The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department

AGENDA ITEM: 4D
AGENDA DATE: 7/17/2025

1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Special Exception SE-24003
Alternative Compliance AC-25008
Sterling Care Hillhaven

REQUEST	STAFF RECOMMENDATION
SE-24003: For the expansion of an existing nursing or care home use, to include 36 additional skilled care beds, and 24,873 square feet of additional gross floor area. **AC-25008:** Alternative compliance from Sections 4.7 and 4.9 of the 2010 Prince George's County Landscape Manual **Variance:** To Subtitle 25 of the Prince George's County Code for the removal of two specimen trees	With the conditions recommended herein: • Approval of Special Exception SE-24003 • Approval of Type 2 Tree Conservation Plan TCP2-007-2025 • Approval of Alternative Compliance AC-25008 • Approval of Variance to Section 25-122(b)(1)(G)

Location: On the west side of Powder Mill Road, approximately 200 feet south of its intersection with Pleasant Acres Drive	
Gross Acreage:	8.34
Zone:	RR
Zone Prior:	R-R
Reviewed per prior Zoning Ordinance:	Section 27-1903(b)
Dwelling Units:	N/A
Gross Floor Area:	118,027 sq. ft.
Lots:	2
Parcels:	3
Planning Area:	61
Council District:	01
Municipality:	N/A
Applicant/Address: Hillhaven SNF Realty, LLC 709 Kersey Road Silver Spring, MD 20902	
Staff Reviewer: Evan King **Phone Number:** 301-952-3554 **Email:** evan.king@ppd.mncppc.org	



Planning Board Date:	07/17/2025
Planning Board Action Limit:	N/A
Staff Report Date:	07/10/2025
Date Accepted:	02/28/2025
Informational Mailing:	10/10/2024
Acceptance Mailing:	02/27/2025
Sign Posting Deadline:	N/A

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

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

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

FROM: Evan King, Planner II, Zoning Section, Development Review Division

SUBJECT: Special Exception SE-24003
Sterling Care Hillhaven

REQUEST: **SE-24003:** For the expansion of an existing nursing or care home use, to include 36 additional skilled care beds and 24,873 square feet of additional gross floor area.

AC-25008: Alternative compliance from Sections 4.7 and 4.9 of the 2010 *Prince George's County Landscape Manual*

Variance: for the removal of two specimen trees

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The Prince George's County Planning Board has scheduled this application on the consent agenda, for transmittal to the Zoning Hearing Examiner, on the agenda date of June 5, 2025.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

The Zoning staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

I. EVALUATION CRITERIA

A. Prince George's County Zoning Ordinance. This property is located within the Residential, Rural (RR) Zone. However, this application has been submitted and reviewed under the applicable provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), pursuant to Section 27-1900 *et seq.* of the current Zoning Ordinance. Under the prior Zoning Ordinance, the site was in the Rural-Residential (R-R) Zone, which was effective prior to April 1, 2022. Pursuant to Section 27-1903(b) of the current Zoning Ordinance, development applications of any type for properties not in the Legacy Comprehensive Design (LCD), Leacy Mixed-Use Community (LMXC), and Legacy Mixed-Use Town Center (LMUTC) Zones may utilize the prior Zoning Ordinance. The subject application qualifies for review under the prior Zoning Ordinance because the subject property is not in the LCD, LMXC, or LMUTC Zones. The application complies with the requirements of Section 27-1904 of the current Zoning Ordinance and was accepted for review on February 28, 2025, prior to the abrogation date of Section 27-1900 for use of the prior Zoning Ordinance (April 1, 2025).

A special exception (SE) is reviewed and decided by the Prince George's County Zoning Hearing Examiner. Pursuant to Section 27-317(a) of the prior Zoning Ordinance, an SE may only be approved upon a finding that all the following standards are met:

Section 27-317(a)

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

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

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;

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

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

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

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

B. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Pursuant to Section 25-119(a)(2)(B) of the Prince George's County Code, SE applications shall include a Type 2 tree conservation plan (TCP2) or a standard letter of exemption.

C. Prince George's County Tree Canopy Coverage Ordinance. The property is subject to a minimum tree canopy coverage (TCC), per requirements set forth in Section 25-128 of the Prince George's County Code.

II. BACKGROUND

A. Summary and Request: Special exception for the expansion of an existing nursing or care home use, to include 36 additional skilled care beds and 24,873 square feet of additional gross floor area (GFA).

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	RR (prior R-R)	R-R
Use	Nursing or care home	Nursing or care home
Gross Acreage	8.34	8.21
Right Of Way Dedication (acres)	N/A	0.13
100-Year Floodplain (acres)	0.35	0.35
Net Lot (acres)	7.99	7.86*
Lot(s)	2	2
Parcel(s)	3	3
Dwelling Units	2	1
Gross Floor Area (square feet)	96,347	120,092**
Beds	126	162

NOTE: *The net lot area will decrease due to the proposed 0.13-acre road dedication.

**The total proposed GFA includes a 24,873-square-foot addition to the existing primary building and razing of the 1,128-square-foot single-family dwelling on Parcel 24, and includes the existing structures on Parcel 108 that will remain. Parcel 108 contains a 1,306-square-foot accessory use to the primary nursing or care home use and includes a 613-square-foot garage and 146-square-foot shed. The total proposed GFA excludes 5,989 square

feet of basement, which is proposed to be used only for storage, per Section 27-107.01(a)(22) and (105) of the prior Zoning Ordinance.

C. Location and Site Description: The subject property is located on the west side of MD 212 (Powder Mill Road), approximately 200 feet south of its intersection with Pleasant Acres Drive. The 8.34-acre property consists of two lots and three parcels known as Lot 1, Lot 2, Parcel 23, Parcel 24, and Parcel 108. It is adjacent to single-family detached residential lots and a federal installation. This application requests to expand the existing nursing or care home facility building from Lots 1 and 2 to Parcels 23 and 24, while Parcel 108 will contain associated accessory structures.

D. Proposed Use(s): The subject application is for the expansion of an existing nursing or care home use from 126 to 162 beds. Parcel 24 contains a single-family detached dwelling unit that the applicant proposes to raze.

E. Neighborhood and Surrounding Uses: The general neighborhood is bordered by I-95/495 (Capital Beltway) to the south and east, Cherry Hill Road to the north, and the Montgomery County border to the west. The neighborhood is primarily residential in character, including single-family detached and multifamily development, but includes a federal installation (Army research laboratory) across a floodplain and open space area to the north of the property. The immediate uses surrounding the subject property are as follows:

North— Federal installation and open space in the ROS Zone (previous R-O-S Zone).

West— Single-family residential lots in the RR and ROS Zones (previous R-R and R-O-S Zones).

South— Powder Mill Road, with a place of worship in the RR Zone (previous R-R Zone) and open space in the ROS Zone (previous R-O-S Zone) beyond.

East— Single-family detached residential dwellings in the RR Zone (previous R-R Zone).

F. History and Previous Approvals: Prior approvals for the nursing or care home use, which this case is requesting an expansion of, are listed below:

SE-713 provided initial approval for the nursing or care home use on the site. It was approved with no conditions by the Prince George's County District Council in 1961. This SE allowed for a five-bed nursing home.

SE-1757 was approved, with no conditions, to expand the nursing home to 18 beds, in 1968.

SE-3505 was approved, with no conditions, to expand the nursing home to 60 beds, in 1984. This SE was revised in 1991 to allow a sign and parking space relocation.

SE-4197 was approved in 1997 to expand the nursing home to 126 beds and add 54,536 square feet of GFA. Alternative Compliance AC-95081 was used to provide stormwater improvements to satisfy the condition of approval for this SE.

The first revision to the current SE, ROSP-SE-4197-01, to change parking and loading configuration and expand the nursing home to 92,754 feet, was approved in 1998. The second revision, ROSP-SE-4197-02, to reconfigure parking and add a gazebo and fire access, was approved in 2000. The third revision, ROSP-SE-4197-02, to construct a 400-square-foot addition to the nursing home, was approved in 2017.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

This application, for the expansion of a nursing or care home use through an SE, is being reviewed in accordance with the prior Zoning Ordinance. The analysis of all required findings for approval are provided below.

Required Findings—Section 27-317 of the prior Prince George's County Zoning Ordinance provides the following applicable findings:

(a) A Special Exception may be approved if:

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

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102(a)(1–15) of the prior Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and, to ensure adequate public facilities and services.

Staff find that the proposed use is in harmony with the purposes of this subtitle, and will not negatively impact the health, safety, and welfare of the public. The proposed nursing or care home expansion will be adequately buffered from surrounding residential uses in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), which is evaluated further below. The proposed use will provide elder care for the surrounding areas and increase this service without substantial impact to public facilities, given it is an expansion to an existing facility. The project also promotes orderly development by expanding the existing facility in adherence with the regulations of the prior Zoning Ordinance as outlined in this technical staff report. This proposal will also be subject to a preliminary plan of subdivision (PPS) and required to obtain a certificate of adequacy (ADQ) of public facilities.

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

The proposed project is in conformance with the requirements and regulations set forth in prior Subtitle 27.

The proposed use is being evaluated according to the general required findings of approval for all SEs, requirements specific to a nursing or care home, and requirements of the R-R Zone contained in Sections 27-317, 27-364, and 27-442 of the prior Zoning Ordinance, as discussed below.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;

Staff find that the proposed project will not substantially impair the integrity of the 2010 *Approved Subregion 1 Master Plan* (master plan).

The master plan recommends a low-density residential land use on the subject property (Map 13, Approved Future Land Use for Subregion 1, page 160), but does not provide a definition for low-density residential land uses. The existing facility is two stories in height, and the proposed addition will maintain this low scale while adding 36 beds. The addition is designed to extend along the western property line, oriented toward MD 212, and will not significantly alter the building's overall footprint or massing. Its placement and scale minimize visual and physical impacts on the surrounding area, preserving the low-density residential character envisioned in the master plan.

As such, the proposed addition is compatible with the surrounding land uses and will not substantially impair the integrity of the master plan or its recommendations.

The subject property is located within the Calverton Living Area as designated by the master plan (Map 13, Approved Future Land Use for Subregion 1, page 160, Living Areas). The master plan identifies demographic characteristics by living area and identifies a substantial population of senior singles or couples in the Calverton Living Area (page 115).

The master plan recommends incorporating "a diversity of housing types ... to accommodate all income levels" (page 79). While a senior care home does not constitute a traditional residential dwelling, this housing type responds to a demographic need within the master plan area. The expanded care home capacity would create a greater diversity of residential opportunities for aging residents.

The master plan also recommends establishing "guidelines that ensure that new development is compatible with the current

character of the neighborhood" (page 117). While the current Zoning Ordinance features such standards, this analysis is based on dimensional standards in Section 27-442 of the prior Zoning Ordinance and the Landscape Manual, and find compliance with the standards set by these documents. The proposed expansion of the existing senior care home facility consists of an improvement of the facility that is compatible with the surrounding community. The project responds to a need in the Calverton Living Area, in a manner which respects the current character of surrounding low-density residential neighborhood.

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

Staff find that the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area.

As previously discussed, this application is an expansion of an existing nursing or care home use. The site has hosted the nursing home for 60 years. Required setbacks and plantings on Parcel 108 will buffer the use from surrounding residences. Aside from a new emergency access point on Parcel 108, vehicular access points will remain from those existing on MD 212. Access driveways and drive aisles meet the minimum requirement of 22 feet wide. The Maryland State Highway Administration (SHA) requires the commercial access driveways along MD 212 to meet the minimum 25-foot width, which is reflected on the plan. The easternmost driveway connects Pleasant Acres Drive to MD 212 and can support two-way vehicular traffic. A sidewalk and crosswalk provide a direct pedestrian route along this driveway to the primary building entrance. These improvements will provide safe access to the site.

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

Staff find that the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

The general neighborhood is residential and, with the exception of the subject property, developed primarily at a low density. As previously noted, the properties to the east and west are developed with single-family detached residential dwellings. The property to the north contains open space and a federal installation. To the south, across MD 212, there is a place of worship. The proposed expansion is not of a magnitude great enough to substantially impact roadway service, and the use will not negatively impact the adjacent place of worship, as personal vehicle use by residents of the assisted living facility is low and will remain low. The use, with its proposed expansion, is adequately buffered from bordering residential lots.

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

TCP2-007-2025 was submitted with this SE application and is recommended for approval with conditions herein. Minor revisions to the TCP2 are required for conformance and are included in the Recommendation section of this report.

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

Two primary management area (PMA) impacts are proposed with this application. Both impacts are associated with the site's stormwater management (SWM) and are considered necessary impacts. The applicant submitted an approved SWM concept plan incorporating micro-bioretention devices, planter boxes, and filtration devices, which was approved in November of 2024. Staff find that impacts to regulated environmental features (REF) have been avoided and/or mitigated to the fullest extent possible.

