-family detached residential neighborhoods as community-oriented, quiet, low-traffic, and child-safe" within the Traditional Residential Neighborhood character areas. (Sector Plan, p. 27). The Applicant's continued use of the Property as a congregate living facility is community-oriented in that it will respond to the needs of aging residents in Hyattsville. The Applicant has operated the congregate living facility in a manner that is respectful and sensitive to the interests of the surrounding landowners, which will continue. The addition of six (6) residents to the Property will not create increased noise or traffic impacts, or otherwise threaten the safety of children in the vicinity. Approval of the Special Permit application will allow the Applicant to better serve the needs of the elderly in the Hyattsville area.

The Sector Plan establishes an objective to "to provide adequate health facilities at locations appropriate to meet the needs of the community and facilitate growth." (Sector Plan, p. 57). The Sector Plan notes that "the main clinic for the [County's] health department is located in

Cheverly, approximately two miles southeast of the study area,” which includes “a full-service facility ranging from prenatal care to senior citizen services.” (Sector Plan, p. 57). Significantly, the Sector Plan states that “the closest Metrorail station is approximately a mile from the clinic but does not provide connecting routes to the sector plan area.” (Sector Plan, p. 57). These Applications will create additional opportunities for senior citizens to receive care in the planning boundaries of the Gateway Arts District at a location proximate to the Prince George’s Plaza Metro Station and the established single-family residential neighborhoods. Thus, the Special Permit application will allow for necessary and important healthcare services, which will support the community’s needs in the Sector Plan area.

VI. REQUIRED FINDINGS FOR APPROVAL OF A DETAILED SITE PLAN APPLICATION

Section 27-285(b) of the Zoning Ordinance lists the required findings for approval of a Detailed Site Plan application. The findings, and the manner in which the Detailed Site Plan application satisfies them, are outlined below:

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

This Detailed Site Plan application is being filed to validate a previous expansion to the surface parking lot serving the existing congregate living facility at the Property. The existing surface parking lot comprises less than 7,000 square feet in size; thus, the proposed development associated with this Detailed Site Plan application is exempt from the Landscape Manual’s requirements for parking lots. Moreover, the Detailed Site Plan application is also exempt from the development district standards as the Property is zoned R-55 and located in a Traditional Residential Neighborhood character area within the incorporated City of Hyattsville. (Sector Plan, p. 144 at footnote 2). To this end, the validation of the surface parking can occur through approval of this Detailed Site Plan application because the surface parking lot complies with applicable development standards under the R-55 Zone.

In addition to the foregoing, validation of the continued use of the surface parking facility will allow for fulfillment of the Sector Plan’s other goals. As highlighted above, the Sector Plan

establishes objectives, such as “to provide adequate health facilities at locations appropriate to meet the needs of the community and facilitate growth,” and reinforce “existing single-family detached residential neighborhoods as community-oriented, quiet, low-traffic, and child-safe” within the Traditional Residential Neighborhood character areas. (Sector Plan, pp. 27 and 57). Approval of these Applications will allow the Applicant to better serve the needs of the elderly in Hyattsville in accordance with the Sector Plan’s recommendations for the Traditional Residential Neighborhood character areas. In conclusion, the Detailed Site Plan application represents a reasonable alternative for satisfying site design guidelines under the R-55 Zone, and absent such a finding, the Applicant would bear unreasonable costs that would detract from the utility of allowing an additional six (6) residents at the congregate living facility.

- (2) **The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

There is no approved Conceptual Site Plan applicable to the Property; thus, this finding is not applicable to the Detailed Site Plan application.

- (3) **The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

The Detailed Site Plan application is not for infrastructure, but is only necessary to validate a previous expansion to the existing surface parking lot serving the Property. Therefore, this finding is not applicable to the Detailed Site Plan application.

- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The Detailed Site Plan application is exempt from the environmental regulatory requirements identified in Section 24-130(b)(5) of the Prince George’s County Subdivision Regulations. The Applications are exempt from the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance and stormwater management requirements. Notwithstanding the

validation of the existing parking lot to accommodate six (6) additional residents at the congregate living facility, these Applications preserve the environmental features at the Property to the greatest extent. More specifically, these Applications do not propose any increase in gross floor area, physical expansion to the existing improvements, or increased impervious area or removal of trees. Therefore, the additional residents proposed can be accommodated at the Property and the existing surface parking facility can be validated without additional burdens to environmental features.

