



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

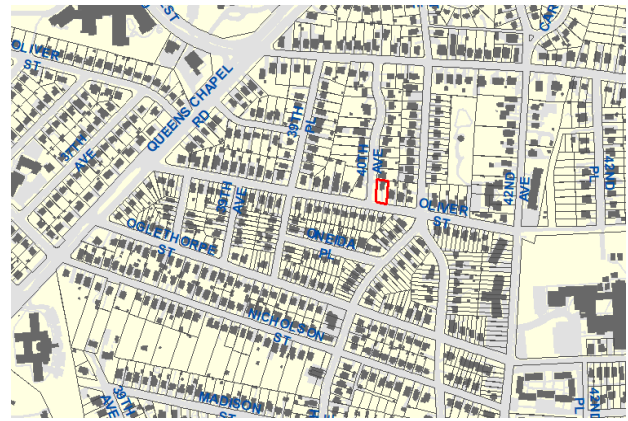
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Special Permit St. Joseph's House

DSP-20013 SP-200002

REQUEST	STAFF RECOMMENDATION
Single-family dwelling with a family day care use.	APPROVAL with conditions

Location: In the northeast quadrant of the intersection of Oliver Street and 40th Avenue.	
Gross Acreage:	0.18
Zone:	R-55/D-D-0
Dwelling Units:	1
Gross Floor Area:	2,918 sq. ft.
Planning Area:	68
Council District:	02
Election District:	16
Municipality:	Hyattsville
200-Scale Base Map:	207NE03
Applicant/Address: St. Joseph's House, LTD. 1505 Cody Drive Silver Spring, MD 20902	
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org	



Planning Board Date:	03/11/2021
Planning Board Action Limit:	03/15/2021
Staff Report Date:	02/23/2021
Date Accepted:	01/04/2021
Informational Mailing:	09/20/2020
Acceptance Mailing:	11/27/2020
Sign Posting Deadline:	02/09/2021

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

Table of Contents

EVALUATION CRITERIA.....	3
FINDINGS.....	3
1. Request.....	3
2. Development Data Summary.....	4
3. Location.....	4
4. Surrounding Uses.....	4
5. Previous Approvals.....	4
6. Design Features.....	4
COMPLIANCE WITH EVALUATION CRITERIA.....	5
7. 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District.....	5
8. Prince George’s County Zoning Ordinance.....	5
9. 2010 Prince George’s County Landscape Manual.....	6
10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	7
11. Prince George’s County Tree Canopy Coverage Ordinance.....	7
12. Referral Comments.....	7
RECOMMENDATION.....	8

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20013
Special Permit SP-200002
St. Joseph's House

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

EVALUATION CRITERIA

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

- a. The requirements of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*;
- b. The requirements of the Prince George's County Zoning Ordinance for the One-Family Detached Residential (R-55), and Development District Overlay (D-D-O) Zones;
- 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; and
- f. Referral comments.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) and special permit requests to develop a family day care use within an existing single-family detached residential dwelling, including a building addition, within 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(s)	R-55/D-D-O	R-55/D-D-O
Use(s)	Residential	Residential with family day care
Acreage	0.18	0.18
Lots	1	1
Square Footage/GFA	2,486	2,918 (432 sq. ft. addition)

Parking Requirements

A single parking space is provided for the dwelling unit and is acceptable, in accordance with Section 27-584(a)(1), as the legally existing residential use predates the Prince George’s County Zoning Ordinance. The proposed family day care does not require any parking spaces, per Section 27-568(a) of the Zoning Ordinance.

- 3. Location:** The subject site, known as 4000 Oliver Street, is located in the northeast quadrant of the intersection of Oliver Street and 40th Avenue, within the municipal limits of the City of Hyattsville, and in Planning Area 68 and Council District 02.
- 4. Surrounding Uses:** The subject property is zoned One-Family Detached Residential (R-55) and is bounded to the north and east by existing single-family detached houses in the R-55 Zone, to the south by the right-of-way of Oliver Street with single-family detached houses in the R-55 Zone beyond, and to the west by the right-of-way of 40th Avenue with single-family detached houses in the R-55 Zone beyond. The subject site and all those surrounding it are located within the D-D-O Zone.
- 5. Previous Approvals:** There are no prior zoning approvals associated with the subject site. The site is the subject of Stormwater Management (SWM) Concept Plan 38798-2020-00, which was approved by the Prince George’s County Department of Permitting, Inspections and Enforcement on October 30, 2020 and is valid until October 30, 2023.
- 6. Design Features:** The subject site is a 0.18-acre (7,670 square feet) lot with an existing single-family detached dwelling originally constructed in approximately 1938, predating the current Zoning Ordinance. The lot is rectangular in shape and the existing 2,486-square-foot, two-story, approximately 23-foot-high house sits in the middle northern end. The house faces south toward Oliver Street, has a concrete driveway in the northwest corner, and a separate shed in the northeast corner. A 432-square-foot, one-story addition, approximately 12 feet in height is proposed, in the front, southern end of the existing dwelling. With the addition, the southern entrance to the house is being removed, but the building materials and design are otherwise maintained. The architectural design includes a gray, asphalt-shingled, gabled roof, gray vinyl siding, multiple residential-style windows, and a painted cinder block foundation.

The subject special permit application proposes to add a family day care as an accessory use to the existing primary residential use.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2004 Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District:** The subject site is located within the Traditional Residential Neighborhood (TRN) Character Area of the D-D-O Zone of the Gateway Arts District Sector Plan and SMA. The D-D-O Zone Use Table requires a special permit be approved for the proposed family day care use in this Character Area, and then also requires DSP review for uses that require a special permit.

In addition, Footnote 2 on page 144 of the Gateway Arts District Sector Plan and SMA provides that R-55-zoned properties in the TRN Character Area within the City of Hyattsville are exempt from the development district standards of the D-D-O Zone and will abide by the requirements of the R-55 Zone. The subject site meets the exemption criteria of Footnote 2, as it is zoned R-55 and is within the City of Hyattsville, and is therefore exempt from the D-D-O Zone standards.

8. **Prince George’s County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-55 Zone of the Zoning Ordinance:
- a. The DSP conforms with Section 27-442 of the Zoning Ordinance, Regulations for Development in Residential Zones, for the R-55 Zone, as follows:

	Required	Provided
(b) Net Lot Area, Lot Recorded prior to November 29, 1949 (minimum in sq. ft.)	5,000 sq. ft.	7,670 sq. ft.
(c) Lot Coverage (maximum percent of net lot area)	30 percent	25.2 percent
(d) Lot/Width Frontage (minimum in ft.)		
At front building line	65 ft.	65.42 ft.
At front street line	45 ft.	65.42 ft.
(e) Yards (minimum depth/width in feet)		
Front	25 ft.	41.3 ft.
Side	17 ft./8 ft.	40 ft./13.8 ft.
(total of both yards/minimum of either yard)		
Rear	20 ft.	2.4 ft.*
(f) Building height (maximum in ft.)	35 ft.	23 ft.

Note: *The north side of the existing dwelling does not conform with the current 20-foot minimum rear yard setback. However, in accordance with Section 27-118(c) of the Zoning Ordinance, as the existing single-family detached residential dwelling is used for residential purposes, contains a single dwelling unit, and was constructed prior to November 29, 1949, it shall be permitted to continue to be used for residential purposes and shall

not be required to meet the regulations set forth in the regulations table of the zone in which it is located. Therefore, the existing dwelling does not need to conform to the current rear yard setback. The proposed 432-square-foot addition does need to conform with the current regulations for the R-55 Zone. As provided on the DSP, staff finds the proposed addition to the south side of existing dwelling conforms with the current regulations of the R-55 Zone.

- b. The existing shed located in the northeast corner of the site met the requirements of Section 4-111(a), Work Exempt from Permit, when installed and is exempt from conformance with the requirements of the Zoning Ordinance, in accordance with Section 4-347(b) of the County Code.
- c. The DSP is found to be in conformance with the limited amount of applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the proposed addition uses harmonious materials and style, and grading is minimized.
- d. Section 27-239.02(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

As detailed in Finding 7, this DSP meets the exemption criteria of Footnote 2 of the D-D-O Zone Use Table, and conformance with the D-D-O Zone development standards is not required. However, the proposed minor addition to the existing single-family dwelling and addition of a family day care as an accessory use is compatible with the goals and guidelines for development within the TRN Character Area of the Gateway Arts District Sector Plan and SMA.