Impact 1 – 0.03 acres (1,301 square feet)
This impact is for the colocation of a proposed SWM outfall and utility line. The impact is proposed at the place of least impact and is considered necessary per the 2018 Environmental Technical Manual (ETM). Two hundred thirty-seven square feet of this impact is temporary for site access. Staff are in support of Impact 1 as proposed, as shown on the approved SWM plan.

Impact 2 – 270 square feet
This impact is for an existing SWM facility that was constructed with TCPII-098-96. This feature is shown on the approved SWM plan, and it is proposed to remain. The ETM generally considers impacts for SWM facilities avoidable; however, this is an existing facility. Relocating this existing feature outside of the PMA would require additional impacts to the PMA, to remove the feature, and would result in increased SWM requirements. Staff are in support of Impact 2 as proposed and shown on the approved SWM plan.

Additional Requirements for Specific Special Exceptions—Section 27-364(a)(6) nursing or care home, of the prior Zoning Ordinance provides the following applicable requirements:

(6) Nursing or care home in all other zones where this use is permitted by Special Exception, where eleven (11) or more persons are cared for:

(A) Total area – 1/2 acre, plus 1,000 contiguous square feet for each person cared for above 10;

The proposed project exceeds the total area requirement as follows:

Required site area with 162 beds**:** 173,780 square feet
Total contiguous site area: 363,290 square feet

(B) Street frontage – 150 feet;

The proposed project meets this requirement as the property has approximately 770 feet of street frontage on MD 212, which exceeds the 150-foot requirement.

(C) Setback – 25 feet from all boundary lines of the Special Exception

The building setback from all of the property boundaries is a minimum of 25 feet.

Regulations of the R-R Zone: The following regulations of the R-R Zone are applicable to the proposed project.

Section 27-420 – Fences and walls

(a) Unless otherwise provided, fences and walls (including retaining walls) more than six (6) feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings. (See Figure 42.) On lots consisting of one (1) acre or less, fences in the front yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. In the case of a corner lot consisting of one (1) acre or less, fences in the front yard or side yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. Fences constructed pursuant to a validly issued building permit prior to October 1, 2008, shall not be deemed nonconforming; however, replacement of an existing fence must comply with the four (4) foot limitation.

(d) Walls and fences more than four (4) feet high (above the finished grade, measured from the top of the fence to grade on the side of the fence where the grade is the lowest) shall be considered structures requiring building permits.

(g) Except for fences less than four (4) feet in height, fences not requiring a permit, and fences on land assessed as agricultural uses, all structural support (vertical posts and horizontal rails) shall face the interior of the subject lot. (See Figure 42.1).

The proposed fence does not exceed 6 feet in height, will feature inward-facing structural support, and will be permitted as required. The fence's location and detail are not shown on the landscape plan, and a condition has been added herein to show conformance of location and standards.

Section 27-421-01 – Frontage

Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code. Additional provisions are contained in Sections 27-431(d) and (e) and 27-433(e) and (f).

The proposed project has frontage on and direct vehicular access to MD 212.

Section 27-424.01 – Dwellings as accessory buildings

(a) In any Residential Zone, a dwelling shall be a main building on the lot on which it is located, except in the following instances where a dwelling may be considered an accessory building (on the same lot as another building housing the principal use of such lot):

(3) Dormitories, staff housing facilities, and the like, which are accessory to institutional uses (schools, hospitals, and the like)

Parcel 108 contains an existing single-family detached dwelling which is proposed to remain and be used for staff housing. The parcel is part of subject site and considered a single zoning lot. It is, therefore, an accessory use as part of the principal special exception use for a nursing or care home.

Section 27-442 – Regulations

The minimum net lot area for other allowed uses in the R-R Zone is 20,000 square feet. The proposed project meets this requirement, having 7.86 acre, or 342,382 square feet, of net lot area.

The maximum lot coverage percentage for other allowed uses in the R-R Zone is 60 percent. The proposed project meets this with 38 percent lot coverage.

The minimum lot width at the street frontage for other allowed uses in the R-R Zone is 100 feet. The proposed project meets this requirement with approximately 750 feet of lot width at street frontage of MD 212.

The minimum front yard depth for other allowed uses is 25 feet. The proposed project meets this with a 33-foot front yard depth.

The minimum side yard depth is 25 feet. The project proposes a minimum 25-foot side yard depth.

The minimum rear yard depth is 25 feet. The proposed project meets this with a 47-foot rear yard depth. (Note: All setbacks must be 25 feet, rather than the general R-R Zone setbacks required by Section 27-442(e), per the special exception standards contained in Section 27 364(a)(6) of the prior Zoning Ordinance.)

The maximum allowed building height for all uses in the R-R Zone is 35 feet. The proposed project will have a maximum height of 26.83 feet.

Section 27-568 – Schedule (number) of spaces required, generally.

A nursing home use requires one parking space for every three beds, per Section 27-568 of the prior Zoning Ordinance. The 162 proposed beds will, therefore, require 54 parking spaces. The proposed project includes 61 parking spaces.

Loading spaces are not required for a nursing or care home, and no signage is proposed as part of this application. One sign exists on-site, as shown and approved with prior site plans for the site.

Staff find that the proposed project meets the requirements of the prior Zoning Ordinance pertaining to the R-R Zone.

IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The proposed development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, conformance is required to Section 4.1, Residential Requirements; Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.5, Stormwater Management Facilities; Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscaping Requirements. Analysis of conformance with these sections is discussed below:

Section 4.1, Residential Requirements
With 173,387 square feet of green space provided, 109 shade trees are required in the Rural or Developing Tier. There are 233 existing shade trees in the provided green space not proposed to be disturbed.

Section 4.2, Landscape Strips Along Streets
The proposed landscape strips along MD 212 do not satisfy requirements for landscape strips along streets, as laid out in Section 4.2 of the Landscape Manual, as an insufficient number of shade trees are provided. A condition of approval is included in the Recommendation section of this report, to ensure compliance with the planting requirement.

Section 4.3, Parking Lot Requirements
The proposed new parking lot is less than 7,000 square feet and, therefore, exempt from Section 4.3 of the Landscape Manual requirements. The existing parking lot is required to conform with these requirements for previous approvals, and the applicant is required to document these previous Landscape Manual compliance approvals in a certificate of landscape maintenance, included on the new landscape plan. The applicant has not provided a certificate of landscape maintenance, so a condition of approval is included in the Recommendation section of this report to ensure the applicant provides the required certificate of landscape maintenance.

Section 4.4, Screening Requirements
The proposed screening for the loading area between the existing building and the additional building satisfies requirements for screening loading spaces, as specified in Section 4.4 of the Landscape Manual, being composed of continuous shrubs 6 feet or more in height and trees 8 feet or taller.

Section 4.5, Stormwater Management Facilities
The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has approved the applicant's submitted SWM concept plan, which satisfies this requirement of the Landscape Manual.

Section 4.7, Buffering Incompatible Uses
The site is bordered on its north side and part of its west side by a federal installation. The nursing home is buffered from this installation by an extensive wooded area, significantly exceeding setback requirements and occupying a large portion of the property, including a floodplain as well as a landscaped bufferyard of the required width.

Both sides of the property abut single-family residential lots. The bufferyard provided on part of the western boundary of the site falls 5 feet short of the requirement. The applicant submitted an AC for Bufferyard 4.7-A, proposing a fence and additional plantings for screening, which is discussed further below.

Section 4.9, Sustainable Landscaping Requirements
Proposed trees and shrubs to be planted satisfy requirements for percentages of native species in all categories, with no invasive species existing or proposed for the site. One tree is proposed to be planted on a slope greater than 3:1, for which the applicant has requested AC. The applicant has provided details on the planting, which is designed to survive the slope, and is discussed further below.

V. **ALTERNATIVE COMPLIANCE:** The applicant requests AC from Section 4.7, Buffering Incompatible Uses, along the western border of the property, for what has been named Bufferyard A, and Section 4.9, Sustainable Landscaping Requirements, for planting a tree on a steep slope. The applicant submitted an additional AC request from Section 4.7 for Bufferyard D. The Planning Director states that, prior to certification, the applicant shall remove the AC request from Section 4.7 for Bufferyard D from the landscape plan, as the request was withdrawn because a change to the SE site plan eliminated this need. The applicant submitted a revised landscape plan on June 10, 2025, which removed the request for Bufferyard D. The applicant is proposing the following alternatives to typical standards:

Section 4.7, Buffering Incompatible Uses

REQUIRED: Section 4.7, Buffering Incompatible Uses, Bufferyard A, adjacent to a single-family detached residential use

Length of bufferyard	637 linear feet
Minimum building setback	30 feet
Minimum landscape yard	20 feet
Existing trees	15 percent
Fence or wall	Yes, for 266 linear feet
Plant units (80 per 100 linear feet)	434

PROVIDED: Section 4.7, Buffering Incompatible Uses, Bufferyard A, adjacent to a single-family detached residential use

Length of bufferyard	637 linear feet
Minimum building setback	25 feet
Minimum landscape yard	20 feet
Existing trees	15 percent
Fence or wall	Yes, for 266 linear feet
Plant units (80 per 100 linear feet)	463

Justification of Recommendation
The applicant requests AC from Section 4.7, Buffering Incompatible Uses, which requires a minimum 30-foot building setback when a Type B bufferyard is applicable due to the adjacent single-family detached dwelling unit. The proposed building setback is reduced to 25 feet at its narrowest point and gradually increases along the southwestern property line. To maintain an effective buffer, the applicant has exceeded the required number of planting units in this area. In addition, a fence is proposed along the portion of the property line where the building setback is reduced, to further enhance the visual barrier between the developments.

Given that the proposed building addition encroaches only 5 feet into the required setback, the full landscaped yard width is provided, and the required number of plant units is exceeded, in addition to including a fence, the Planning Director finds the proposal to be equally effective as normal compliance with Section 4.7 of the Landscape Manual.

Section 4.9, Sustainable Landscape Requirements
The applicant also requests AC from Section 4.9(c)(5), Sustainable Landscape Requirements, which prohibits trees planted in fulfillment of Landscape Manual requirements from being located on slopes steeper than 3:1. Only one proposed shade tree is to be planted on a steeper slope. The applicant notes that the proposed tree species is not intolerant of sloped conditions and provides a tree planting detail demonstrating how the tree will be planted on the slope to ensure survivability. Given the applicant only proposes one shade tree to be planted on a slope steeper than 3:1 and provides a detail for specialized planting, the Planning Director finds the applicant's proposal equally effective as normal compliance with Section 4.9 of the Landscape Manual. The Planning Director also states that, prior to certification, the applicant shall label the tree that is to be planted on the slope greater than 3:1 on the landscape plan. The applicant submitted a revised landscape plan on June 10, 2025, which labeled the one tree planted on a slope greater than 3:1.

Recommendation
The Planning Director recommends approval of AC-25008 from the 2010 *Prince George's County Landscape Manual* for Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscape Requirements.

VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2024 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

This property is subject to the provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the application was accepted after

June 30, 2024. Pursuant to Section 25-119(a)(2)(C) of the WCO, a TCP2 was submitted for review with this SE since the SE plan will be used for grading and permitting. The minimum woodland conservation threshold for the R-R Zone is 20 percent of the net tract area or 1.53 acres.

During the natural resources inventory (NRI) review, the Maryland Department of Natural Resources Natural Heritage Program provided the applicant with protective measures for aquatic habitats supporting potential rare, threatened, and endangered species. The draft TCP2 is in accordance with recommendations to address SWM runoff through methods such as bioretention, and to minimize clearing and retain forest. The applicant proposes clearing 0.03 acre for the installation of a SWM outfall near the northwest corner of the existing care facility building. The total woodland conservation requirement for this project is 1.56 acres, which is proposed to be met and exceeded with the preservation of all remaining 2.01 acres of woodland outside of the floodplain.

Per Section 25-121(c)(1)(C) of the WCO, after meeting all other requirements, all remaining unforested riparian buffers on-site shall be afforested and reforested or provide a statement of justification (SOJ) justifying the reasons for not meeting this requirement. The applicant has submitted an SOJ for not reforesting a total of 0.2 acre of unforested stream buffer, and staff is in agreement that the areas of unforested stream buffer are not suitable for the establishment of new planting material, as these areas have existing utilities and SWM facilities. An existing SWM facility was constructed with TCPII-098-96. This feature is shown on the approved SWM plan, and it is proposed to remain. Relocating this existing feature outside of the PMA would require additional impacts to the PMA, to remove the feature, and would result in increased SWM requirements.

Two specimen trees are proposed to be removed with this application. The applicant will be required to either replace the specimen trees with a total of 18 inches of diameter at breast height (DBH) or a fee-in-lieu of $250.00 per inch of replacement requirement. The specimen tree worksheet proposes a replacement that well exceeds the requirement (a total of 124 trees) and appears to be a typographical error. All specimen tree mitigation planting must be separate from any other planting requirements, such as for Landscape Manual requirements. At the time of certification, the TCP2 shall be revised to identify the locations of proposed specimen tree replacement planting, per the Section 25-119(d)(7)(A) tree removal worksheet.