VII. REQUESTED DEPARTURE FROM DESIGN STANDARDS

Request: Pursuant to Section 27-587(a)(2) of the Zoning Ordinance, the Planning Board is authorized to approve departures from design standards in Part 11 of the Zoning Ordinance (Off-Street Parking and Loading) under the procedures and requirements in Part 3, Division 5 of the Zoning Ordinance. The Applicant is seeking a departure from the parking facilities' design standards that recommend that each parking lot be connected to a street by means of a driveway that is 22 feet wide for two-way traffic. *See* Sections 27-560 and 27-563 of the Zoning Ordinance. In lieu of providing a 22-foot driveway through the entire parking facility, the Applicant is proposing to provide a 22-foot driveway for the portion of the parking facility nearest the public street, that tapers down to a width of 8 feet toward the southern portion of the Property and the location of the parking spaces. More specifically, the driveway width would be fully compliant with Part 11 of the Zoning Ordinance from the curb cut on East West Highway for a distance of approximately 34 feet to the south, and then begin to reduce in width due to the existence of a healthy specimen tree that is sought to be preserved as part of these Applications. The proposed tapered driveway will allow for safe and efficient vehicular access to and from the Property. This tapered driveway proposal is illustrated on the revised Detailed Site Plan submitted with these Applications. The healthy specimen tree is a 48" Red Maple Acer Rubrum with a 72' radius critical root zone as illustrated on the Detailed Site Plan. The tapered driveway concept has been approved by the State Highway Administration ("SHA"), subject to approval of a District Office permit through its utility section.

Required Findings: Section 27-239.01(b)(7)(A) of the Zoning Ordinance identifies the required findings to be applied to the requested departure from design standards for a reduced driveway

width along a portion of the parking lot. Each of these required findings are identified below, followed by the Applicant's justification on how the proposal satisfies these requirements:

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

The purposes of the Zoning Ordinance (Section 27-102(a)) are as follows and will be equally well or better served by the Applicant's proposal:

(1) To protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County;

The Applicant's tapered driveway proposal will allow for safe and efficient land use since the Property is currently being used as a congregate living facility and can accommodate an incremental increase in residents without changes to the existing residential structure. In light of the substantial demand for senior living in the County (and throughout the region), the Applicant's proposal will create additional housing opportunities for elderly residents without placing additional impact on County infrastructure. Moreover, the tapered driveway proposal helps to preserve the residential character of the Property, including the specimen tree and green areas.

(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;

As noted above, the Sector Plan establishes an objective "to provide adequate health facilities at locations appropriate to meet the needs of the community and facilitate growth." (Sector Plan, p. 57). The Sector Plan also notes that "the main clinic for the [County's] health department is located in Cheverly, approximately two miles southeast of the study area," which includes "a full-service facility ranging from prenatal care to senior citizen services." (Sector Plan, p. 57). Significantly, the Sector Plan states that "the closest Metrorail station is approximately a mile from the clinic but does not provide connecting routes to the sector plan area." (Sector Plan, p. 57). Approval of this tapered driveway proposal will create additional opportunities for senior citizens to receive care in the planning boundaries of the Gateway Arts District at a location proximate to the Prince George's Plaza Metro Station and the established single-family residential neighborhoods.

The Sector Plan also aspires to reinforce the “existing single-family detached residential neighborhoods as community-oriented, quiet, low-traffic, and child-safe” within the Traditional Residential Neighborhood character areas. (Sector Plan, pp. 27 and 57). This tapered driveway proposal allows for preservation of a healthy specimen tree and green area, while also minimizing the extent of impervious cover at the Property. Therefore, the proposal will help to reinforce the character of the surrounding residential neighborhood.

(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

Since the Property is located in an existing single-family residential community that is served by adequate public facilities and services, the proposal allows for the efficient and practical location of six additional residents at the congregate living facility, with nominal impact on public facilities and services.

(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;

The proposal will allow for an incremental increase in occupancy at the existing congregate living facility, which is an orderly and efficient growth model for housing at a transit-oriented location that is adjacent to a variety of basic services (including medical care providers).

(5) To provide adequate light, air, and privacy;

The proposal allows for retention of a large specimen tree and green areas that will allow for greater light, air and privacy at the Property, which will benefit the adjacent residential community.

(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;

The existing structure and use of the Property is compatible with the adjacent residential community and the Sector Plan vision for the Traditional Residential Neighborhood character areas. The Sector Plan establishes objectives, such as “to provide adequate health facilities at locations appropriate to meet the needs of the community and facilitate growth,” and reinforce

“existing single-family detached residential neighborhoods as community-oriented, quiet, low-traffic, and child-safe” within the Traditional Residential Neighborhood character areas. (Sector Plan, pp. 27 and 57). Moreover, a reduced driveway width is consistent with the Sector Plan’s development district standards (while not applicable to the Applications) that recommend a maximum drive aisle width of 12 feet. Thus, the tapered driveway proposal promotes the most beneficial relationship between land use and buildings in the residential neighborhood.

(7) To protect the County from fire, flood, panic, and other dangers;

The proposal preserves the Property’s environmental features to the maximum extent practical and minimizes the extent of impervious cover. Preserving the tree and its root structure helps to stabilize the surrounding soil, thus assisting with floor and run-off mitigation. Thus, the departure will protect the County from fire, flood, panic, and other dangers.

(8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;

The tapered driveway will accommodate an incremental increase in occupancy at an existing congregate living facility that provides suitable and healthy living opportunities for elderly residents in close proximity to transit, basic services and medical care providers.

(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;

The departure will add to the County’s commercial tax base by allowing for an incremental expansion at the congregate living facility.