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

The DSP shows the existing residential use, and proposed family day care, as accessory to the residential use, will be compatible and complimentary with adjacent properties. The proposed building addition is also in character with the adjacent development.

9. **2010 Prince George's County Landscape Manual:** In accordance with Section 1.1(e)(1) of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), the proposed project for an existing single-family dwelling is exempt from the requirements of Section 4.1, Residential Requirements. In addition, the main use of the property will remain residential and no parking lot is proposed, which exempts this DSP from the other sections of the Landscape Manual.

10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a Standard Letter of Exemption (S-139-2020) from the Woodland and Wildlife Habitat Conservation Ordinance, which was issued on September 15, 2020, because the site is less than 40,000 square feet in size.
11. **Prince George’s County Tree Canopy Coverage Ordinance:** The proposed project is not subject to the requirements of Section 25-128, Tree Canopy Coverage Requirements, as it proposes less than 5,000 square feet of gross floor area or site disturbance.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Historic**—In a memorandum dated January 21, 2021 (Stabler and Smith to Bossi), it was noted that the subject property does not contain and is not adjacent to any Prince George’s County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
 - b. **Community Planning**—In a memorandum dated January 28, 2021 (Hyson to Bossi), the Community Planning Division noted no major issues with the proposed project and suggested an increase of the width of the proposed walkway.
 - c. **Environmental Planning**—In a memorandum dated January 21, 2021 (Juba to Bossi), the Environmental Planning Section noted the site has a Natural Resources Inventory Equivalency Letter (NRI-129-2020), which was issued on September 15, 2020. The property contains Christiana-Downer-Urban Land complex (5–15 percent slopes). As an unsafe soil, the County may require a soils report during the building permit review process. The site has an approved SWM Concept Plan, 38798-2020-00, that is in conformance with the current code, which was issued on October 30, 2020, and notes this project is exempt from SWM requirements. The DSP is consistent with the approved SWM concept plan.
 - d. **Permits**—In a memorandum dated February 8, 2021 (Shaffer to Bossi), Permits staff noted a series of technical revisions that are needed to the plans. Conditions to address these issues are recommended herein as applicable.
 - e. **City of Hyattsville**—In a letter dated February 17, 2021 (Ward to Hewlett), the interim mayor notified the Prince George’s County Planning Board that on February 16, 2021, the City Council reviewed and unanimously voted to support the approval of this DSP and special permit. It was additionally noted that the services to be provided by St. Joseph’s House are critical to the community and the facility’s presence in Hyattsville is highly valuable.
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. As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, 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. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
 - (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.**

No regulated environmental features are located on the subject site; thus, preservation or restoration on-site is not applicable.

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 Special Permit SP-200002 and APPROVE Detailed Site Plan DSP-20013 for St. Joseph's House subject to the following condition:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Provide a separate cover sheet for the architectural plans or incorporate them into the DSP set.
 - b. Convert the 5th sheet of the architectural elevations to be a simple block legend titled "Material Legend" and add it to each applicable architectural sheet.
 - c. Revise architectural elevation sheets 1, 2, and 4 to include the length, width, and height of the proposed addition and end elevations.
 - d. Revise architectural elevation sheets to show the roof height at each level.
 - e. Show the height and square footage of the existing home and the addition on the site plan.
 - f. Label, on the site plan, the length and width of the driveway and adjacent concrete strip, and the length and width of the concrete sidewalk, on the east side of the dwelling.

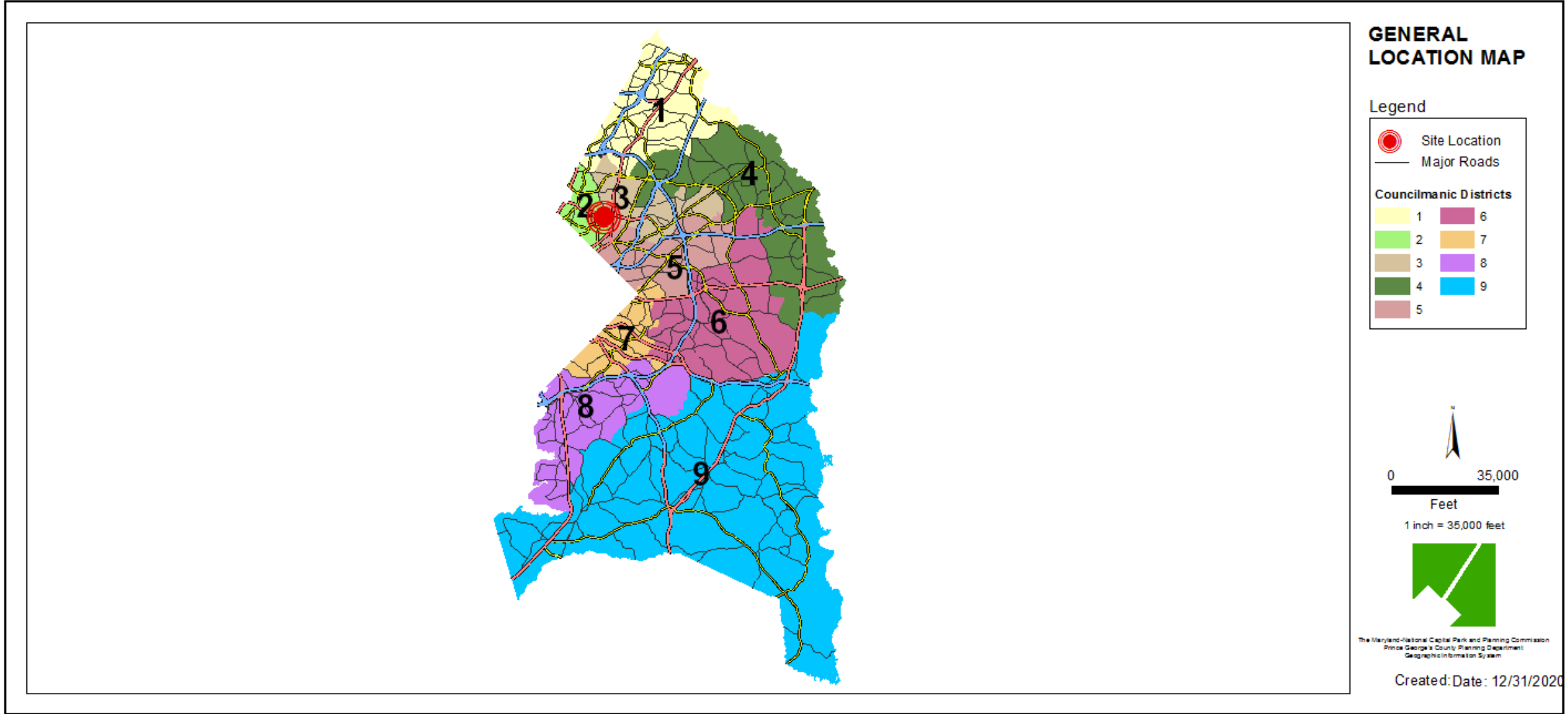
- h. Provide square footage of the shed on the site plan.
- i. Identify the stairs, on the east side of the dwelling, as covered or uncovered.
- j. Revise Zoning Ordinance Requirement table, on the site plan, to match the drawings for side yard setback required and provided.