Specimen Tree Variance Request

The required findings of Section 25-119(d) of the WCO have been adequately addressed for the removal of two specimen trees, identified as T2 and T18 on the TCP2. Staff recommend approval of the requested variance for the removal of two specimen trees for the construction and addition to an existing nursing and care facility with associated site improvements, as shown on TCP2-007-2025.

Specimen trees are required to be protected under Section 24-4301 of the Environmental Standards of the Subdivision Regulations.

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the

tree's condition and the species' ability to survive construction as provided in the Technical Manual." The code, however, is not inflexible.

The authorizing legislation of the Prince George's County's WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in the WCO are set forth in Section 25-119(d), which clarifies that variances granted under Subtitle 25 are not considered zoning variances.

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance to Section 25-122(b)(1)(G) is required. Applicants can request a variance to the provisions of Division 2 of Subtitle 25 (the WCO), provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by an SOJ stating the reasons for the request and how the request meets each of the required findings. A Subtitle 25 variance application and an SOJ in support of the variance were submitted with this application. This variance requests the removal of specimen trees T2 and T18. Pursuant to Section 25-119(d)(7) of the WCO, the removal of specimen trees is subject to replacement requirements if the variance is approved.

It is noted that specimen tree T19 is a willow oak, which is a species with medium- to good-tolerance and is proposed to have 19.5 percent critical root zone impact. Specimen Tree T19 is proposed to be retained and is not requested for removal. An additional tree, T17, was surveyed and listed on the specimen tree table, due to its double trunk; however, post field work analysis concluded that this tree is less than 30 inches in DBH and does not meet the qualification of a specimen tree and is not evaluated here.

Section 25-119(d) contains six required findings [text in **bold** below] to be made before a variance to the WCO can be granted. An evaluation of this variance request, with respect to the required findings, is provided below in plain text.

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

To meet this finding, the applicant must demonstrate that special conditions exist at the property and, based on those conditions, without a variance, the applicant would be denied a use of the property that is both significant and reasonable.

In relation to other properties in the area, special conditions peculiar to the subject property would cause an unwarranted hardship if the applicant were required to retain the specimen trees. Those special conditions relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

The SOJ indicates that the expansion of the existing facility is limited due to the location of steep slopes and REF in the rear of the property, leaving limited areas for additional development at the front of the site when

considering requirements for parking and SWM. Due to the limited developable space, two specimen trees, T2 and T18, are proposed to be removed due to impacts to their critical root zone exceeding 30 percent. Alternative designs such as expansion of development in the rear property would also require removal of specimen trees and additional impacts to REF. Under this proposal, the majority of the specimen trees are retained in the rear of the lot and are proposed to be included in areas of woodland preservation. If the site were to be majorly reconstructed, it would constitute a hardship, as it would require the relocation of existing residents in the existing assisted living facility. To save specimen trees T2 and T18 and limit the impacts to the critical root zones would cause the applicant an unwarranted hardship.

Specimen Tree T2 is an American sycamore, which is a species with medium construction tolerance, and is proposed to have 46 percent of critical root zone impact. Specimen Tree T2 is located along the eastern property boundary of the site and is already impacted due to an existing driveaway. This existing access point is required to be widened due to fire access regulations for access of emergency vehicles. This access point was requested to be relocated south from its current location, to comply with the buffering requirements of the Landscape Manual, which requires screening for incompatible uses adjacent to residential areas. Due to these requirements, the driveway improvements will require the removal of Specimen Tree T2. The widened and relocated access is a significant and reasonable use that cannot be achieved elsewhere on the property. In particular, the widened and relocated access is a significant and reasonable use in that it is needed to allow for emergency vehicle access to the property and is being relocated to achieve compatibility with the adjacent residential development as required by the Landscape Manual. As discussed, the access cannot be located elsewhere due to both the Landscape Manual requirements and the special conditions identified above.

Specimen Tree T18 is a silver maple species with poor construction tolerance that is limited by physical injury and root zone impacts and is proposed to have 80 percent of critical root zone impact. The tree is located along the site's frontage away from REF in the preferred area of development and is proposed to be impacted by the building addition and associated parking. The building addition is a use of the property, which is significant and reasonable and cannot be achieved without the removal of T18. In particular, the building addition is a significant and reasonable use in that it is allowed by the property's R-R zoning, is compatible with surrounding development, and will contribute to the diversity of housing types, as envisioned by the master plan. As discussed above, the building addition must be located at the front of the site where T18 is located due to the presence of steep slopes and REF to the rear of the existing building.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas with comparable zoning. Not granting the variance would prevent the project from being developed in a functional and efficient manner like other developments of similar size and use. In general, additions to development without major reconstruction are generally allowed where permitted by the applicable zoning and other requirements. Development is also generally required to provide suitable access. As demonstrated in Finding A above, enforcement of the specimen tree requirements would not allow the applicant to construct an addition without significant reconstruction and would not allow suitable access.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

Granting the variance will not confer a special privilege that would be denied to other applicants. When other properties contained specimen trees of this species in a similar condition and location on a site, the same considerations were provided during the review of the required variance application.

All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of the WCO, as codified in Subtitle 25 and in the ETM for site specific conditions. Specimen trees grow to such a large size because they have been left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site.

When other development proposals encounter trees in a similar condition and in a similar location on a site, the same considerations were provided during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant. The request to remove the trees is solely based on the location on-site, the species, and the condition of the trees.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

There are no existing conditions on the neighboring properties or existing building uses that have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size under natural conditions and have not been impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality.

Granting this variance request will not violate state water quality standards nor cause measurable degradation in water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by the Prince George's County Soil Conservation District. Both SWM and sediment and erosion control requirements are to be met in conformance with state and local laws to ensure that the quality of water leaving the site meets the state's standards. State standards are set to ensure that no degradation occurs.

VII. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

Prince George's County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of GFA, or disturbance, and requires a grading permit. The subject site is located within the RR Zone. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provision for using the prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC). Therefore, this application was reviewed for conformance with the TCC requirement for the current property zone which is RR.

Staff find that the proposed project is in conformance with the applicable provisions of the Prince George's County Tree Canopy Coverage Ordinance for the RR Zone, which is subject to a minimum tree canopy coverage of 20 percent, per requirements set forth in Section 25-128 of the Tree Canopy Coverage Ordinance. The project proposes 2.01 acres of TCC on-site, exceeding the required acreage of TCC .

VIII. REFERRAL COMMENTS

The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized as follows:

a. **Community Planning—**In a memorandum dated March 31, 2025 (Parks to King), the Community Planning Division found that, pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this SE application will not impair the integrity of the master plan.

b. **Transportation Planning—**In a memorandum dated May 7, 2025 (Patrick to King), the Transportation Planning Section determined that the proposed plan is acceptable, subject to two recommendations which have been added to the Recommendation section of this technical staff report.

c. **Environmental Planning—**In a memorandum dated April 4, 2025 (Meoli to King), the Environmental Planning Section provided an analysis of the subject application and recommended approval subject to three conditions, which have been included in the Recommendation section of this report.

d. **Subdivision—**The subject property is comprised of Lots 1 and 2 of Malin Subdivision, recorded in Plat Book NLP 123 Plat No. 90, approved by the Planning Board on June 13, 1985. Lots 1 and 2 were platted pursuant to PPS 4-84115, approved by the Planning Board on September 6, 1984. The PPS included analysis of a single-family detached dwelling to remain on Lot 1, and expansion of a nursing or care home on Lot 2, in accordance with SE-3505. Parcels 23, 24 and 180 have no prior subdivision approvals.

Development exceeding that approved under 4-84115 and new development exceeding 5,000 square feet of GFA on properties having no subdivision approval is proposed with this application. The applicant will be required to obtain PPS and final plat approval, prior to the approval of permits for the development proposed in this application. PPS 4-24013 has been filed and is currently pending a hearing before the Planning Board. It is noted that the approval of a PPS may require additional improvements for the site, which may necessitate revisions to the proposed SE site plan.

e. **Historic Preservation—**In a memorandum dated April 21, 2025 (Stabler, Chisholm, Smith to King), the Historic Preservation Section discussed the neighboring Gallant House historic site, stating that the landscape buffers delineated in the site plan, as well as the applicant's lighting plan, would sufficiently mitigate visual impacts to the historic site.

f. **Permit Review—**In a memorandum dated April 4, 2025 (Greenwell to King), the Permit Review Section provided four comments on the application pertaining to dimensions shown on the site plan. These comments have been satisfied on the submitted plans, as of the time of the writing of this technical staff report.

g. **Prince George's County Fire/EMS Department—**In a memorandum dated March 17, 2025 (Reilly to King), the Prince George's County Fire and EMS Department provided one condition of approval for the application, pertaining to drive aisle width. The applicant's latest plans, received on June 10, 2025, illustrate that all drive aisle widths exceed 22 feet, addressing the referral comments provided by the Fire/EMS Department.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)—**In a memorandum dated April 5, 2025 (Guzman to King), DPIE offered no objections to the application.

i. **Washington Suburban Sanitary Commission (WSSC)—**As of the writing of this technical staff report, WSSC did not offer any comments on this subject application.

IX. COMMUNITY FEEDBACK

As of the writing of this technical staff report, no correspondence has been received from the surrounding community.

X. RECOMMENDATION

Based on the applicant's SOJ, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required SE findings, as set forth in the prior Prince George's County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval, and that the application will be in conformance with the prior Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SE-24003, a Variance to Section 25-122(b)(1)(G), Alternative Compliance AC-25008, and Type 2 Tree Conservation Plan TCP2-007-2025, for Hillhaven, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:

    a. Provide a sufficient number of shade trees to satisfy Section 4.2 of the 2010 *Prince George's County Landscape Manual* and demonstrate this conformance on the landscape plan.

    b. Provide a certificate of landscape maintenance for parking lot plantings, in accordance with previous landscape plan approvals for the site. All existing trees shall be shown on the current landscape plan, and any missing trees shall be shown to be replaced.

    c Revise the Type 2 tree conservation plan to identify the location of proposed specimen tree replacement planting, per the Section 25-119(d)(7)(A) Tree Removal Worksheet.

    d. Revise the site development table notes to remove the single-family detached dwelling use and instead, indicate that the existing building is to remain as accessory to the nursing or care home facility.

    e. Show setbacks from all existing structures to property lines for conformance to development standards.

2. In accordance with Section 25-122(d) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, prior to certification of the Type 2 tree conservation plan (TCP2) for this site, the applicant shall prepare documents for the required woodland conservation easements and submit them to the Environmental Planning Section for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

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

3. Prior to certification of the Type 2 tree conservation plan (TCP2), the applicant shall submit a copy of the draft erosion and sediment control technical plan, so that the ultimate limits of disturbance for the project can be verified and shown on the TCP2.