(10) To prevent the overcrowding of land;

Given that there is sufficient interior space at the residential structure to accommodate six additional residents, the tapered driveway proposal allows for the safe and efficient use of existing development at the Property.

- (11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;**

The proposal ensures safe and efficient vehicular access to at the Property. The Property is in close proximity to a number of transit options, and the addition of six senior residents will have a de minimis impact on the transportation network. The wider driveway nearest East West Highway will allow for vehicles entering the Property to safely turn off the roadway and out of the traffic lanes.

- (12) To insure the social and economic stability of all parts of the County;**

The proposal allows for a small business to expand incrementally to the benefit of the County's tax base. It also creates additional senior housing opportunities in close proximity to transit and basic services.

- (13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;**

The proposal will preserve the Property's environmental features to the maximum extent practical in that it will allow for retention of the large specimen tree and minimize the impervious cover at the site. Since no exterior changes to the residential structure are necessary for the increased occupancy, the proposal will protect against undue noise, and air and water pollution.

- (14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and**

The proposal preserves a greater amount of green area on-site (including a healthy specimen tree) than that which would be preserved with full compliance to the Zoning Ordinance's off-street parking standards relative to driveway width.

- (15) To protect and conserve the agricultural industry and natural resources.**

The proposal preserves the large specimen tree at the Property and enhances the natural environmental resources on-site by minimizing impervious cover and maximizing green area.

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

The departure is the minimum necessary given the location of the large tree in the front yard. Any lesser departure would require removal of this specimen tree to the detriment of the character of the surrounding neighborhood and environmental features. As noted above, the Sector Plan recommends reinforcing the “existing single-family detached residential neighborhoods as community-oriented, quiet, low-traffic, and child-safe” within the Traditional Residential Neighborhood character areas. (Sector Plan, pp. 27 and 57). This tapered driveway is the minimum necessary to maintain the character of the adjacent residential community because it maintains green area and tree canopy to the maximum extent, while also minimizing the extent of impervious cover at the Property. Therefore, the proposal is the minimum necessary to reinforce the character of the surrounding residential neighborhood as recommended by the Sector Plan.

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

The departure is necessary in order to alleviate circumstances that are unique to the Property because it is located in a Traditional Residential Neighborhood character area, but exempt from the Sector Plan’s development district standards. The development district standards recommend a maximum driveway width of 12 feet in TRN character areas such as this Property. The existing conditions at the Property are in full compliance with this standard; however, the subject Applications are exempt from the development district standards and subject to the general standards in the Zoning Ordinance. Given that the Sector Plan emphasizes reinforcing the “existing single-family detached residential neighborhoods as community-oriented, quiet, low-traffic, and child-safe,” it is preferable to maintain a more typical residential driveway at this Property, and it is simply due to a technical reason that the Property cannot provide the narrower 12-foot driveway permitted under the development district standards. The other unique circumstance at the Property is the existence of large and healthy specimen tree that precludes development of a 22-foot drive aisle through the entire parking lot. Thus, the tapered driveway

alleviates the need to remove a healthy specimen tree and green areas, while also ensuring safe and efficient vehicular access to the Property.

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

The departure enhances the visual, functional and environmental quality and integrity of the site by preserving a large specimen tree and green areas. The proposal also minimizes the amount of impervious cover on-site. The departure allows for the site to continue to be compatible with the character of the adjacent residential neighborhood as envisioned by the Sector Plan, while also accommodating an incremental increase occupancy at a congregate living facility that is in close proximity to transit, basic services, and health care providers.

Conclusion: In summary, the requested departure from the design standards relative to driveway width, satisfies all of the required findings.

VIII. CONCLUSION

The Applicant respectfully requests that the Prince George's County Planning Board approve and grant these Applications, including the requested departure from the off-street parking and loading design standards. The Special Permit application satisfies the criteria for approval as outlined in Section 27-239.02 of the Zoning Ordinance and the Detailed Site Plan application satisfies the requirements listed in Section 27-285(b) of the Zoning Ordinance. Approval of these Applications will allow the Applicant to continue, and to better, serve the needs of the elderly in the Hyattsville area.

Respectfully submitted,

LINOWES AND BLOCHER LLP

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Attorneys for Applicant

**L&B 6515450v7/13300.0001



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

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

June 8, 2018

MEMORANDUM

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

VIA: Howard Berger, Supervisor
Historic Preservation Section
Countywide Planning Division

FROM: Jennifer Stabler, Archeology Planner Coordinator
Historic Preservation Section
Countywide Planning Division

SUBJECT: **DSP-17054 & SP-170001, Mama's Care Assisted Living**

The subject property comprises 0.44 acres located at the southeastern intersection of East West Highway and 41st Place in Hyattsville, Maryland. The subject Detailed Site Plan application is to validate a previous expansion of the surface parking lot serving the property. The applicant is seeking approval for a maximum of 14 residents. The subject property is zoned R-55.