ITEM: 7 & 8

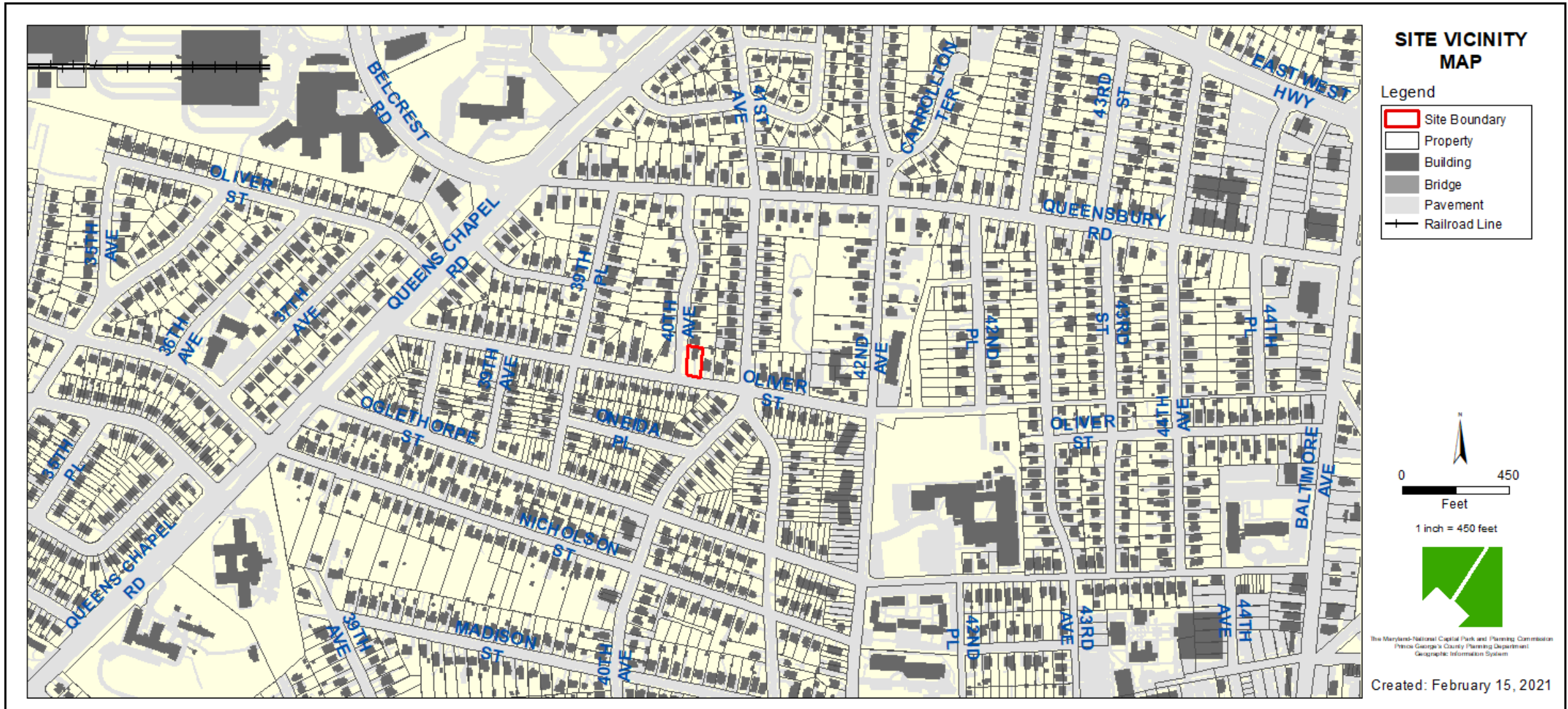
CASE: DSP-20013 & SP-200002

ST. JOSEPH'S HOUSE

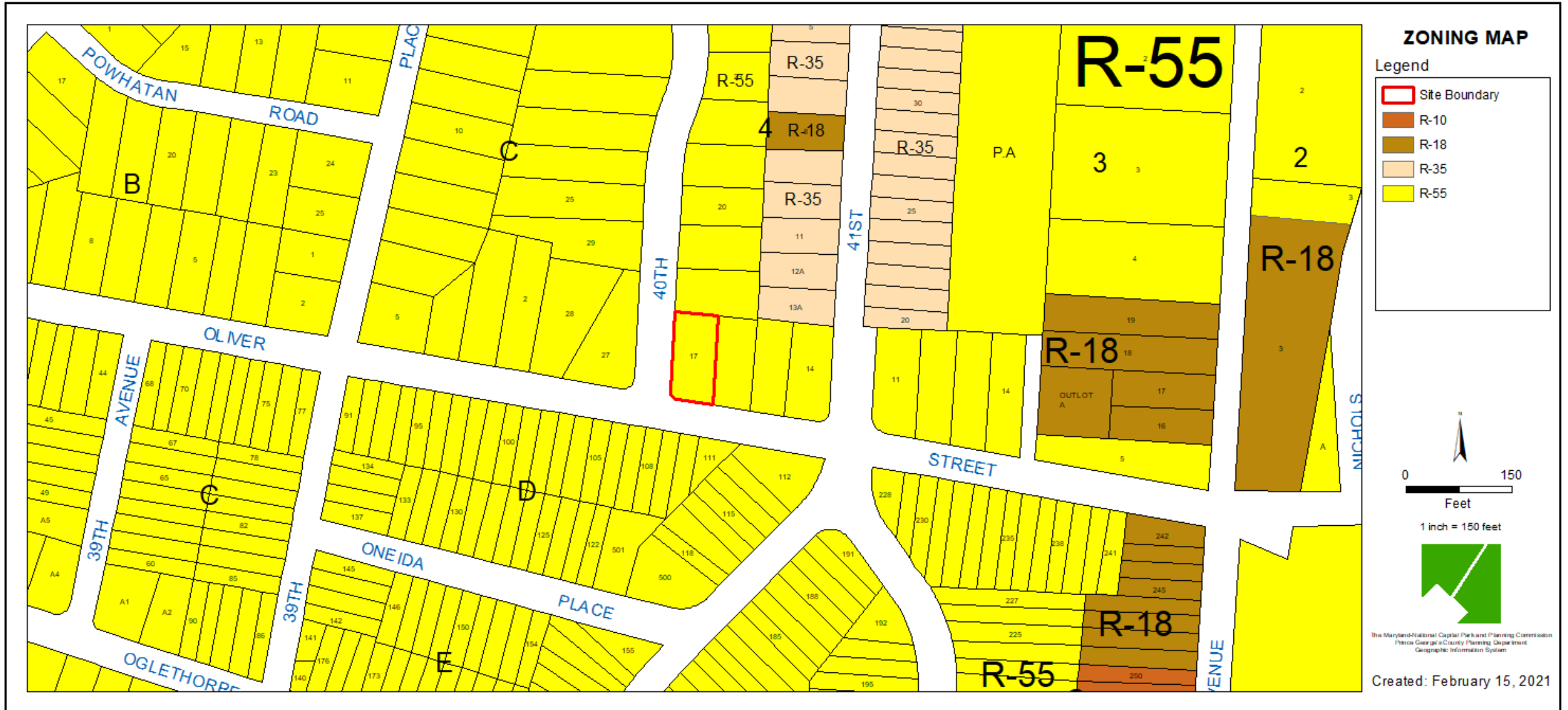
GENERAL LOCATION MAP