STERLING CARE HILLHAVEN

Special Exception SE-24003

Alternative Compliance AC-25008

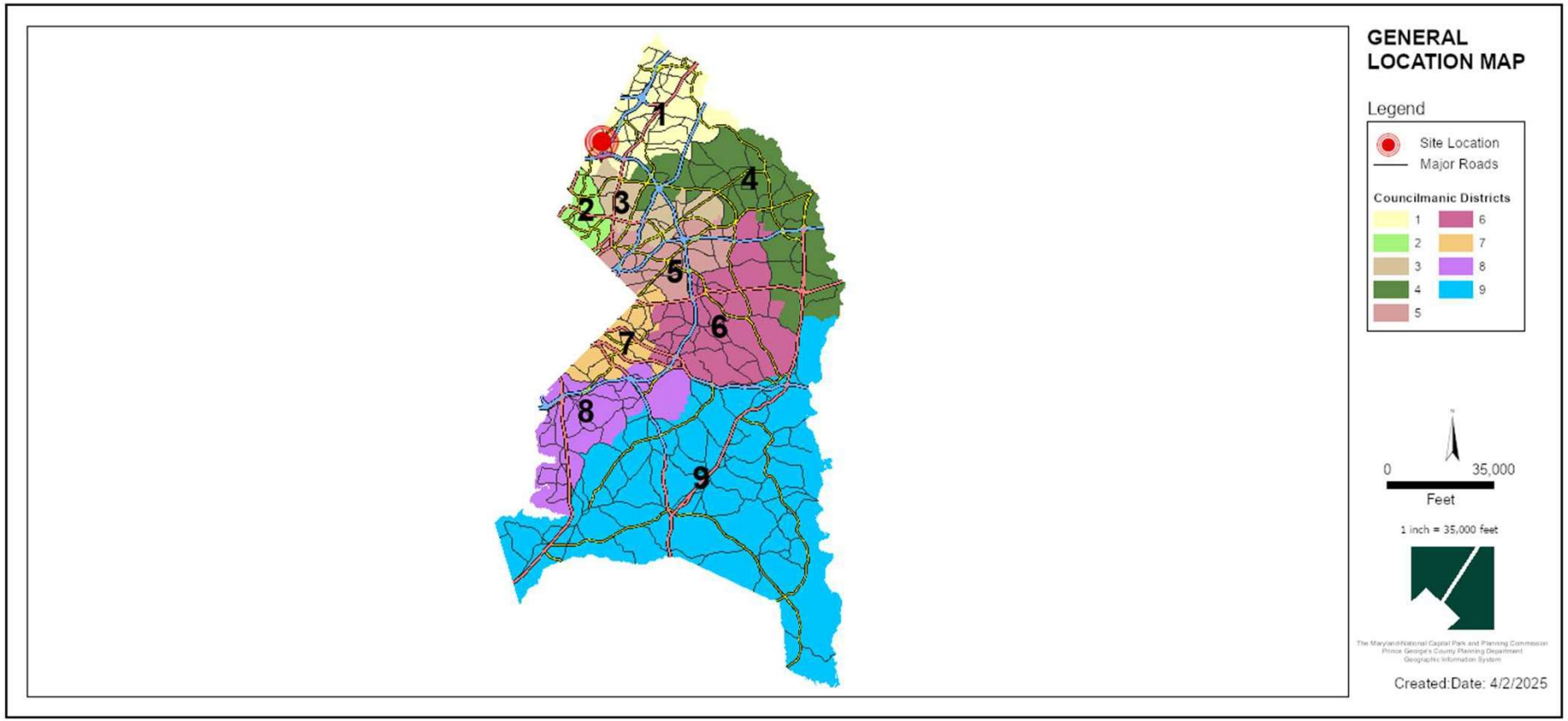
Staff Recommendation: APPROVAL with conditions



GENERAL LOCATION MAP

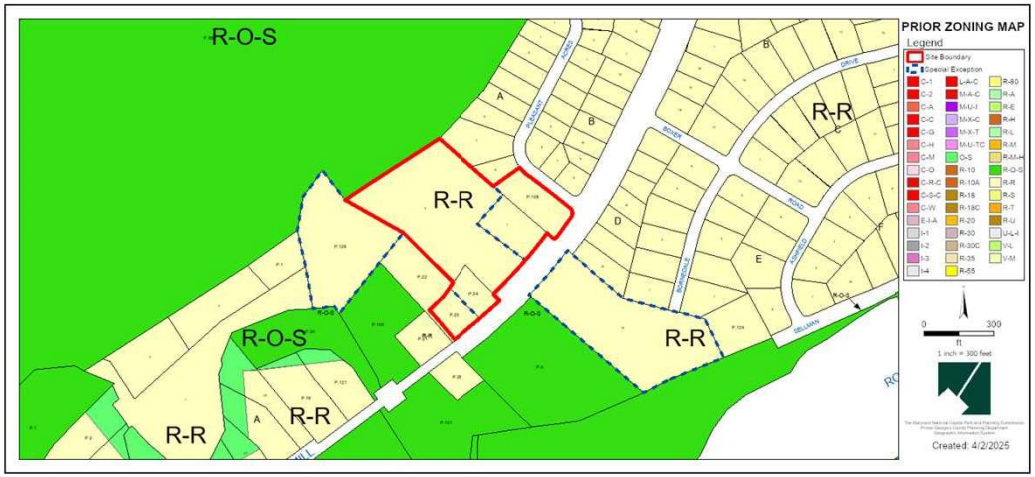
Council District: 01

Planning Area: 61

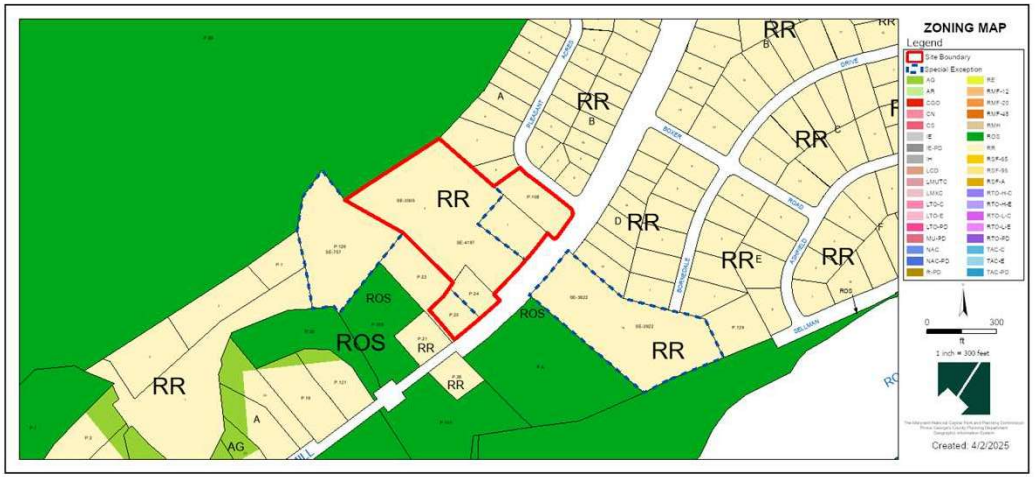


ZONING MAP (PRIOR AND CURRENT)

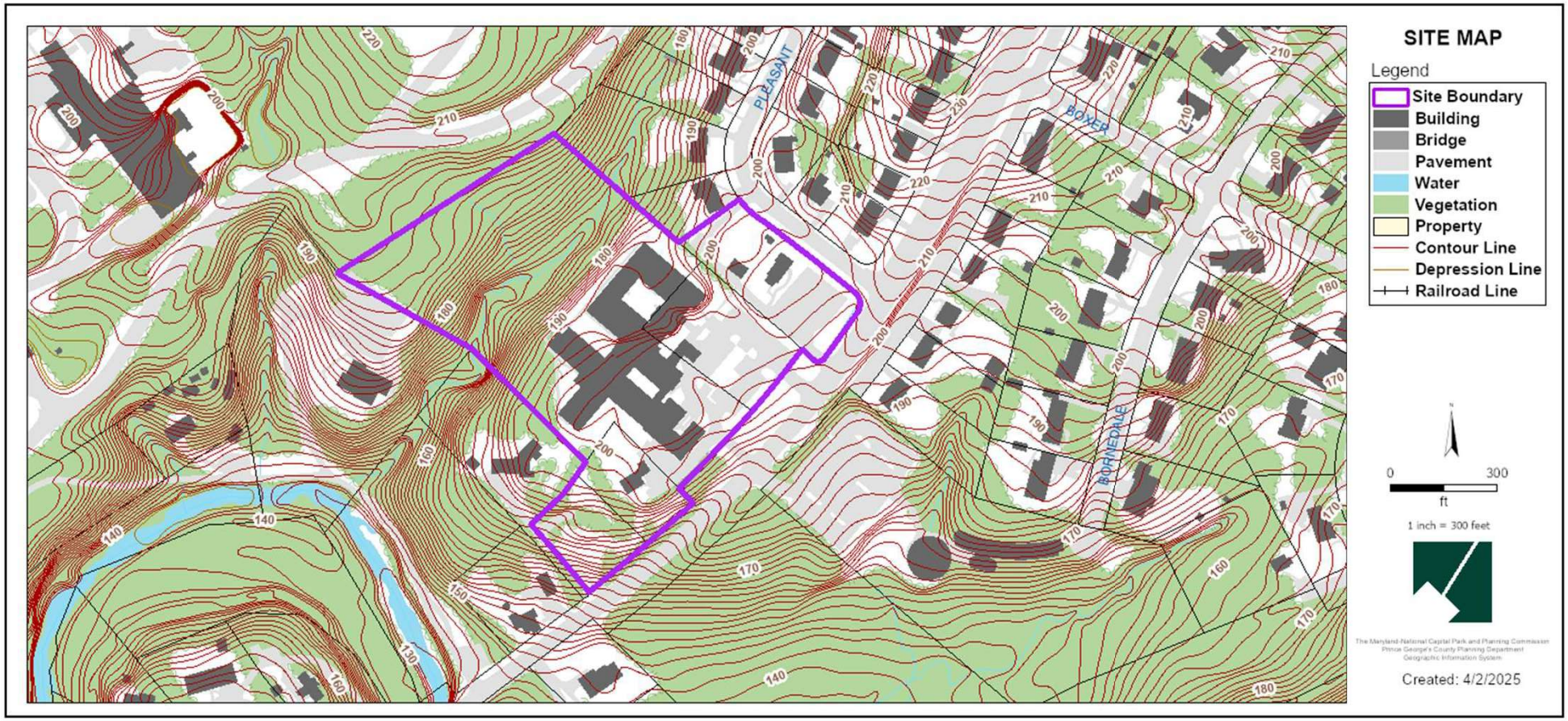
Prior Zoning Map: R-R



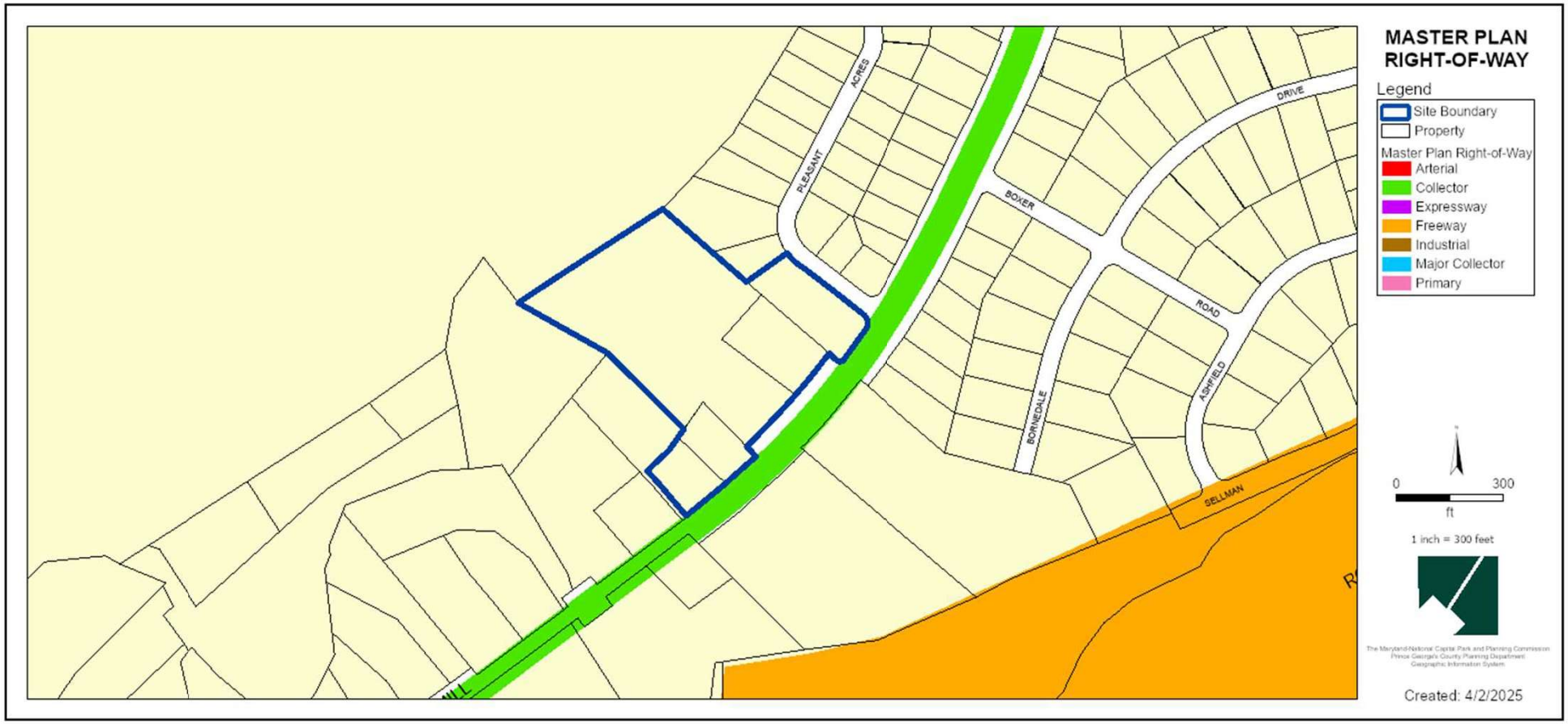
Current Zoning Map: RR



SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
PLEASANT
BOXER
BORNEDALE
0
300
ft
1 inch = 300 feet
Created: 4/2/2025