The proposed project will have no impact on any designated Prince George's County Historic Sites, Resources or Districts. The building on the subject property was constructed in 1935 according to tax records. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Phase I archeology survey is not recommended on the subject property. This proposal will not impact any historic sites, historic resources or known archeological sites.

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October 10, 2018

MEMORANDUM

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

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

FROM: Michael Zamore, Planner Coordinator, Long Range Section
Community Planning Division *Michael Zamore*

SUBJECT: **DSP-17054 (Revised) Mama's Care Assisted Living**

FINDINGS

Community Planning Division staff finds that, pursuant to Section 27-548.25(b) of the Zoning Ordinance this Detailed Site Plan application is exempt from the standards of the Prince George's County Gateway Arts District Development District Overlay Zone. 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 (page 144). CB-29-2012 permits a Group Residential Facility for five (5) or more other dependent persons in the R-55 Zone.

BACKGROUND

Application Type: Detailed Site Plan

Location: 4111 East West Highway, Hyattsville, MD 20782

Size: 19,135 square feet

Existing Uses: Assisted living facility

Proposal: Validation of unpermitted paved parking to serve the existing congregate living facility.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in an Employment Area. "The Employment Areas were identified because of two major County plans: the 2013 *Strategic Development Plan* and the 2014 *Southern Green Line Station Area Plan*. These designated employment areas have the highest concentrations of economic activity in our four targeted industry clusters—healthcare and life sciences; business services; information, communication, and electronics (ICE); and the Federal Government. Plan 2035 recommends continuing to support business growth in these geographic areas—in particular in the targeted industry

clusters—concentrating new business development near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies,” (see page 19).

The property is also part of the General Plan's Innovation Corridor (see map, page 22). The Innovation Corridor “[e]ncompasses parts of the City of College Park, City of Greenbelt, areas along the US 1 corridor and areas surrounding the Beltsville Agricultural Research Center. The Innovation Corridor capitalizes on the synergy that comes from businesses, research institutions, and incubators being in close proximity to one another. The Innovation Corridor has countywide importance as a key opportunity to leverage existing strengths and act as an employment catalyst,” (see page 288).

Master Plan: The subject property is located in the Traditional Residential Neighborhood (TRN) Character Area of the 2004 *Approved Sector Plan for the Prince George's County Gateway Arts District*. “In many ways, the traditional residential neighborhood character areas [sic] suggest a glimpse of small town Americana. They overlay land zoned for single-family housing (attached and detached). The historic houses and streetcar suburban pattern of interconnecting narrow streets and shaded sidewalks within easy access to town centers and Metro are assets to be protected from encroachment or significant loss of integrity. This development character reinforces the existing single-family detached residential neighborhoods as calm, low-traffic, and child-safe. Although the area is residential, fine art and handcraft home occupations are permitted. Development district standards retain the block face and scale of residential streets, as well as prohibit the paving-over of front yards and the construction of overly wide driveway aprons. For the bulk of land within the district, this development character protects the existing traditional pattern of single-family homes built close together on narrow streets laid out in a grid.” (Page 14.) The goal for the TRN is, “To promote development of both family- and artist-oriented residential development in the R-55, R-35, R-20, and R-T Zones. To preserve the single-family residential neighborhood character as the anchor of the Arts District, while supporting artists who produce and teach from their homes. To enhance the “built-in” natural surveillance of public areas by active neighbors on porches, in yards, and on the sidewalk.” (See page 138).

Planning Area/Community: 68/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 Zone. (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 page 144.)

- c: Long-range Agenda Notebook
Scott Rowe, Planning Supervisor, 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
www.mncppc.org

October 11, 2018

MEMORANDUM

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

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

SUBJECT: DSP-17054 and SP-170001, Mama's Care Assisted Living

Proposal

The applicant is proposing a parking lot to serve a congregate living facility's expansion from eight to 14 residents. Aside from the parking lot and the driveway serving it, no new construction is proposed.

Background

The parking lot and driveway are subject to the Development District Overlay established by the *Approved Gateway Arts District Approved Sector Plan and Sectional Map Amendment*. The special permit is required by the same Sector Plan for congregate living facilities of more than eight persons. There are no transportation-related findings related to traffic or adequacy associated with either case.

Review Comments

The applicant is proposing a parking lot and a driveway to serve it. No other new construction is proposed. In accordance with Section 27-568(a)(1), four parking spaces are proposed. The parking spaces are served by a drive aisle of eight feet in width. Immediately north of the parking lot, the driveway widens to 22 feet. The site is adjacent to East West Highway (MD 410), and access is controlled by the Maryland State Highway Administration (SHA). SHA is requiring a 22-foot commercial driveway for access to MD 410 and has approved the concept presented on the submitted plan.