SITE VICINITY



ZONING MAP



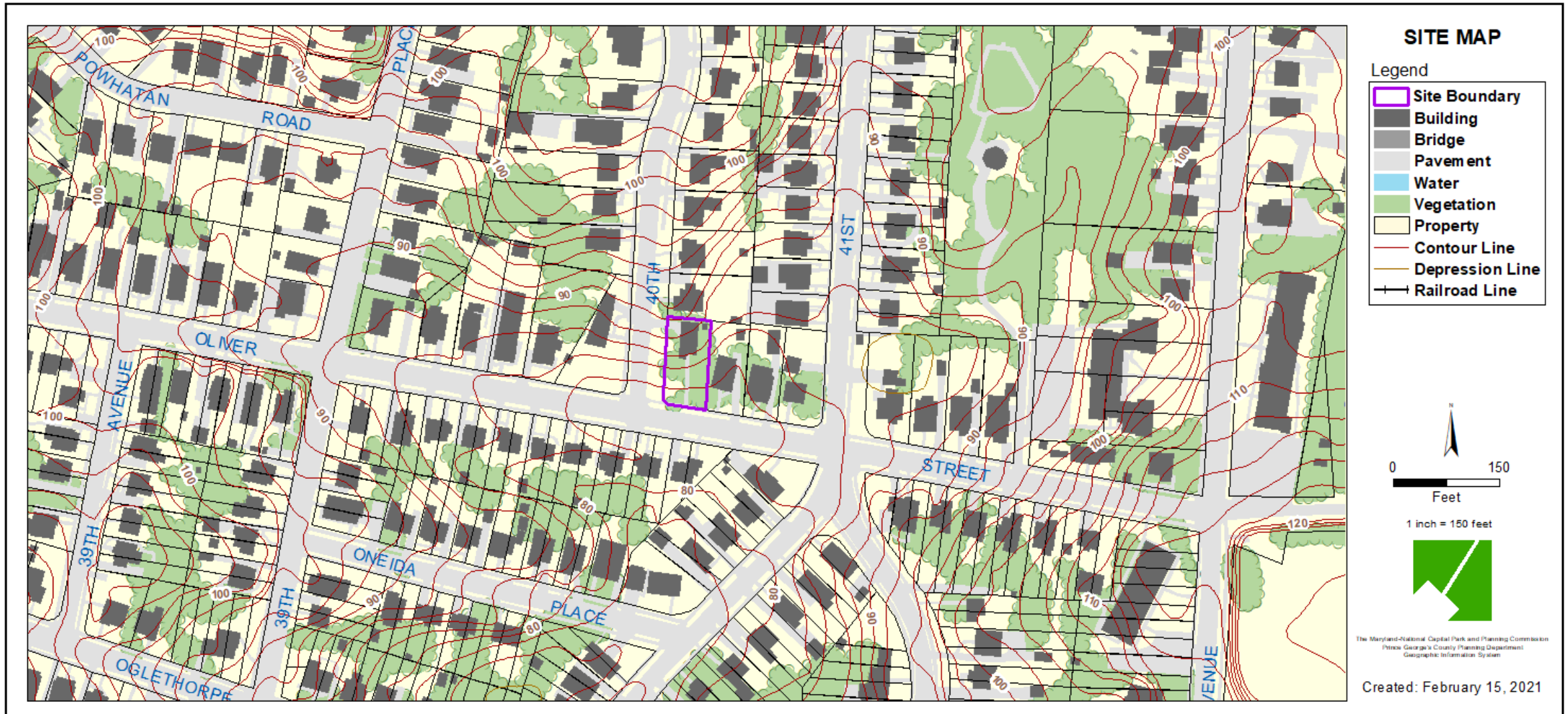
OVERLAY MAP



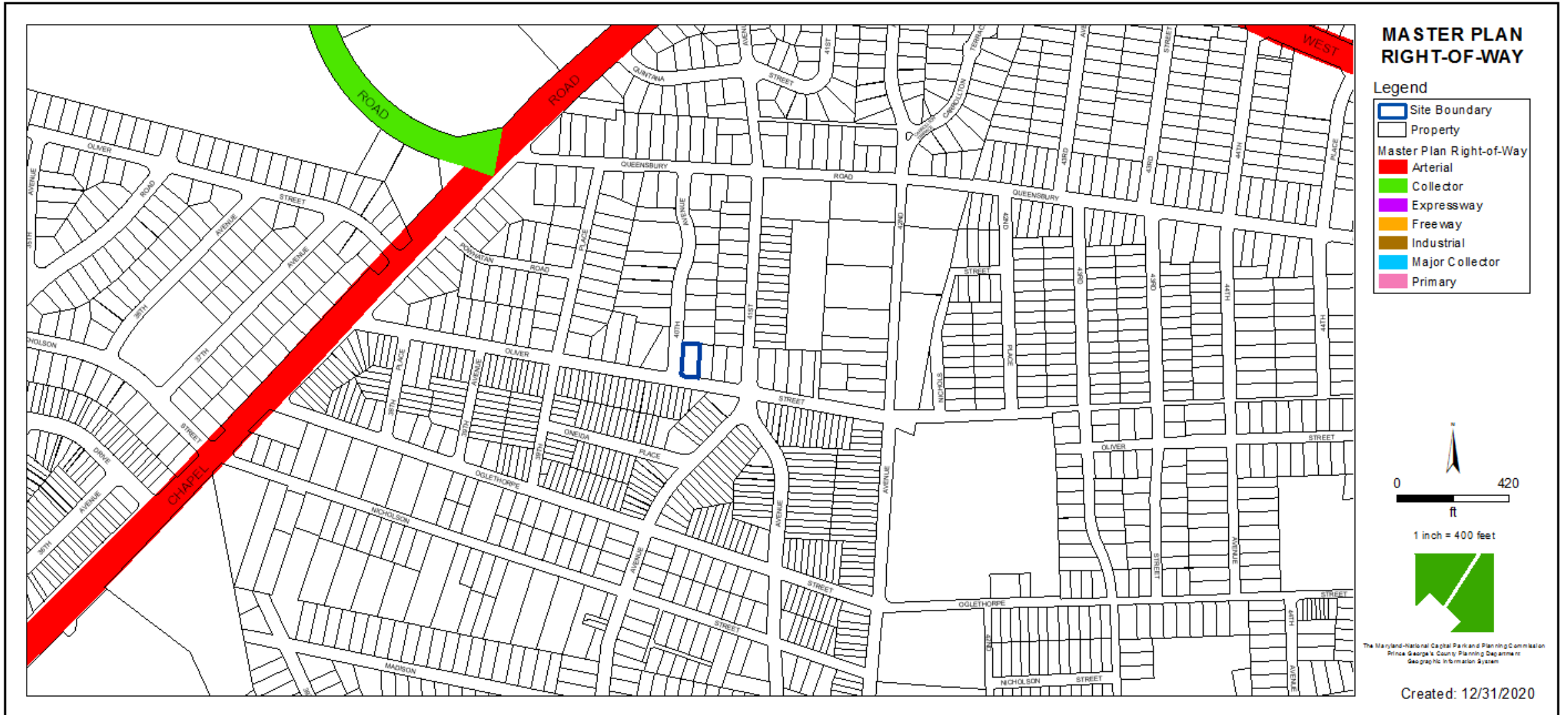
AERIAL MAP



SITE MAP