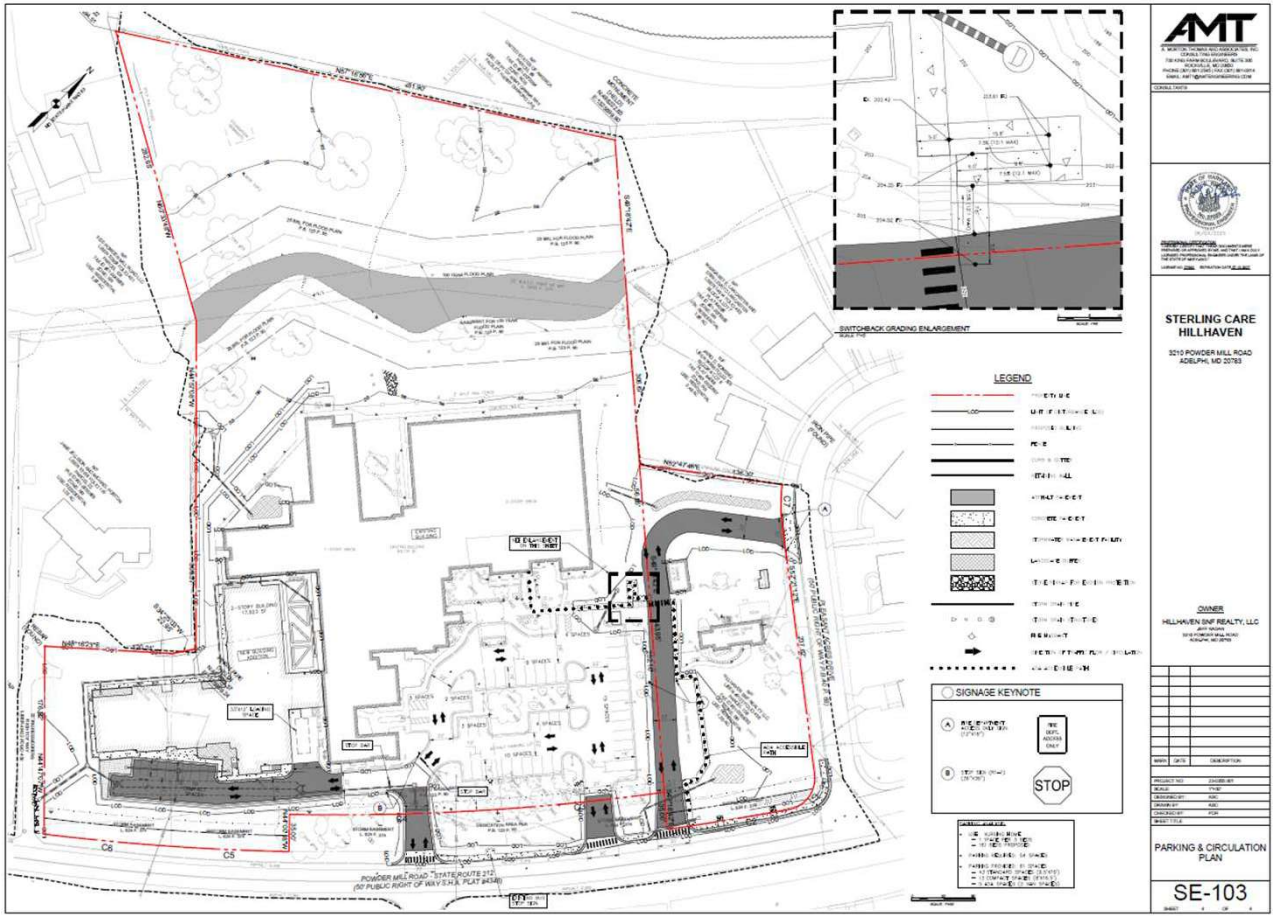
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

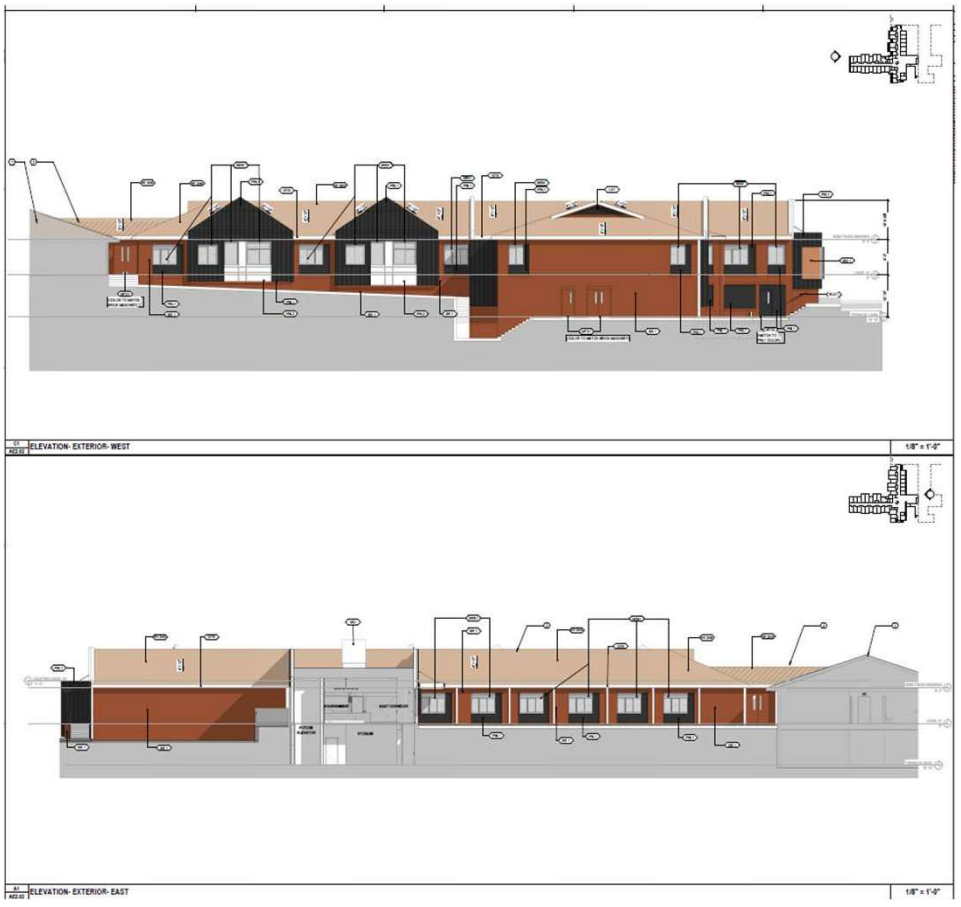


SPECIAL EXCEPTION SITE PLAN

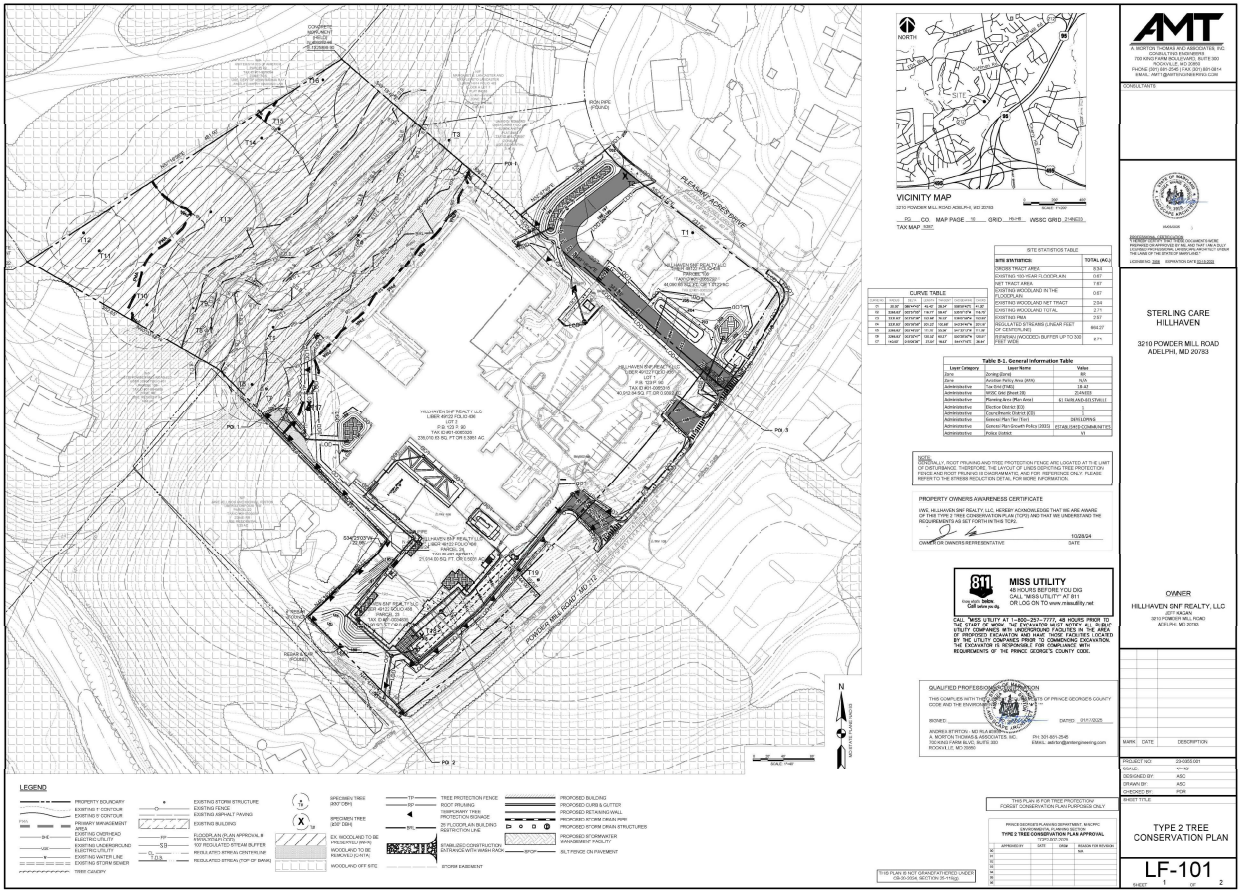


ARCHITECTURAL ELEVATIONS (EXISTING BUILDING WITH ADDITION)





TREE CONSERVATION PLAN TCP2-007-2025



STAFF RECOMMENDATION

Special Exception SE-24003
Alternative Compliance AC-25008

APPROVAL with conditions:

- Special Exception
- AC-25008

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 10/10/2024
- Acceptance Mailing: 02/27/2025

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Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*
* Also admitted in the District of Columbia

June 10, 2025

VIA EMAIL DELIVERY
Mr. Evan King
Planner II, Zoning Section
M-NCPPC, Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Largo, MD 20774

RE: Sterling Care Hillhaven – Special Exception (SE-24003)
STATEMENT OF JUSTIFICATION

Dear Mr. King:

This firm represents Hillhaven SNF Realty, LLC, (the "Applicant") the owner of Sterling Care Hillhaven, a nursing or care home located at 3210 Powder Mill Road, Adelphi, MD 20783, just west of the intersection of Powder Mill Road (MD 212) and Pleasant Acres Drive (the "Property") in the current Residential, Rural (RR) Zone. The existing nursing or care home operation consists of a 126-bed facility contained within an approximately 93,154 square foot building that was developed pursuant to Special Exception SE-4197 (and subsequent ROSP amendments) approved on or about January 21, 1997. This firm has proceeded to submit this application in accordance with Section 27-1900 of the Prince George's County Zoning Ordinance. This section allows this request to be reviewed in accordance with the prior Zoning Ordinance and the Rural Residential (R-R) Zone as described herein. The instant SE-24003 application (the "SE") proposes incorporating additional parcels into the existing special exception boundary for SE-4197. Because this proposal involves an increase in the land area of SE-4197, the request is treated as a new special exception application. The Applicant is requesting the approval of the SE application to allow the site to continue operating as a nursing or care home facility and permit the construction of a new building addition consists of 24,873 square feet. This proposed building addition will include up to 36 skilled nursing beds (bringing the nursing or care home facility total to 162 beds with a gross floor area (GFA) of 118,027 square feet), additional parking, and associated site/stormwater management features. This proposed addition will be located on Parcels 23 and 24, wherein the existing one-story 1,128 square foot single-family detached residential brick building on Parcel 24 will be razed. The existing single-family detached dwelling on Parcel 108 (consisting of 1,306 square feet and associated 759 square feet of accessory structures) will remain unchanged.

As mentioned above, the Property is known by its primary address of 3210 Powder Mill Road, Adelphi, MD 20783. The Property consists of the following five lots and parcels, which total approximately 8.34 acres as reflected in the GIS map below (outline in red) via ***Exhibit 1***.