The Transportation Planning Section has determined that the use would have a trip generation of 2 AM and 3 PM peak-hour trips. The applicant seeks a departure for the portion of the driveway/drive aisle that is less than 22 feet in width. The departure is sought, in part, to preserve a specimen tree on the site. Given the low trip generation associated with the site, the Transportation Planning Section supports relief from the 22-foot driveway/drive aisle requirement. While vehicles accessing the site would be able to maneuver using the eight-foot drive aisle, the more critical point for vehicles entering and leaving is at the access to MD 410. That portion of the driveway – at 22 feet in width – offers adequate space for a vehicle to enter the site from MD 410 while another vehicle is leaving the site and waiting to turn onto MD 410.

The site is adjacent to MD 410, a Master Plan arterial facility. Adequate right-of-way consistent with master plan recommendations exists, and no additional right-of-way would be ultimately required. Also, there are no underlying development cases which place limitations or conditions on this site.

Conclusion

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

(301) 952-3680
www.mncppc.org

June 27, 2018

MEMORANDUM

TO: Andrew Bishop, Development Review Division
VIA: *AS* Fred Shaffer, Transportation Planning Section, Countywide Planning Division
FROM: *MDG* Marc Lewis-DeGrace, AICP, 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 in order to provide the appropriate recommendations.

Detailed Site Plan Number: DSP-17016 & SP-170001

Name: Mama's Care Assisted Living Facility

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 checked="" type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.*	<input 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 detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2004 *Approved Sector Plan and Sectional Map Amendment* for the Prince George's County Gateway Arts District in order to implement planned trails, bikeways, and pedestrian improvements.

Review Comments (Master Plan Compliance and Prior Approvals)

The subject property is located on the southeast corner of East West Highway (MD 410) and 41st Place in the City of Hyattsville. The property is currently in use as a "congregate living facility" with beds for eight (8) residents. This application is proposing the adding six (6) beds for a total of 14 beds. This application is for a Detailed Site Plan and is in neither a designated corridor or center, therefore, it is not subject to Section 24-124.01 and the Transportation Review Guidelines – Part 2.

The Transportation Systems section of the Master Plan states:

Since most of the area's transportation system is already in place, efforts are needed to maximize the use of the existing transportation network and make changes that will result in a balanced use of all transportation modes: transit (rail and bus), automobile, bicycle, and walking. (Master Plan p. 38)

Strategy TM1.3: Ensure that all streets and paths provide continuous nonmotorized access even where auto access may not be provided. (Master Plan p.80)

Comment: There is an existing sidewalk along East West Highway in front of the subject building. There is also a sidewalk along the opposite side of 41st Place. The applicant should construct a sidewalk along their frontage of 41st Place connecting to the sidewalk along East West Highway.

The MPOT also contains a section on Complete Streets which provides guidance on accommodating all modes of transportation as new roads are constructed or frontage improvements are made. It also includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

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. (MPOT p. 10)

Comment: There is an existing sidewalk along East West Highway in front of the subject building. There is also a sidewalk along the opposite side of 41st Place. The applicant should construct a sidewalk along their frontage of 41st Place connecting to the sidewalk along East West Highway.

Table 2 of the MPOT identifies this section of East West Highway as having sidewalks with on-road bicycle facilities. The plan states: "Bicycle compatible road striping should be considered, although right-of-way constraints may prohibit full bike lanes." (p.28)

Comment: While striping for bike lanes along MD 410 is a stated goal, they will be installed through coordination between Prince George's County and the MD State Highway Administration (SHA) and not through this application. Required Right-of-Way is available along the frontage of the subject property.


Recommendation


1. The applicant shall construct a sidewalk along their frontage of 41st Place. This sidewalk shall connect to the existing sidewalk along East West Highway and the existing walkway from the subject property.

July 2, 2018

MEMORANDUM

TO: Andrew Bishop, Urban Design Section

VIA: Sherri Conner, Subdivision and Zoning Section 

FROM: Amber Turnquest, Subdivision and Zoning Section 

SUBJECT: DSP-17054 & SP-17001, Mama's Care Assisted Living Facility

The subject property is located on Tax Map 42 in Grid B-2; consists of 0.44 acres, and is known as Parcel 47 recorded in Prince George's County Land Records in Liber 22876 folio 280. The property is zoned One-Family Detached Residential (R-55) within a Development District Overlay (D-D-O) and is subject to the 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment*. The applicant has submitted this detailed site plan (DSP) to validate a previous expansion of a surface parking lot and special permit (SP) to increase the capacity at the existing congregant living facility from eight to a total of 14 residents.

The property included in this DSP is not subject to an existing preliminary plan of subdivision (PPS) There are no buildings proposed as a part of this application. Section 24-107(c)(7) exempts this property from the requirement of filing a preliminary plan of subdivision as it was subdivided by deed prior to January 1, 1982 and no development over 5,000 square feet is proposed.

Recommended Condition

1. Prior to certification of the DSP, General Note 5 shall be revised to include the recording reference of Parcel 47; Liber 22876 folio 280.

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

June 22, 2018

MEMORANDUM

TO: Andrew Bishop, Urban Design, Development Review Division
FROM: Michelle Hughes, Permit Review Section, Development Review Division
SUBJECT: Referral Comments for MAMA'S CARE DSP-17054 & SP-170001

1. The provided standard parking spaces on the site plan should be dimensioned at 9.5 x 19.
2. The review of this referral does not include the review of any signage.