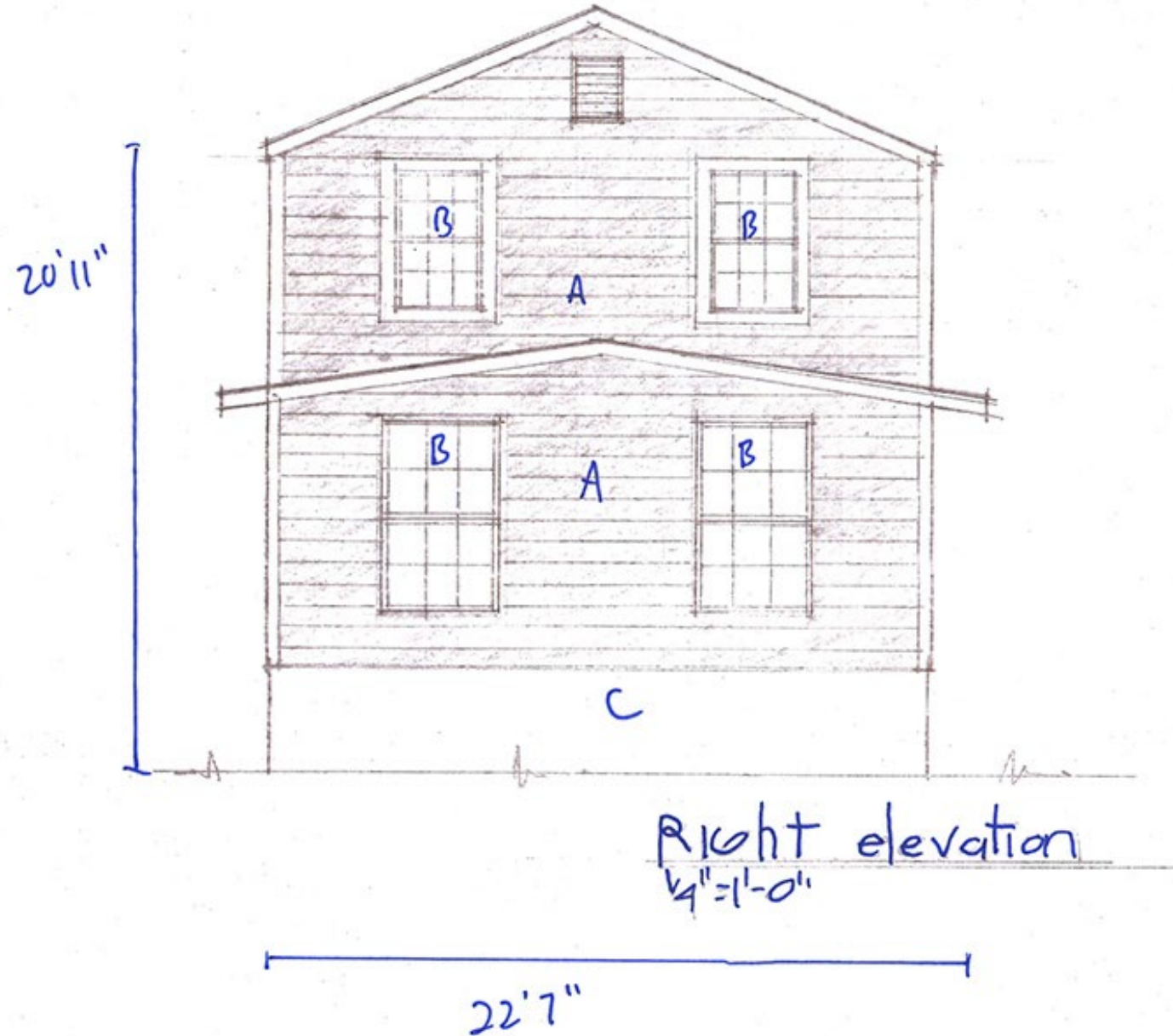
MASTER PLAN RIGHT-OF-WAY MAP



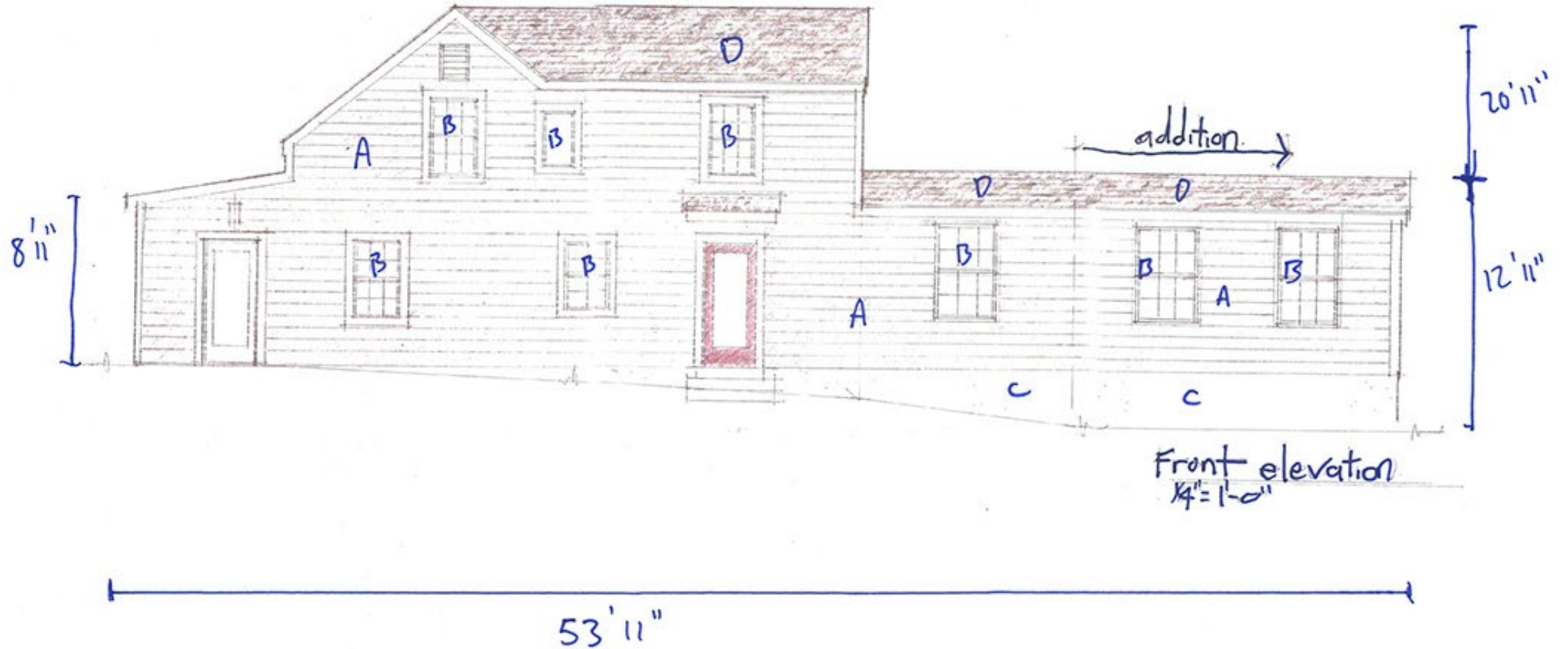
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