Lot/Parcel	Tax Account #
Lot 1 (0.94 acres)	01-0065318
Lot 2 (5.40 acres)	01-0065326
Parcel 23 (0.50 acres)	01-0034835
Parcel 24 (0.50 acres)	01-0018911
Parcel 108 (1.01 acres)	01-0065292



Exhibit 1 – Location of the subject Property (not to scale)

I. Election to Utilize the Prior Zoning Ordinance (Section 27-1900)

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the Property from the prior R-R Zone to the newly created RR Zones. Notwithstanding, the Applicant elects to utilize the provisions of the prior Zoning Ordinance pursuant to Section 27-1903 and Section 27-1904, which states in the pertinent part:

Section 27-1903. Applicability –

> ***(b) Except as otherwise provided in this Section, development applications of any type for properties in all other Zones of the County may utilize the prior Zoning Ordinance for development of the subject property.***

RESPONSE: The Applicant acknowledges this requirement and notes that no provisions within

Section 27-1903 limit the ability to utilize the prior Zoning Ordinance for the development of the Property.

Section 27-1904. Procedures –

> ***(a) If the development proposal will require an evidentiary hearing before the Planning Board, the applicant shall schedule and participate in a pre-application conference.***

RESPONSE: The Applicant acknowledges this requirement and scheduled and participated in a pre-application conference with M-NCPPC technical staff on April 5, 2024, the written comments of which are included within this SE submission package.

> ***(b) The Applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a specific property pursuant to the provisions of the Zoning Ordinance.***

RESPONSE: The Applicant has elected not to develop the Property in accordance with the current Zoning Ordinance, given the significant prior entitlement approval history and the time investment of preparing development plans that are consistent with the existing site design and prior Zoning Ordinance regulations. Further, the existing facility is subject to a special exception approved pursuant to the prior Zoning Ordinance. As such, the prior Zoning Ordinance offers the most efficient and established procedures for review and approval of the Applicant's desired special exception use at this time.

II. Property Description:

The Property, as more specifically identified in Exhibit 1 above, is currently improved with institutional and residential uses, which includes two (2) single-family detached dwellings and a nursing or care facility. An approved NRI (NRI-073-2024) and Type 1 Tree Conservation Plan (TCP1) have been provided as components of this SE submission. As demonstrated on the NRI, the Property contains streams and significant forested areas, primarily at the rear or most northern portion of the site. This requested building addition does not propose impacts to the stream or forest stands at the most northern portion of the site. A conceptual stormwater management concept (SWM) plan (43689-2024) is also included as a component of this SE submission and was approved by the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE), on November 26, 2024.

The Applicant further notes that existing Parcel 23 is adjacent to an existing historic site, the Gallant House, but no review by the Historic Preservation Commission was determined to be required since there are no shared property boundaries. However, the Property will provide appropriate landscape buffering to separate the two uses as analyzed with SE-24003 to ensure visual separation is maintained.

The 2010 Water and Sewer Plan places this site in Water and Sewer Category 3 and within Tier 1 under the Sustainable Growth Act. The existing development on the Property is served by public water and sewer systems. The development is also designated within the priority funding area (MDP) and is subject to the 2010 Approved Subregion 1 Master Plan and Sectional Map Amendment.

III. Location and Surrounding Land Uses:

The subject Property, whose zoning RR (prior R-R), is shown below in Exhibits 2 and 3 consists of two (2) lots and three (3) parcels that are approximately 8.46 acres. The Property is located at the northwest quadrant of the intersection of MD 212 and Pleasant Acres Drive. More specifically, the subject Property is known as 3210 Powder Mill Road, Adelphi, MD 20783, within Tax Map 18, Grid A-2 in Planning Area 61, Fairland-Beltsville & Vicinity.



Exhibit 2 – Current Zoning of the subject Property (not to scale)



Exhibit 3 – Prior Zoning of the subject Property (not to scale)

North: North of the Property is Floral Drive, a public roadway and land owned by the United States of America (comprising the White Oak Federal Research Center) in the Reserved Open Space (ROS) Zone that was formally zoned R-O-S.

South South of the Property is MD 212 with a private school beyond in the RR (prior R-R) Zone.

East: East of the Property are single-family detached dwellings in the RR (prior R-R) Zone.

West: West of the Property is an existing single-family detached dwelling and an existing historic site, the Gallant House, beyond in the RR (prior R-R) Zone.

IV. Proposed Development & Approval History

Proposed Development

The purpose of this SE application is to allow for the site to continue operating as a nursing or care home facility and permit the construction of a new building addition. This proposed building addition shall include 36 skilled nursing beds (bringing the facility total to 162 beds), additional parking, and associated site/stormwater management features. This proposed addition will be located on Parcels 23 and 24, wherein the existing one-story 1,128 square foot single-family detached residential brick building on Parcel 24 will be razed. The existing single-family detached dwelling (and accessory structures) on Parcel 108 will remain unchanged. The gross floor area (GFA) of the Property is then scheduled to increase from 96,347 square feet to 120,092 square feet. The total GFA for the entire Property was calculated and provided below as follows:

Gross Floor Area (GFA)	Existing	Proposed
Lots 1 and 2	93,154 SF Nursing or Care Home – To Remain	
Parcels 23 and 24	1,128 SF Single-Family Detached Dwelling – To be Razed	24,873 SF Addition to an Existing Nursing or Care Home
Parcel 108	1,306 SF Single-Family Detached Dwelling – To Remain 759 SF Accessory Garage and Shed Structures – To Remain	
Total	**96,347 SF**	**120,092 SF***

* The total **proposed** gross floor area (GFA) includes the current nursing and care home facility (with the contemplated 24,873 square foot addition) and the existing structures on Parcel 108 that will remain. Parcel 108 contains a 1,306 square foot single-family detached dwelling with two accessory buildings, inclusive of a 613 square foot detached garage and 146 square foot shed. The total **proposed** GFA excludes 5,989 square feet of terrace level (lower level) space that is defined as a basement per Section 27-107.01(a)(22) and (105) of the Prince George's County Zoning Ordinance.

Presently the Sterling Care Hillhaven facility has three access points on MD 212. These access points are located on Lot 1, Lot 2, and Parcel 108 respectively and overall function to allow for adequate on-site circulation. The proposed building addition, with its location on existing Parcels 23 and 24 in the southwestern portion of the site, will utilize two of the three existing access point locations, which are located on Lots 1 and 2 and are interconnected. The entrance on Parcel 108 will primarily be utilized for the existing single-family detached dwelling, overflow employee parking, and as a fire access road. The access point serving Parcel 108 does not adjoin the parking lot that is adjacent to the existing nursing and care home building. Therefore, no new access points are offered with this SE application. Vehicles will then access the new addition and entrance via an existing driveway path from Lot 2 that will be widened to allow the construction of a small parking lot. This parking lot will then increase the total number of vehicular parking spaces on-site to 60, which meets the minimum requirement of Section 27-568 for a nursing or care home facility with 162 beds. This contemplated SE application also considers the expansion of the existing site sidewalk network. A five-foot wide Americans with Disabilities Act (ADA) pathway has been provided on the eastern portion of the Property to connect the existing principal building entrance to the MD 212 roadway frontage to enhance pedestrian connectivity on-site. This results in an ADA pathway with appropriate accessible ramps and crosswalks to allow for safe pedestrian movements between the primary existing building and MD 212. Appropriate improvements have also been provided within the MD 212 right-of-way and are subject to the approval of the operating agency, which in this instance is the Maryland State Highway Administration ("SHA"). These improvements include five-foot-wide sidewalks, crosswalks, and curb and gutter additions to allow for enhanced pedestrian movement between the primary building entrance and the existing bus stop that is located on the roadway frontage of the subject site.

A summary of the proposed development, in its entirety, is provided below.

A. Development Data Summary:

	Existing	**Proposed**
Current Zone	RR	RR
Prior Zone	R-R	R-R
Use(s)	Nursing or care home and single-family detached dwelling units.	Nursing or care home and single-family detached dwelling unit.
Right-of-Way Dedication	N/A	0.13
Acreage (acres):	8.34	8.21
100-year Floodplain (acres):	0.35	0.35

Net Lot (acres):	7.99	7.86
Lot(s)	2	2
Parcel(s)	3	3
Dwelling Units	2	1
Gross Floor Area (sq. ft.)	96,347	120,092*
Beds	126	162

* The total **proposed** gross floor area (GFA) includes the current nursing and care home facility (with the contemplated 24,873 square foot addition) and the existing structures on Parcel 108 that will remain. Parcel 108 contains a 1,306 square foot single-family detached dwelling with two accessory buildings, inclusive of a 613 square foot detached garage and 146 square foot shed. The total **proposed** GFA excludes 5,989 square feet of terrace level (lower level) space that is defined as a basement per Section 27-107.01(a)(22) and (105) of the Prince George's County Zoning Ordinance.

Approval History

The Property was placed in the prior R-R Zone via the adoption of the 1949 Comprehensive Zoning Map. The first special exception application for the site, SE-713, was approved on November 30, 1961, with no conditions to permit a nursing home with five (5) beds on the Property. SE-1757 was then approved on July 17, 1968, with no conditions to permit the expansion of the existing nursing home from five (5) beds to 18 beds. The third special exception application for the Property, SE-3505, was approved on May 23, 1984, with no conditions to permit the expansion of the existing nursing home from 18 beds to 60 beds.

Following the approval of SE-3505, the Property would be retained in the R-R Zone by adoption of the Subregion I Sectional Map Amendment on October 2, 1990. A revision of SE-3505 was then approved on April 4, 1991, to permit a freestanding sign and relocation of parking spaces. A fourth separate special exception application, SE-4197, was then approved on January 21, 1997, with a companion Alternative Compliance Application No. 95081, from Section 4.7 of the effective Landscape Manual. SE-4397 was approved with one (1) condition, to permit the expansion of the existing nursing home from 60 beds to a 126-bed facility with a two-story (54,536 GFA) addition. The condition referenced has already been addressed with previous iterations and reviews of the stormwater management concept (SWM) plan and thus should not be relevant to the review of this SE application.

The latest SE application, SE-4197 has proceeded to be revised on three separate occasions. ROSP-SE-4197-01 was approved on October 6, 1998, to allow changes to redesign the parking lot and loading configuration, and to increase the total gross floor area to 92,754 square feet, containing 126 beds with one (1) condition of approval. This condition referenced in ROSP-SE-4197-01 was

previously addressed with the certification review of the application and thus should not be relevant to the review of this SE application. The SE application was then revised on a second occasion with ROSP-SE-4197-02 for the purpose of adding minor site improvements including a gazebo, fire access, and the revision of the parking plan. A third revision to this SE application, ROSP-SE-4197-03, was then approved via the Planning Director on April 26, 2017, for the purpose of constructing a 400-square foot addition to the west side of the existing nursing care facility, bringing the total improvements on-site to 93,154 square feet.

V. Relationship to County Plans and Policies:

Plan Prince George's 2035 (the "2035 General Plan") –

This SE application requests the approval of institutional uses on two (2) lots and three (parcels). The Property is currently within the RR Zone, which was formerly known as the R-R Zone. According to the approved 2035 General plan, the subject Property has a future land use of "residential low" and is within the "Established Communities" growth tier, as shown on the Growth Policy Map.

The requested SE fulfills the goal of the "Established Communities" Growth tier as this proposed application allows for the context-sensitive expansion of an existing institutional development. As previously noted, the subject Property has been an established nursing care home since its original special exception approval in 1961 and has steadily grown over the years as the demands for these services have increased in the region. The latest proposed expansion is in the southwest corner of the Property, wherein appropriate landscape buffering will ensure the character and integrity of the surrounding neighborhood is maintained, including MD 212. This location was specifically chosen to ensure the continued preservation of the stream valley and sensitive environmental features in the northwest portion of the site, in conformance with the goals and policies of the 2035 General Plan. The development provided will not only offer crucial services for seniors in Prince George's County but will also enhance job growth in the region with the addition of new skilled nurse positions, to ensure high quality care is provided to all residents of the facility. Additionally, prior to the approval of the 2035 General Plan, the subject Property was classified within the "developing" growth tier within the 2002 General Plan.

2010 Subregion 1 Master Plan and Sectional Map Amendment (the "Master Plan") –

On June 23, 2010, the Prince George's County District Council adopted the Resolution of Approval for the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*. The Master Plan presents several engagement areas with policies and strategies to consider. These engagement areas consist of the following categories:

- Development Pattern Elements
- Infrastructure Elements
- Economic Development, Urban Design, and Historic Preservation
- Living Areas

Development Pattern Elements

The prior 2002 General Plan notes that the subject site is located within the "developing" growth tier and has a future land use of "low density residential." This proposed SE application, supports this future land use as it provides housing and care for senior citizens in Prince George's County while ensuring all facilities meet the applicable landscaping requirements of the 2010 Prince George's County Landscape Manual (the "Landscape Manual") to maintain the character of the existing suburban low density residential neighborhoods. The Master Plan provides several policies and strategies regarding development in the developing tier which are shown on page 13 and below, ***highlighted in italic bold:***

Developing Tier

Policy 1: Preserve and enhance the suburban neighborhood character.