Bishop, Andrew

From: Reiser, Megan
Sent: Monday, June 18, 2018 4:33 PM
To: Grover, Ruth
Subject: DSP-17054 and SP-170001

Hi Ruth,

The Environmental Planning Section (EPS) has reviewed the referral package received by EPS on June 4, 2018. The proposal is for an increase in the occupancy of an existing assisted living facility.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-040-2018) because the property is less than 40,000 square feet in size. The exemption letter is valid until March 5, 2020. An NRI equivalency letter (NRI-042-2018) has been issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. The NRI equivalency letter is valid until March 5, 2023. A storm water management approval(10130-2018) was submitted; the project is exempt from storm water management requirements because less than 5,000 square feet of disturbance is proposed. The site dos not front on any scenic or historic roadways. No other environmental requirements have been identified for this application.

This email serves in lieu of a memo.

Thanks,

Megan Reiser

Planner Coordinator, Environmental Planning Section
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
301-952-3752



M-NCPPC

Bishop, Andrew

From: Grover, Ruth
Sent: Tuesday, June 26, 2018 11:49 AM
To: Bishop, Andrew
Subject: FW: GOV-PRODUCTION - ProjectDox Department Review Task Assignment for DSP-17054 & SP-17001
Attachments: A001 - DSP-17054andSP-17001 - Mamas Care Assisted Living Facility.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Stecher, Patrick <Patrick.Stecher@wsscwater.com>
Sent: Tuesday, June 26, 2018 11:44 AM
To: Grover, Ruth <Ruth.Grover@ppd.mncppc.org>
Cc: Gingrich, Tom <Tom.Gingrich@wsscwater.com>; Madagu, Jonathan <Jonathan.Madagu@wsscwater.com>; #DSG Intake <DSGIntake@wsscwater.com>
Subject: FW: GOV-PRODUCTION - ProjectDox Department Review Task Assignment for DSP-17054 & SP-17001

FYI
Please find attached WSSC Governmental review comments for DSP-17054 as requested.

From: Mapes, Mary
Sent: Wednesday, June 20, 2018 4:04 PM
To: Djourshari, Shari <Shari.Djourshari@wsscwater.com>; Stecher, Patrick <Patrick.Stecher@wsscwater.com>
Cc: #DSG Intake <DSGIntake@wsscwater.com>; Gingrich, Tom <Tom.Gingrich@wsscwater.com>; Leeth, Rufus <Rufus.Leeth@wsscwater.com>; Kilbourne, Beth <Beth.Kilbourne@wsscwater.com>; Chicca, Ray <Ray.Chicca@wsscwater.com>; Kilbourne, Beth <Beth.Kilbourne@wsscwater.com>; Madagu, Jonathan <Jonathan.Madagu@wsscwater.com>
Subject: GOV-PRODUCTION - ProjectDox Department Review Task Assignment for DSP-17054 & SP-17001

Greetings,

We have the above Governmental Review project for review in WSSC ePlan Review System. The specific project plan has been uploaded into Project Dox for your review. All supporting documentation is in the *drop box* link provided below.

Comments are due before the SRC agenda date of June 29, 2018.

Please make your mark-up comments on the electronic file and publish the mark-up plans with "change marks" (mark-up comments) appended to a PDF file and send as an email attachment back to Ruth Grover at ruth.grover@ppd.mncppc.org at your earliest convenience.

Shari – The Hydraulics Task has been assigned to you in the WSSC ePlan Review System. Please log in and accept this task.

1

2

7

STANDARD NOTES:

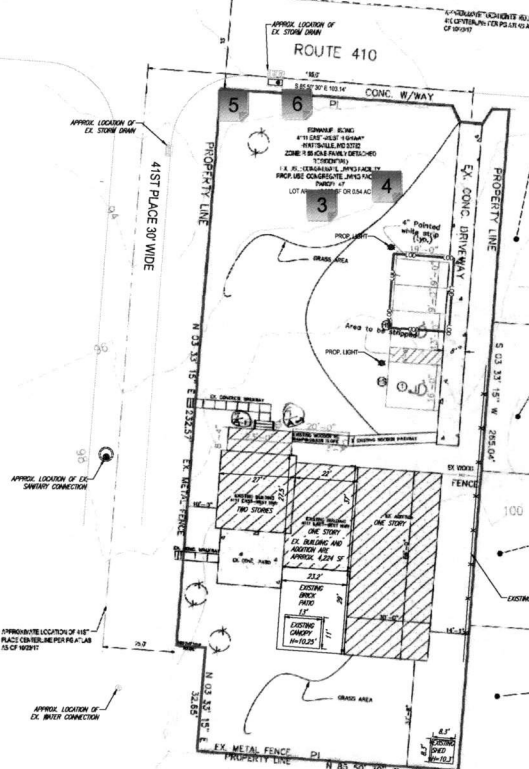
1. THIS PLAN IS BASED UPON DOCUMENTS PREPARED BY ALBERT DIEZEL & CAHILL TITLED: "PROPOSED PARKING LOT 111 EAST WEST HWY, HYATTSVILLE, MD" DATED: 04/12/16
2. OWNER/APPLICANT: EMMANUEL BOND, 24 MAMA'S CARE ASSISTED LIVING, ADDRESS: 4111 EAST WEST HIGHWAY, HYATTSVILLE, MD 20782, PHONE: 443-748-1036
3. PROJECT NAME: MAMA'S CARE ASSISTED LIVING SUBDIVISION, HYATTSVILLE-RIVERDALE-MT RAINIER-BRENTWOOD SITE DATA, PARCEL, TAX MAP: 42 DRD: 82, MISC. DRG. 209833
4. SITE PLANT/TOPOGRAPHY BASED ON PREVIOUSLY APPROVED BUILDING SITE PLAN TITLED: "PROPOSED PARKING LOT 107" BY DEPARTMENT OF PERMITTING, INSPECTIONS, AND ENFORCEMENT ON 05/30/2012.
5. PARCEL 47, TAX MAP 42 DRD: 82
6. TOTAL SITE AREA: 16,130 SQUARE FEET
7. EXISTING USE: CONGREGATE LIVING FACILITY WITH UP TO 8 RESIDENTS IN ACCORDANCE WITH PERMIT NO. 7837-2012
8. PROPOSED USE: APPROVAL OF A DETAILED SITE PLAN TO VALIDATE A PREVIOUS EXPANSION TO A SERVICE PARKING LOT. THIS DETAILED SITE PLAN IS BEING SUBMITTED CONCURRENTLY WITH A REQUEST FOR APPROVAL OF A SPECIAL PERMIT APPLICATION TO REVISE PERMIT NO. 7837-2012 TO ALLOW FOR A CONGREGATE LIVING FACILITY WITH UP TO 16 RESIDENTS, NO ADDITIONAL GROUND FLOOR AREA OR EXTERIOR MODIFICATIONS ARE PROPOSED BY THIS SPECIAL PERMIT APPLICATION.
9. ZONING: R-45 (ONE-FAMILY DETACHED RESIDENTIAL)/ DEVELOPMENT DISTRICT OVERLAY ZONE, TRADITIONAL RESIDENTIAL NEIGHBORHOOD CHARACTER OF THE GATEWAY ARTS DISTRICT SECTOR PLAN - 0.4930 AC.
10. PARKING AND LOADING SCHEDULE

PARKING REQUIRED:

 - CONGREGATE LIVING FACILITY: 1 PARKING SPACE PER 4 RESIDENTS, 4 PARKING SPACES (STANDARD) SITE 5 BY 10', HANDICAP SPACES: UP TO 25 PARKING SPACES - 1 PARKING SPACE
 - EXISTING PARKING SPACES:
 - STANDARD PARKING SPACES: 2 PARKING SPACES
 - HANDICAP SPACES: 2 PARKING SPACES
 - LOADING REQUIRED: NO LOADING IS REQUIRED PER THE CODE OF ORDINANCE PACE GEORGE'S, MARYLAND.
11. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.01.01.
12. THIS SITE IS LOCATED IN FLOOD ZONE "X" IN AN AREA OF MINIMAL FLOOD HAZARD.
13. THIS SITE DOES NOT CONTAIN A TIER 2 WATERBODY AS DEFINED IN COMAR 26.08.02.04.
14. THIS SITE IS LOCATED WITHIN THE LOWER NORTHEAST BR (BA) WATERSHED.
15. NO AVIATION POLICY AREAS EXIST ON OR IN VICINITY OF THE PROPERTY.
16. NO CEMETERIES ARE KNOWN TO EXIST ON THE PROPERTY.
17. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
18. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
19. NEAREST INTERSECTING STREET: EAST - WEST HIGHWAY ROUTE 410 AND 41ST PLACE.
20. PUBLIC WATER AND SEWER, STORMWATER, GAS, ELECTRIC AND TELEPHONE UTILITIES ARE AVAILABLE TO THE SITE.
21. SITE TO BE SERVICED WITH PUBLIC WATER AND SEWER (EXISTING WATERSEWER CONNECTION ON 93 AND 93), PROPOSED WATERSEWER CONNECTION ON 93 AND 93.
22. SITE DEVELOPMENT CONCEPT PLAN APPROVAL #1030-2018-00
23. NR1 / WCO EXEMPTION APPROVAL #869-043-2018

LEGEND

- Proposed Handicap Space
- Ex. CONTOUR
- Property Line
- Van Accessible
- Prop. Handicap Sign
- Handicap



EX. SITE PLAN
SCALE: 1:20

BOHLER ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING ARCHITECTURE INTERIOR DESIGN
11509 BELT ROAD SUITE 100
HYATTSVILLE, MD 20782
TEL: 410-202-8711 FAX: 410-202-8711
WWW.BOHLENERG.COM