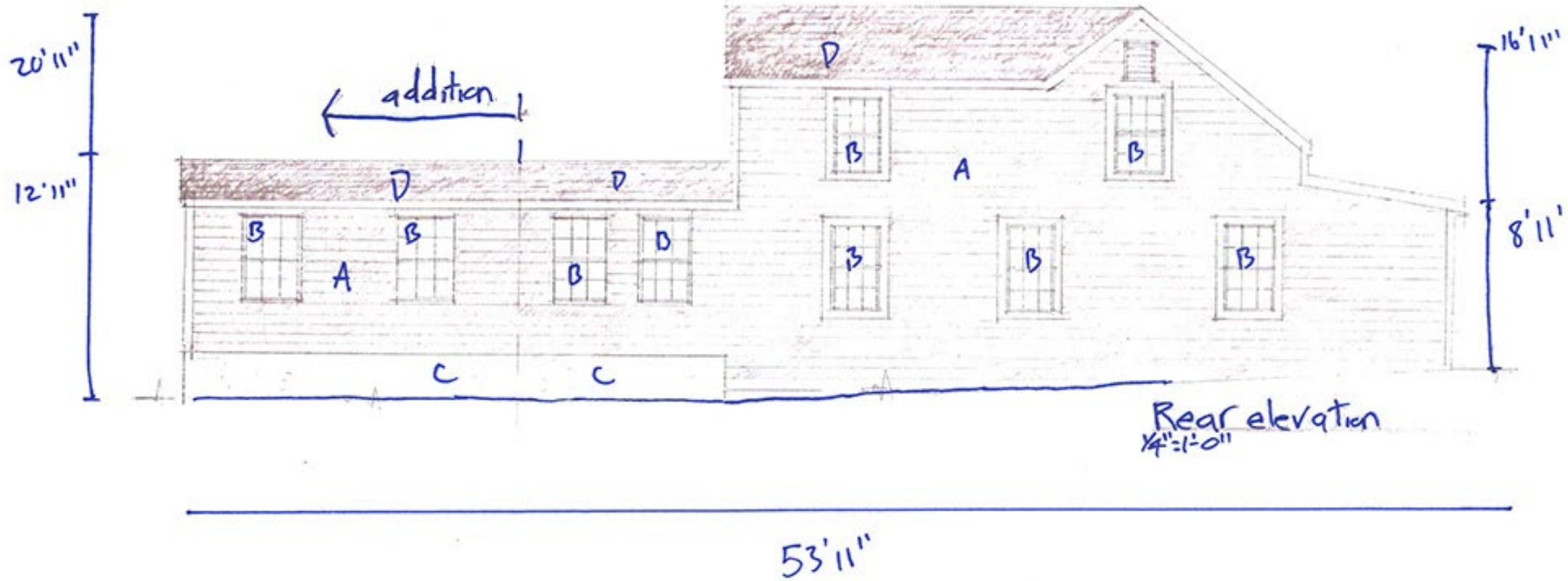
ELEVATIONS



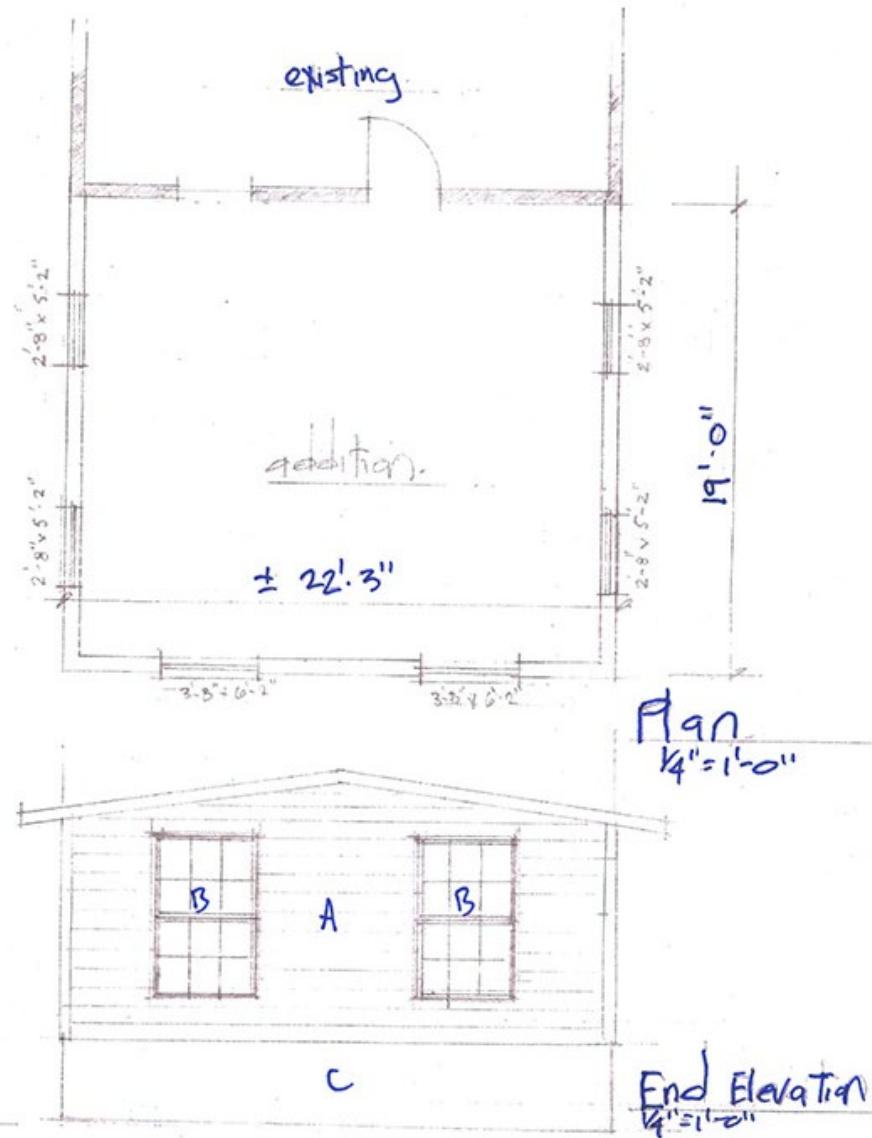
ELEVATIONS



ELEVATIONS



ELEVATIONS



SITE PHOTOS



SITE PHOTOS



**STATEMENT OF JUSTIFICATION FOR
DETAILED SITE PLAN AND SPECIAL PERMIT**

DSP-20013 & SP-200002

St. Joseph's House
4000 Oliver Street
Hyattsville, Maryland 20782

Requests:

- 1) Approval of a Detailed Site Plan (DSP) is requested pursuant to §27-548.25 of the County Code in connection with the approval of a Special Permit to allow a Family Day Care within a one-room addition to an existing single family detached dwelling located at 4000 Oliver Street, Hyattsville, Maryland (the "Property"). The Property is located in the R-55 Zone ("Family Detached Residential") and is situated within the Traditional Residential Neighborhood (TRN) Character Area in the Gateway Arts District Development District Overlay Zone.
- 2) Approval of the issuance of a Special Permit is requested pursuant to §27-239.02 of the County Code to permit the operation of a Family Day Care facility (8 children or less) on the Property.

Location and Description of Property:

The Property is a single family detached residence located at 4000 Oliver Street, Hyattsville, Maryland 20782, Tax Account Number: 16-1797851. The Property is zoned R-55 and is situated within the Traditional Residential Neighborhood (TRN) Character Area within the Gateway Area District Development District Overlay Zone.

The Property is a corner lot consisting of a land area of approximately 7,670 SF and is located at the northeast corner of the intersection of Oliver Street and 40th Avenue in a residential neighborhood known as "Hyattsville Hills." Existing improvements on the Property primarily consist of a 2-story single family detached residence constructed in 1938 which has a gross floor area of approximately 2,486 SF. The Property is serviced by both public water and sewer and is not located in either the 100-year floodplain or the Chesapeake Bay Critical Area.

The Property is abutted by two other single-family residential lots, both with the same zoning classifications as the Property.

Description of Proposed Use:

The proposed use of the Property is the operation of a Family Day Care (8 children) as an accessory use to the existing single-family dwelling in accordance with the zoning regulations of the County Code. Specifically, the planned Family Day Care will serve children with developmental disabilities. The owners of the Property (one of whom is also the Executive

Director of the operators of the Family Day Care) currently reside at the Property and intend to continue using the Property as their primary personal residence.

To further accommodate the operation of the Family Day Care, the LaHood family desires to construct a one-room addition to the south end (front) of the existing residence as illustrated on the DSP submitted for approval. This will increase the gross floor area of the existing residence by approximately 432 SF.

Required Findings:

Detailed Site Plan:

Pursuant to the requirement on page 167 of the Development District Standards of the *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*, uses which are permitted with a special permit require the detailed site plan process in accordance with Part 3, Division 9 of Subtitle 27 of the County Code. However, the applicability section of the Development District Standards may exempt from site plan review or limit the review of specific types of development or areas of the Development District. For reasons set forth below, the design-related criteria set forth in the Development District Standards do not apply to this request.

Because the Property is (i) zoned R-55, (ii) located within the TRN Character Area, and (iii) located within the municipal limits of the City of Hyattsville, footnote 2 of the development standards provides that the development standards of the Gateway Arts District D-D-O Zone do not apply to this site. Note that it has been previously established that the development standards of the Gateway Arts District (i.e. those standards or guidelines addressing site and building design) are a subset of the Development District Standards contained in the March, 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*. Thus, the Use Tables within the overall Development District Standards remain applicable to properties zoned R-55 in the TRN Character area in the City of Hyattsville, even though the site design-related development standards do not apply. Accordingly, the basic criteria for approval of a Detailed Site Plan found in §27-285(b) of the County Code are applicable to the Property, together the regulations of the R-55 Zone.

Lastly, it should be noted that conformance with the provisions of the Landscape Manual do not apply to this request because the proposed use of a Family Day Care is considered an accessory use to an existing single-family residence, additions to which are exempt pursuant to Section 1.1(e)(1).

Accordingly, pursuant to §27-285(b) of the County Code, the applicable site plan requirements for this Property are as follows:

- (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 substantially from the utility of

the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

- (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).
- (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 §27-274 of the County Code, 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.
- (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 §24-130(b)(5) of the County Code.