Strategies: Enforce codes regarding: (1) truck and other excessive vehicle parking on residential streets, (2) multiple families living in single-family homes, (3) property maintenance, and (4) home businesses in areas not zoned for such uses.

Encourage high-quality design that seeks to improve existing shopping centers and promotes and enhances the character of neighborhoods.

RESPONSE: The Applicant notes that the proposed development is consistent and compatible with the surrounding neighborhood, particular given its extensive history and development as a nursing or care home dating back to 1961 with the approval of the original special exception, SE-713. The proposed development is not in violation of any of the code sections referenced in the first strategy and is of high-quality design. The architectural elevations of the proposed building addition both are compatible with the existing structure and provide a viewshed enhancement from MD 212. Firstly, the architectural materials for the proposed addition are generally compatible with the existing structure, specifically regarding the extensive use of brick material and roof line projections in the design. The primary enhanced design elements are the projecting windows that face MD 212, which are emphasized with black vinyl composite material, and the amount of glazing proposed via windows and doors. The windows proposed in the addition are generally larger than those apart of the existing building, which allow for additional light in each individual room and are carried between the upper and lower levels of the facility, where possible. A courtyard has also been provided for social gathering opportunities between residents and for passive recreation with ample sitting areas. Future residents will also maintain access to the existing facility and its meeting rooms, porches, and gazebos for social and recreational opportunities. This proposed design will ensure that residents can utilize a high-quality living environment and maintain good health conveniently without having to travel beyond the facility.

Policy 3: Plan and provide public facilities to support the planned development.

Strategies: ***Balance the pace of development with the ability of the private sector to provide adequate transportation and public facilities.***

Encourage continuous expansion of development where public facilities and services can be more efficiently provided.

RESPONSE: The Applicant notes that the subject Property has existed as a nursing or care home facility since 1961. Therefore, all public utilities and facilities already exist to serve the site, reinforced by the Property's location in the Prince George's County Water/Sewer Category 3 of service. Prior to the proceeding to permit for the development of this proposed building addition, the Applicant and its representatives shall receive approval of a preliminary plan of subdivision (the "PPS") application, to certify that all adequate facilities remain met on-site to support the proposed development expansion.

Policy 4: ***Improve vehicular and pedestrian circulation and safety.***

Strategies: ***Upgrade intersections to alleviate congestion and provide a safe, steady flow of traffic.***

Install streetscape improvements including paved pedestrian paths and safety features, clearly marked crosswalks at major intersections, trees, landscaping, curbs, and lighting, where needed.

RESPONSE: The Applicant acknowledges these requirements and has shown all the pedestrian and streetscape improvements within the submitted SE site plan. As illustrated previously, these contemplated improvements focus on the expansion of the existing site sidewalk network. A five-foot wide ADA pathway has been provided on the eastern portion of the Property to connect the existing principal building entrance to the MD 212 roadway frontage to enhance pedestrian connectivity on-site. This results in an ADA pathway with appropriate accessible ramps and crosswalks to allow for safe pedestrian movements between the primary existing building and MD 212. Appropriate improvements have also been provided within the MD 212 right-of-way and are subject to the approval of the operating agency, which in this instance is SHA. These improvements include five-foot-wide sidewalks, crosswalks, and curb and gutter additions to allow for enhanced pedestrian movement between the primary building entrance and the existing bus stop that is located on the roadway frontage of the subject site.

Infrastructure Elements

Environmental Infrastructure

Within the Master Plan, the Environmental Infrastructure section contains policies and strategies for key environmental areas. These include the following key categories: green infrastructure, priority preservation area, aquifer recharge area, water quality, mineral resources,

stormwater management, green building opportunities, air quality, and noise. An analysis of these key categories based on the relevant master plan policies and strategies are shown below, ***highlighted in italic bold:***

Policy 1: ***Protect, preserve, and enhance the identified green infrastructure network within the Subregion 1 Plan Area.***

Strategies: ***Protect primary corridors during the review of land development proposals to ensure the highest level of preservation and restoration possible with limited impacts for essential development elements.***
Preserve or restore regulated areas designated in the plan's green infrastructure network or through the development review process during the review of land development proposals.

Preserve unique habitat areas to the fullest extent possible during the land development process.

Develop flexible design techniques to maximize preservation of environmentally sensitive areas and to avoid unnecessary impacts to sensitive features.

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and notes that the subject Property is located within the Paint Branch watershed, which is not designated as a primary or secondary corridor by the Master Plan. Paint Branch flows east to west towards the Anacostia River. As a portion of Paint Branch within the subject Property, the Applicant will pursue measures to ensure its protection. These include adequate on-site stormwater management facilities to protect the water quality of the stream and the preservation of environmental features, particularly specimen trees along its bank, which is located in the northwestern portion of the Property. These environmental features are demonstrated on the approved NRI (NRI-073-2024) and the provided Type 2 Tree Conservation Plan (TCP2). Development of the building addition in the southwestern portion of the Property was chosen to ensure that impacts to the existing environmental features, including the primary management area (PMA), were mitigated to the maximum extent practicable.

According to the 2017 Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan, most of the site lies within the evaluation areas, with a portion within the regulation areas (as shown below in *Exhibit 4*). The portions of the site within the regulation area (identified in dark green) are adjacent to the Paint Branch and are not proposed to be improved with this development application. Instead, the proposed development is located in the southwestern portion of the site, where generally clearing and grading have already occurred to construct the existing structure on Parcel 24. This location for the proposed addition ensures that the existing environmental features are protected to the maximum extent practicable.



Exhibit 4 – Green Infrastructure Area (not to scale)

Evaluation Areas (as defined by the Master Plan and shown in light green) potentially contain environmentally sensitive features, such as interior forests, colonial waterbird nesting sites, and unique habitats, which are not regulated (i.e., not protected) during the land development process. The approved NRI (NRI-073-2024) notes there are nineteen (19) specimen trees, 3.44 acres of woodland, 0.35 acres of 100-year floodplain, and 2.83 acres of PMA on-site. As stated previously, the portion of the site proposed for redevelopment is within the evaluation area, as defined above. With its boundary along MD 212 and the existing development on the site to the northeast, this portion of the Property does not represent a corridor for environmental preservation and is thus not defined as such in the master plan. However, if a corridor were to be defined it would likely be contained within the Paint Branch watershed, wherein the sensitive environmental features are located. The Applicant also notes that the provided TCP2 has been developed in accordance with the 2024 Prince George's County Woodland Conservation Ordinance, while conformance with the Tree Canopy Coverage Ordinance is demonstrated on the submitted site landscape plan.

Policy 2: ***Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.***

Strategies: ***Restore stream and wetland buffers to the fullest extent possible during the land development process.***

Reduce the area of impervious surfaces during the redevelopment process.

Address existing flooding concerns in conformance with the County Code on all new development and redevelopment.

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and as previously mentioned, the subject Property is within the Paint Branch watershed and a portion of the stream is on-site. To ensure the protection of the Paint Branch, the Applicant will seek to preserve the existing woodlands nearest the stream, maintain the riparian buffer, and tree canopy coverage. To meet these applicable policies and strategies, the Applicant designed the proposed building addition in the southwestern portion of the site, furthest away from these environmentally sensitive areas. This results in a proposal that is outside of the existing PMA and floodplain to ensure appropriate buffering and protection to the existing environmental features. These features will then be further protected with the Applicant's use of on-site stormwater management through a conceptual plan that is currently in review with DPIE (43689-2024). This stormwater management plan seeks to expand the existing facilities on-site. The currently proposed design treats runoff from the new building addition as well as untreated portions of the existing main building, accessory building, parking lots, and walks to provide more than 5,000 gallons of treatment volume beyond the code's requirement. This expansion includes seven (7) new facilities including micro-bioretention ponds and planter boxes. On-site landscaping, where feasible, will also be utilized to absorb water prior to its circulation into the micro-bioretention system. All on-site landscaping provided will be in compliance with the Landscape Manual and Tree Canopy Coverage Ordinance.

Policy 3: ***Implement the State Storm Water Management Act of 2007 in Subregion I as the adoption of this Plan is to enhance the water quality and control flooding in the Anacostia and Patuxent River watersheds.***

Strategies: ***During the review of site plans, zoning and special exceptions in the Subregion I area, the principles behind the Storm Water Management Act of 2007 have been implemented on a case-by-case basis since its adoption. Specific cases include Konterra and the Sun Services' construction waste recycling facility. The ultimate implementation of the Act through regulation has been delayed beyond the original 2008 date. New storm water regulations have now been adopted and after May 4, 2010 new plans must comply with the new regulations. To be consistent with the early application of the principles of the Storm Water Management Act of 2007 to projects in Subregion I, if any grandfathering rules are adopted in the Count Code, they should not apply in Subregion I.***

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and as previously mentioned, the Applicant has provided on-site stormwater management through a conceptual plan that is currently in review with DPIE (43689-2024). This stormwater management plan seeks to expand the existing facilities on-site. This stormwater management plan has been designed with the best practices in mind and is environmentally sensitive to ensure the quality of the Paint Branch watershed is maintained and not degraded by the proposed development. Construction of the proposed on-site buildings has been designed to be located furthest from the stream, in portions of the Property previously graded. The expansion of the existing stormwater management system

includes seven (7) new facilities including micro-bioretention ponds and planter boxes. The currently proposed design treats runoff from the new building addition as well as untreated portions of the existing main building, accessory building, parking lots, and walks to provide more than 5,000 gallons of treatment volume beyond the code's requirement. On-site landscaping, where feasible, will also be utilized to absorb water prior to its circulation into the micro-bioretention system. All on-site landscaping provided will be in compliance with the Landscape Manual and Tree Canopy Coverage Ordinance.

Policy 4: ***Implement more environmentally sensitive building techniques and reduce overall energy consumption.***

Strategies: ***Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies. It is recommended that new buildings in the Konterra Town Center and US 1 corridor be built to meet the Leadership in Energy and Environmental Design (LEED) certification.***

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and notes that the proposed building addition has been designed to incorporate energy and building material efficiencies. The building has been designed with increased glazing compared to the existing structure, to allow for ample light to enter the structure and is optimized for energy savings and efficiencies. Furthermore, given the nature of the use, the number of parking spaces necessary to construct was able to be lessened with this addition, ensuring that the heat island effect with the parking lot was significantly minimized when compared to other residential or institutional uses in the R-R Zone.

Policy 5: ***Reduce light pollution and intrusion, especially into the Rural Tier and environmentally sensitive areas.***

Strategies: ***Encourage the use of alternative lighting technologies for athletic fields, shopping centers, gas stations and vehicle sales establishments so that light intrusion on adjacent properties is minimized. Full cut-off optic light fixtures should be used for all proposed uses.***

Discourage the use of street lights and entrance lighting adjacent to special conservation areas of local and countywide significance and in the Rural Tier.

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies and notes that adequate lighting will be provided on the exterior of the addition, with emphasis placed on the location of full cut-off fixtures at the building entrances and courtyard. These locations do not face the existing single-family detached dwelling to the west, which will also be adequately buffered via appropriate landscape material as shown on the provided landscape plan included with this SE submittal. The Applicant would also note that the site is not within the Rural Tier, but appropriate measures have been taken to ensure that light pollution does not intrude into the environmental features at the rear of the Property or the adjacent single-family detached residential uses. As demonstrated on the photometric plan, appropriate fixtures have been provided on-site to illustrate that adequate lighting is provided for site users without causing inappropriate spill-over to neighboring property owners.

Policy 6: ***Reduce air pollution by placing a high priority on transportation demand management (TDM) projects and programs.***

Strategies: ***Design development and redevelopment projects to minimize the need for motor vehicle trips and to prevent conditions that may create local air pollution nuisances.***

Provide an improved, continuous network of sidewalks and bikeways.

RESPONSE: The Applicant acknowledges the aforementioned polices and strategies. As previously mentioned, given the nature of the use, the transportation and parking demand for this proposed addition is limited, which leads to a minimization of the urban heat island effect on-site. The Applicant would further note that an adequate network of on-site sidewalks has been provided to ensure ease of access to all proposed building entrances.

Policy 7: ***Reduce adverse noise impacts to meet State of Maryland noise standards.***

Strategies: ***Evaluate development and redevelopment proposals using Phase I noise studies and noise models.***

Provide for adequate set backs for projects located adjacent to existing and proposed noise generators and roadways of arterial classification or greater.

Provide for the use of approved attenuation measures when noise issues are identified.

RESPONSE: The Applicant acknowledges the aforementioned policy and strategies but would note that a Phase I noise study should not be required. The Applicant notes that given that the proposed use is defined in the "institutional" principle use category and is not adjacent to higher

intensity uses or a roadway classified as arterial or higher, that a Phase I noise study would be unwarranted for this site location.