REV	DATE	COMMENT	BY
1	4/27/18		ECR



NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 17054
DRAWN BY: JGD
CHECKED BY: ECR
DATE: 02/21/18
SCALE: 1" = 20'
CAD ID: 585

DETAILED SITE PLAN

FOR
MAMA'S CARE ASSISTED LIVING

LOCATION OF SITE
4111 EAST WEST HIGHWAY
HYATTSVILLE, MD 20782
PRINCE GEORGE'S COUNTY
ELECTION DISTRICT 16
HYATTSVILLE
TM 42 DRD 82 PARCEL 47

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 110
BOWIE, MARYLAND 20715
Phone: (301) 808-4500
Fax: (301) 808-4501
MD@BohlerEng.com

J. DIMARCO
PROFESSIONAL ARCHITECT
5000 WASHINGTON AVENUE SUITE 200
HYATTSVILLE, MD 20782
APPROVAL OF THIS PLAN IS
CONDITIONAL UPON THE APPLICANT
OBTAINING ALL NECESSARY APPROVALS
AND PERMITS FROM THE APPLICABLE
LOCAL AND STATE AGENCIES AND
THE DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT
BEFORE CONSTRUCTION DATE: 02/21/18

SHEET TITLE
SITE PLAN
SHEET NUMBER:
3 OF 8

THIS BLOCK IS FOR OFFICIAL USE ONLY

BE AWARE THAT THIS BLOCK INCLUDES CONCURRENCE OF PAUL APPROVAL BY THE CONGRESS HOUSE, TO ADDRESS OR THE DISTRICT LOANS

M-NCPPC
APPROVAL

PROJECT NAME: MAMA'S CARE ASSISTED LIVING
PROJECT NUMBER: DSP-17054

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN CHECK SHEET OR APPROVAL SHEET. REVISIONS SHOULD BE INCLUDED IN THE PROJECT NUMBER.



1 - 1 - WSSC Plan Review Comments

Created by: Mary Mapes
On: 06/20/2018 03:46 PM

WSSC Plan Review Comments
DSP-17054&SP-17001 - Mama's Care Assisted Living Facility

----- 0 Replies -----

2 - 2 - WSSC Standard Comments for All Plans

Created by: Mary Mapes
On: 06/20/2018 03:46 PM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
 - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
 - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
 - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
 - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
 - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
 - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
 - g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Development Services Center at (301-206-8650) or visit our website at [www.wsscwater.com/Development Services](http://www.wsscwater.com/Development%20Services) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services at (301) 206-4003.

----- 0 Replies -----

3 - Comment # 1: Existing Customer

Created by: Shari Djourshari
On: 06/25/2018 12:03 PM

This is an existing customer who has a suspended WSSC account per Customer request. The property has an existing connection. To abandon and reconnect site utility process is required since this property will be used for commercial purposes.

----- 0 Replies -----

4 - Comment # 2: existing connection

Created by: Shari Djourshari
On: 06/25/2018 12:05 PM

If existing connection is to be abandoned, and a new connection is desired:
Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-8650 for submittal requirements or view our website.

----- 0 Replies -----

5 - Comment # 3: Sewer Available

Created by: Shari Djourshari
On: 06/25/2018 12:06 PM

An 8" sewer along east west HWY and a 6" sewer along 41st Place that can provide service to this property.

----- 0 Replies -----

6 - Comments # 4: Water available

Created by: Shari Djourshari
On: 06/25/2018 06:10 PM

There is a 10" water main along Eastwest Hwy that can provide service to the property

----- 0 Replies -----

7 - Design Review Comments

Created by: Pat Stecher
On: 06/26/2018 11:09 AM

Design-Comments
Water -----

- Existing and/or proposed water/sewer mains and service connections are not shown on the plan. Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.
- This site is currently being served by existing and active water connection(s).
- The site has an existing water house connection built to the property line. A plumbing permit will be required to build the on-site hook up and activate the connection(s). Contact the WSSC Permit Services Unit at (301) 206-4003 for information or visit our website.
- Add the proposed pipeline alignment(s) with water house connection(s) to the plan. Additionally, if easements are required, their limits and locations must be shown. See WSSC Design Manual C-2.1
- Existing mains shown on plan should be labeled with correct pipe size, material and WSSC

contract number.

Sewer -----

- Existing and/or proposed water/sewer mains and service connections are not shown on the plan. Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.
- This site is currently being served by existing and active sewer connection.
- The site has an existing sewer house connection built to the property line. A plumbing permit will be required to build the on-site hook up and activate the connection(s). Contact the WSSC Permit Services Unit at (301) 206-4003 for information or visit our website.
- Add the proposed pipeline alignment(s) with sewer house connection(s) to the plan. Additionally, if easements are required their limits and locations must be shown. See WSSC Design Manual C-2.1
- Existing mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

On-Site -----

- Proposed water systems (greater than 3-inch diameter) with a developed length of more than 80 feet will require an outside meter setting in a vault. Show and label vault and required WSSC right-of-way.

General ----

- Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.
- Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website.

----- 0 Replies -----