Special Permit:

Pursuant to §27-239.02(a)(6)(C), the required findings for the issuance of a Special Permit are as follows:

- (1) The site plan generally conforms with design guidelines in an approved Master Plan or other applicable plan; and
- (2) The site plan shows that the proposed use will not be incompatible with adjacent properties because of building or site design

Requests and Conformance to Required Findings for Each Request:

Detailed Site Plan:

The proposed Detailed Site Plan for the Property satisfies the basic criteria for approval of a Detailed Site Plan pursuant to §27-285(b). Those criteria are discussed as follows:

- (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 substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.*

The site design guidelines applicable to the criterion above are found in §27-274(a). These are discussed following, *seriatim*:

- (1) *General.*
 - (A) *The Plan should promote the purposes of the Conceptual Site Plan.*

No Conceptual Site Plan is associated with the subject project.

(B) The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

No townhouses or three-family dwellings are associated with the subject project.

(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. As a means of achieving these objectives, the following guidelines should be observed:

- (i) Parking lots should generally be provided to the rear or sides of structures;*
- (ii) Parking spaces should be located as near as possible to the uses they serve;*
- (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;*
- (iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses;*
- (v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings;*

The Zoning Ordinance does not require off-street parking for the operation of a Family Day Care. There are no parking lots, parking spaces or parking aisles in connection with this project, with the exception of one (1) parking space in the existing driveway which will be allocated for residential use only.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

- (i) Loading docks should be oriented toward service roads and away from major streets or public view;*
- (ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.*

There is no loading dock or loading space in connection with this project. As the Property is a residence, all deliveries of materials and supplies will be delivered directly to the entrance of the residence and stored therein.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

- (i) *The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;*
- (ii) *Entrance drives should provide adequate space for queuing;*
- (iii) *Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;*
- (iv) *Parking areas should be designed to discourage their use as through-access drives;*
- (v) *Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;*
- (vi) *Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;*
- (vii) *Parcel pick-up areas should be coordinated with other on-site traffic flows;*
- (viii) *Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;*
- (ix) *Pedestrian and vehicular circulation routes should generally be separated and clearly marked;*
- (x) *Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques;*
- (xi) *Barrier-free pathways to accommodate the handicapped should be provided.*

There will be no parking areas, drive-through areas or vehicular circulation areas associated with this project. Families will be able to park along either Oliver Street or 40th Street to access the Property where on-street parking is permitted, and access the Property via an existing concrete driveway off of 40th Avenue Street as shown on the DSP submitted for approval.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

- (i) *If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;*
- (ii) *Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;*
- (iii) *The pattern of light pooling should be directed on-site;*
- (iv) *Light fixtures fulfilling similar functions should provide a consistent quality of light;*
- (v) *Light fixtures should be durable and compatible with the scale, architecture, and use of the site;*
- (vi) *If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.*

The operation of the Property will primarily be used as a family day care center during daytime hours. There are no specific lighting requirements for family day care as an accessory use in a R-55 Zone. As such, the Property will abide by any and all applicable laws, regulations and ordinances for ordinary residences in a R-55 zone. All walkways to and from the residence on the Property are adequately illuminated in keeping with other residences in the neighborhood.

(4) *Views.*

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

The proposed one-room addition will only expand the existing footprint of the residence by 432 square feet and will be in keeping with the existing design and aesthetics of the residence located on the Property. The construction of the addition will not violate any applicable setback requirements and will not obstruct any views in any material respect from either the public streets or neighboring properties.

(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. To fulfill this goal, the following guidelines should be observed:*

(i) *Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;*

The entire green space will be existing lawn/yard area in keeping with adjacent properties in the neighborhood, as the subject Property is single-family residence. The DSP doesn't contemplate any change to the green area other than the minor expansion of the building footprint to accommodate the new addition and the removal of an existing concrete walkway from the house to the sidewalk adjacent to Oliver Street.

(ii) *Green area should link major site destinations such as buildings and parking areas;*

Not applicable for this Property.

(iii) *Green area should be well-defined and appropriately scaled to meet its intended use;*

The green areas generally extend from the residence to the perimeter lot line areas of the Property and are appropriate for the residential use.

(iv) *Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;*

All green space is located on private residential property. There is no green area designated for the use and enjoyment of pedestrians generally, although the green area will be suitable for residential use and the intended use of operating a family day care.

(v) *Green area should be designed to define space, provide screening and privacy, and serve as a focal point;*

All green space is located on private residential property and will be designed and maintained in accordance with the applicable requirements set forth in the R-55 zone, including lot coverage restrictions.

(vi) *Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and*

While there are no woodland conservation requirements connected with this site, nor any regulated environmental features, existing trees around the site's perimeter will be preserved to the extent practicable to preserve the Property's existing visual character.

(vii) *Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.*

All green space is located on private residential property and will be maintained in accordance with the applicable requirements set forth in the R-55 zone, including limitations on lot coverage.

(B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

No regulated environmental features are associated with this project.

(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. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

No new light fixtures, benches or other street furniture are proposed. Trash receptacles will be kept inside the house and put out to the curb on designated trash collection days.

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

As discussed above, the design of the one-room addition takes into consideration the color, pattern, texture and scale of the existing residence on the Property.

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

The Property has clear, visible and accessible walkway areas to and from the existing residence.

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

As discussed above, no new street furniture or other exterior improvements are proposed.

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

Not applicable to this Property.

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

Not applicable to this Property.

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

The residence will be handicap accessible to and from the outside walkway and driveway.

(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. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

Existing grading will not be modified to accommodate the construction of the one-room addition beyond the edges of the proposed addition. The existing slope of the Property is generally level.

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

Not a concern for this Property and not applicable.

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

Not a concern for this Property and not applicable.

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

Not a concern for this Property and not applicable.

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

Stormwater runoff will not be materially impacted by the improvements contemplated in the DSP, and the proposed improvements are exempt from requirements for stormwater management. As such, no modifications to drainage devices are proposed.

(8) Service areas.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;

Services areas are not required for this Property and not applicable.

(ii) Service areas should be located conveniently to all buildings served;

Services areas are not required for this Property and not applicable.

(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and

Services areas are not required for this Property and not applicable.

(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

The project is not a multiple building development.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed...

The Property is neither a large-scale, mixed-use, nor multi-family development.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

There have been no prior approvals connected with the Property requiring any architectural considerations. The architectural style of the building addition will be in style with the existing architecture of the existing residence.

(11) Townhouses and three-family dwellings.

As the subject site does not contain townhouses or three-family dwellings, the six provisions in this subsection are not applicable to the subject project.

As the foregoing responses indicate, the Detailed Site Plan for the Property represents a reasonable alternative for satisfying the design guidelines. The basic findings for approval of a Detailed Site Plan in §27-285(b) continue as follows:

(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).

No Conceptual Site Plan is associated with this project.

(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.

No Detailed Site Plan for Infrastructure is associated with this project.

(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).

No regulated environmental features are associated with this project.

Consequently, the Planning Board can find that all four of the criteria of §27-285(b) have been met.

Special Permit:

The project also satisfies the criteria for the issuance of a Special Permit pursuant to §27-239.02(a)(6)(C) of the County Code. Those criteria are discussed as follows:

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

As explained above, the Property is not subject to the development standards of the Gateway Arts District D-D-O Zone. Such development standards are a subset of the Development District Standards contained in the March, 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*. Pursuant to the foregoing, the site plan is designed to be in conformance with the applicable regulations set forth in the underlying zoning district (R-55) and otherwise complies with the site plan requirements set forth in §27-285(b) of the County Code.


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

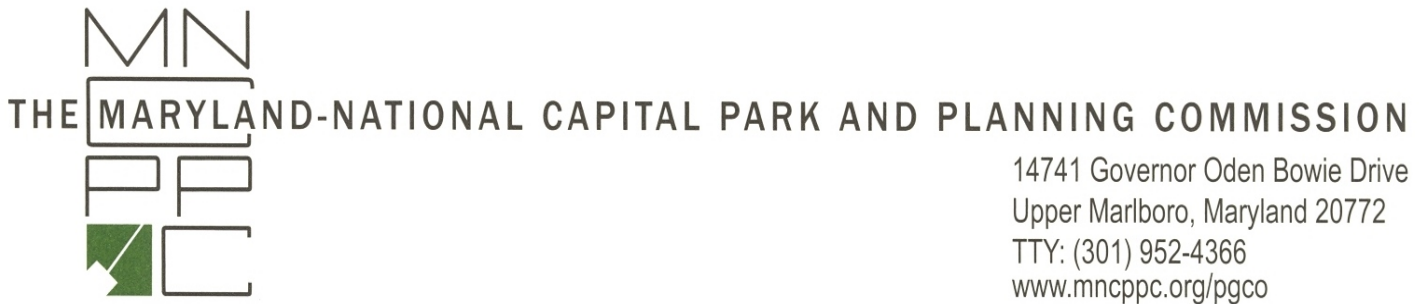
The construction of a 432 square foot addition to an existing residence as shown on the DSP submitted for approval will not be incompatible with adjacent properties because of building or site design. The minor addition will be in keeping with the architecture and aesthetics of the existing residence. No other major site modifications in connection with the accessory use of the Property as a Family Day Care are contemplated. As such, there will be no negative impact on the adjoining properties or the neighborhood of Hyattsville Hills as a whole.

Conclusion:

In summary, because (i) the proposed DSP for the Property satisfies the required findings criteria set forth in §27-548.25(b) of the County Code, and (ii) the Property satisfies the required findings set forth in §27-239.02 of the County Code for the issuance of a special permit to operate a family day care as an accessory use on the Property, the Planning Board is justified in granting approval for both the DSP and the issuance of a Special Permit for the Property.

Respectfully submitted,


Natalie A. Lahood, Executive Director
St. Joseph's House, Ltd.



Countywide Planning Division
Historic Preservation Section

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

301-952-3680

January 21, 2021

MEMORANDUM

TO: Adam Bossi, Urban Design Section, Development Review Division

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

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

SUBJECT: DSP-20013 & SP-200002 St. Joseph's House

The subject property comprises 0.181-acres and is located at the northeast intersection of Oliver Street and 40th Avenue in Hyattsville, Maryland. The subject application proposes a Family Day Care facility to accommodate eight or fewer children. The subject property is Zoned R-55 and is located in the Traditional Residential Neighborhood Character Area in the Gateway Arts District Development District Overlay Zone.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended. Historic Preservation staff recommend approval of DSP-20013 and SP-200002 St. Joseph's House with no conditions.



Countywide Planning Division
Environmental Planning Section

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

January 21, 2021

MEMORANDUM

TO: Adam Bossi, Planner Coordinator, Urban Design Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section *KF for MR*

FROM: Marc Juba, Planner Coordinator, Environmental Planning Section *MJ*

SUBJECT: **St. Joseph's House; Detailed Site Plan DSP-20013**

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan DSP-20013, received by the Countywide Planning Division on January 4, 2021. The Environmental Planning Section finds this application to be in conformance with the environmental requirements of Subtitle 24 (Subdivision), Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance) and recommends approval of the application with no conditions.

Environmental Review

The site has a Natural Resource Inventory Equivalency Letter (NRI-129-2020) which was issued on September 15, 2020. The site is currently developed with an existing house. No woodland or Regulated Environmental Features (REF) are located on this site. According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the site contains Christiana-Downer-Urban Land complex (5-15% slopes). As an unsafe soil, the County may require a soils report in conformance with CB-94-2004 during the building permit review process. No other unsafe soils containing Marlboro clays are mapped on this site.

This site is not located within a Sensitive Species Protection Review Area (SSPRA) based on a review of the SSPRA GIS layer prepared by the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP). The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan (2014)*. The site is also located in the approved *Gateway Arts District Sector Plan and Sectional Map Amendment (2004)*.

The site has a Standard Letter of Exemption (S-139-2020) from the *Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO)* that was issued on September 15, 2020, since the site is less than 40,000 square feet in size.

The site has an approved Stormwater Management Concept Plan #38798-2020-00 that is in conformance with the current code, which is valid until October 30, 2020. According to the conditions of approval, this project is exempt from stormwater management (SWM) requirements

as less than 5,000 square feet are proposed to be disturbed. The approved concept plan is consistent with the detailed site plan.

Based on the proposed layout, the project demonstrates conformance with the applicable policies and strategies of the 2017 *Countywide Green Infrastructure Plan* of the *Approved Prince George's Resource Conservation Plan* because the site contains no regulated or evaluation areas within the existing network. The project was found to be in conformance with applicable environmental policies within the General Plan, Master Plan and *Countywide Green Infrastructure Plan*.

February 8, 2021

MEMORANDUM

TO: Henry Zhang, Urban Design

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for DSP-20013 & SP-200002 – St. Joseph’s House

1. Provide proper sheet titling for the proposed architectural elevation sheets to incorporate them into the overall DSP.
2. The 5th sheet of the architectural elevations shall be converted to a simple block legend titled Material Legend and placed on each applicable architectural sheet.
3. Applicant shall provide architectural elevation sheets that show both the existing and proposed elevation. Only proposed elevations were submitted for review.
4. Architectural elevation sheets 1 & 2 shall include the length of the proposed addition.
5. Architectural elevation sheet 4 shall include the width and height of the end elevation.
6. All applicable architectural elevation sheets shall show the roof height at each level, not just the existing finished roof height and the finished roof height of the proposed addition.
7. Applicant shall show height and square footage of the existing home and the addition on the site plan.
8. Provide the dimension of the driveway on site plan (length and width, to include length and width of the concrete strip).
9. Provide square footage of shed on the site plan.
10. Provide the width of concrete sidewalk on the east side of the home that is to remain on the site plan.
11. Provide setback of home at the northern property line.

12. Identify the stairs on the east side of the home as covered or uncovered.
13. The existing shed shall be labeled “TO BE REMOVED” or the applicant may apply for a variance from the Board of Zoning Appeals because it does not meet the rear yard setback for an accessory building of 10’ (required for a corner lot that abuts a residential lot that fronts on the side street) or the 2’ side yard setback requirement for an accessory building from adjoining residential Lot 16.
14. A variance from the Board of Zoning Appeals shall be required for the rear setback of the existing home, which does not meet the 20’ rear setback requirement.
15. Revise Zoning Ordinance Requirement table on the site plan to match the drawings for side yard setback required and provided.
16. This review does not include the review of any signage.

Prince George's County Planning Department
Community Planning Division

301-952-3972

January 28, 2021

MAJOR ISSUES MEMORANDUM

TO: Adam Bossi, Planner Coordinator, Development Review Division

Via: David Green, MBA, Master Planner, Community Planning Division

FROM: Kendra Hyson, Senior Planner, Long-range Planning Section, Community Planning
Division



SUBJECT: St. Joseph's House | DSP-20013 & SP-200002

Location: 4000 Oliver St., Hyattsville, MD 20782

Size: 0.1810 acres

Existing Use: Single-Family Detached (R-55)

Proposal: 430 SF addition for small (8-10 children) daycare. (Special Permit Use in Gateway Arts District DDOZ)

Major Issues: No major issues.

Recommendation: If possible, increase the newly proposed concrete walk (leading to the main entrance) width to 5 feet to more comfortably accommodate wheelchairs and strollers.

Kevin Ward
Interim Mayor



Tracey E. Douglas
City Administrator

February 17, 2021

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

RE: St. Joseph's House Detailed Site Plan (DSP-20013)

Dear Chairman Hewlett:

On Tuesday, February 16, 2021, the Hyattsville City Council reviewed the application for St. Joseph's House Detailed Site Plan (DSP-20013).

The City Council voted unanimously in support of Detailed Site Plan (DSP) 20013 and the issuance of a Special Permit to permit the operation of a Family Day Care facility on the property.

The City anticipates that the new accessory use (Family Day Care) and one-room addition will not cause any major construction or operational concerns.

The services provided by St. Joseph's House are critical to the community and the facility's presence in Hyattsville is highly valuable.

We thank the Planning Board in advance for consideration of these comments and look forward to your decision.

Sincerely,

A handwritten signature in black ink, appearing to read "KW", is written over a light blue horizontal line.

Kevin Ward
Interim Mayor

cc: City Council
Adam Bossi, Planner Coordinator
Joe LaHood, Applicant