Transportation

The subject Property has frontage along MD 212, which is a public road, maintained by the Maryland Department of Transportation. The roadway is classified as a collector (C-107) and presently exists with two traffic lanes as envisioned by the Master Plan. Additionally, please note that the adequacy of these transportation facilities is examined with the proposed PPS as part of the certificate of adequacy application. However, for this SE application, the Applicant has submitted a traffic brief by prepared by Lenhart Traffic Consulting, Inc. The traffic brief notes that per the "Transportation Pre-Submittal Checklist," which was approved by M-NCPPC staff on January 24, 2024, a full traffic study was determined not to be required for the site given that the proposed development generates 50 peak hour trips. The traffic brief in its conclusions notes that the level of service at all intersections are project to operate within the adequacy standards for Prince George's County. The project then will satisfy the Adequate Public Facility Ordinance (APFO) requirements of Prince George's County. As stated previously, several pedestrian connectivity improvements are contemplated with this SE application. These include appropriate sidewalks and crosswalks with an accessible ADA pathway from the principal building entrance to the frontage on MD 212. The included improvements have also been designed to allow for ease of pedestrian movement between the existing bus stop on MD 212 to the primary on-site building entrance.

Parks and Recreation

The subject Property has existing public facilities, including utilities as the site has been previously developed. These public facilities will be further examined by Park and Planning staff as a component of the PPS application and companion certificate of adequacy. Dedication of land to the Prince George's County Department of Parks and Recreation is not required as the proposed use is institutional.

Public Facilities

The subject Property has existing public facilities, including utilities as the site has been previously developed. These public facilities will be further examined by Park and Planning staff as a component of the PPS application and companion certificate of adequacy.

Economic Development, Urban Design, and Historic Preservation

Economic Development

Within the Master Plan, the Economic Development section contains policies and strategies for sustainable investment opportunities within Prince George's County. As mentioned previously, this proposed building addition will not only provide increased housing opportunities for senior citizens in the County but will also support additional highly skilled nursing jobs, to ensure high

quality care is provided to all residents of the facility. An analysis of these sustainable investment opportunities based on the relevant master plan policies and strategies is provided below, ***highlighted in italic bold:***

Policy 2: ***Preserve and expand the residential character and housing options.***

Strategies: ***Maintain the character of the diverse housing stock within residential areas.***

Vigorously enforce codes to prevent inappropriate, incompatible and illegal uses inside residential areas.

RESPONSE: The Applicant notes that the proposed development is consistent and compatible with the surrounding neighborhood, particular given its extensive history and development as a nursing or care home dating back to 1961 with the approval of the original special exception, SE-713. The proposed development is not in violation of the prior Zoning Ordinance and is of high-quality design. The architectural elevations of the proposed building addition both are compatible with the existing structure and provide a viewshed enhancement from MD 212. Firstly, the architectural materials for the proposed addition are generally compatible with the existing structure, specifically regarding the extensive use of brick material and roof line projections in the design. The primary enhanced design elements are the projecting windows that face MD 212, which are emphasized with black vinyl composite material, and the amount of glazing proposed via windows and doors. The windows proposed in the addition are generally larger than those apart of the existing building, which allow for additional light in each individual room and are carried between the lower and upper levels of the structure where possible. Overall, this building addition therein represents a visual improvement to the current site and will include ample landscape plantings in conformance with the Landscape Manual.

Policy 5: ***Expand and enhance opportunities for a quality business and employment environment.***

Strategies: ***Reach out to existing and potential corridor businesses regarding county and state economic programs for business start-ups, facility expansions, job creation and equipment purchases to facilitate the region's job growth and maximize tax base.***

Support a quality urban design framework and sensible transportation connections in order to increase the corridor's appeal and competitiveness to employers and capture a larger share of the regional workforce.

RESPONSE: The Applicant notes that this proposed SE application is for the expansion of an existing facility to allow for the care of additional senior citizen residents. This expansion in turn

would result in the increase of highly skilled nursing jobs for the facility, which would allow for employment growth in the Master Plan region. As mentioned previously, the urban design of the site has been meticulously studied to create a sense of place that is compatible with the existing development but provides for increased best design practices that result in increased glazing and a superior viewshed to MD 212.

Urban Design

The Applicant notes that the subject Property is not within the areas of the Master Plan referenced in this section. Therefore, the policies and strategies of this section are not applicable to the review of this SE application.

Historic Preservation

The Applicant notes that the subject Property is adjacent to the Gallant House Historic Site (61-013), near where the building addition is proposed and thus will be reviewed by the Prince George's County Historic Preservation Commission. However, as the subject site does not adjoin the Gallant House Historic Site, a landscape buffer is not required to separate the uses. Instead, the appropriate landscape buffer will be provided between the subject Property and the existing single-family detached dwelling, which itself adjoins the Gallant House Historic Site.

Woodland and Wildlife Habitat Conservation Ordinance –

The US Fish & Wildlife Service's National Wetland Inventory map shows no wetlands mapped within the study area. However, Paint Branch runs through the northwestern portion of the subject Property, which places a section of the site in the 100-year-floodplain. The environmental features of the site are shown on the approved NRI, NRI-073-2024. The Property is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance and thus has included a TCP2 with this SE submission, in conformance with prior TCP II-98-1996.

County's Ten-Year Water and Sewerage Plan –

The 2010 Water Resources Functional Master Plan amends the 2002 General Plan and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated with land use in the County. The Plan references the Ten-year Water and Sewer Plan and addresses specifically: Drinking Water Supply, Water Treatment, and Stormwater Management. The subject Property is within water and sewer categories W-3 and S-3, with active water and sewer lines on-site that can be utilized for this project.

VI. Relationship to Requirements of the Zoning Ordinance:

The Applicant notes that the development proposal meets all the applicable requirements of the prior Zoning Ordinance as follows for the approval of a special exception application:

Section 27-317. – Required Findings

(a) A Special Exception may be approved if:

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

RESPONSE: This request is in harmony with the purposes of the prior Zoning Ordinance, which are referenced in Section 27-102 and provided below, ***highlighted in italic bold:***

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

RESPONSE: The Applicant notes that this proposed expansion of the existing special exception use and related building addition will protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County by providing additional nursing care beds to serve future inhabitants of the facility.

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

RESPONSE: The Applicant notes that this proposed expansion of the existing special exception use and building addition has been designed in conformance with the applicable goals, policies, and strategies of the Master Plan, as identified herein.

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

RESPONSE: The Applicant notes that this proposed expansion of the existing special exception use and building addition is proposed as a component of an existing nursing or care home facility that is presently developed with adequate public facilities and services. The proposed PPS application will then demonstrate that the proposed building addition will adequately maintain these 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;

RESPONSE: The Applicant notes that this proposed expansion of the existing special exception use and building addition guides the orderly growth and development of the County as this SE application does not propose a new use on the Property. Rather, this SE application simply requests the expansion of the existing use in a manner that respects the adjacent residential community.

5. To provide adequate light, air, and privacy;

RESPONSE: The Applicant notes that this proposed expansion of the existing special exception use and building addition has been designed with respect to the preservation of the existing environmental features that ensure adequate light, air, and privacy are provided to the Property and surrounding community. The majority of the environmental features are located in the northern portion of the site, in the Paint Branch stream valley, which are proposed to be preserved and maintained in accordance with the prior Tree Conservation Plans. As demonstrated on the photometric plan, appropriate fixtures have been provided on-site which illustrate that adequate lighting is provided for site users without causing inappropriate spill-over to neighboring property owners.

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

RESPONSE: The Applicant notes that the location of the proposed expansion of the existing special exception use and building addition ensures the preservation of the existing environmental features. In doing so, the Applicant has provided the most beneficial relationship between the uses of land and buildings which will protect adjoining landowners from any adverse impact of this development.

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

RESPONSE: The Applicant notes that this proposed expansion of the existing special exception use and building addition will not result in a dangerous situation and will therefore protect the County from fire, flood, and other damages.

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

RESPONSE: The Applicant notes that this proposed expansion of the existing special exception use and building addition with its high-quality materials and context sensitive design are compatible with both the existing structure and surrounding neighborhood. The location of the building addition in the southwestern portion of the site also leads to a viewshed enhancement from MD 212. The primary enhanced design elements are the projecting windows that face MD 212, which are emphasized with black vinyl composite material, and the amount of glazing proposed via windows and doors. The windows proposed in the addition are generally larger than those apart of the existing building, which allow for additional light in each individual room. A courtyard has also been provided for social gathering opportunities between residents and for passive recreation with ample sitting areas. Future residents will also maintain access to the existing facility and its meeting rooms, porches, and gazebos for social and recreational opportunities. This proposed design will ensure that residents can utilize a high-quality living environment and maintain good health conveniently without having to travel beyond the facility. Adequate exterior entrances are also provided to access the

proposed addition, either internally from the existing primary building or via either floor with doorways that face MD 212.

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

RESPONSE: The Applicant notes that the proposed expansion of the existing special exception use and building addition will provide additional highly skilled employment opportunities, to ensure high quality care is provided to all residents of the facility.

10. To prevent the overcrowding of land;

RESPONSE: The Applicant notes that the proposed building addition will not overcrowd the land in that the existing facility and expansion are below the lot coverage limitations.

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;

RESPONSE: The Applicant notes in its prepared traffic brief by Lenhart Traffic, Inc, that the addition of these proposed 36 beds in the facility will not lead to danger and congestion of traffic on the surrounding road network. The proposed PPS application will then demonstrate that the proposed building addition will adequately maintain these public facilities and services.

12. To insure the social and economic stability of all parts of the County;

RESPONSE: The Applicant notes that the proposed expansion of the existing special exception use and building addition will insure the social and economic stability of the County by continuing to provide increased housing options and opportunities for elderly residents.

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;

RESPONSE: The Applicant notes that in proposing the building addition in the southwestern portion of the site, it is able to maintain the existing sensitive environmental features in the Paint Branch stream valley. The preservation of this stream valley therefore protects the site and surrounding neighborhood from undue noise, air, and water pollution. Further, the Applicant's stormwater management plan seeks to expand the existing facilities on-site. The currently proposed design treats runoff from the new building addition as well as untreated portions of the existing main building, accessory building, parking lots, and walks to provide more than 5,000 gallons of treatment volume beyond the code's requirement. This SWM facility expansion includes seven (7) new facilities including micro-bioretention ponds and planter boxes. On-site landscaping, where feasible,

will also be utilized to absorb water prior to its circulation into the micro-bioretention system.

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

RESPONSE: The Applicant notes that in proposing the building addition in the southwestern portion of the site, it is able to maintain the existing sensitive environmental features in the Paint Branch stream valley. The preservation of this stream valley therefore maintains open space to protect scenic beauty and natural features within the County.

15. To protect and conserve the agricultural industry and natural resources.

RESPONSE: The Applicant notes that while this development is not agricultural in nature, it does preserve a significant portion of the Property's sensitive environmental features, which protects natural resources in the County.

The Applicant notes that all the purposes of the Zoning Ordinance have been met, as the proposed addition will provide 36 additional skilled nursing beds for the site (bringing the facility total to 162 beds) with additional parking and associated site/stormwater management improvements. This proposed addition will be located on Parcels 23 and 24, wherein the existing one-story 1,372 square foot single-family detached brick building on Parcel 24 will be razed. The existing single-family detached dwelling on Parcel 108 will remain unchanged. The approval of this instant request will then further support the health care needs of the present and future inhabitants of the nursing or care home facility and Prince George's County, whilst providing additional skilled on-site jobs. The Property is surrounded by single-family detached homes (Pleasant Acres Subdivision) to the northeast in the RR (Prior R-R) Zone, Floral Drive, a public roadway, and land owned by the United States of America (comprising the White Oak Federal Research Center) in the ROS (Prior R-O-S) Zone to the northwest, and existing single-family detached dwelling and a historic site, the Gallant House, beyond to the west in the RR (prior R-R) Zone. The site has an extensive approval history as a special exception for a nursing or care home facility dating back to its original approval in 1961. The approval of this instant request would permit the needed expansion of this facility to better accommodate and serve its existing and future residents. Said area of expansion has been purposefully located away from the existing sensitive environmental features in the northern portion of the site, surrounding the Paint Branch. This location will then sufficiently allow the Applicant to preserve the environmental features of the Property and expand the existing on-site stormwater management on-site to better protect these sensitive areas.

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

RESPONSE: The Applicant notes that this instant proposal will be in harmony and conformance with the applicable requirements and regulations of the prior Zoning Ordinance as demonstrated herein and in the appropriate plan documents submitted with this requested SE application.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;

RESPONSE: This SE application promotes the recommendations of all applicable plans as noted in Section V of this statement of justification. The Applicant notes that the proposed building addition will not result in the substantial impairment of the 2010 *Subregion 1 Master Plan and Sectional Map Amendment*, which recommends the subject Property for a "Low Density Residential" land use. As illustrated herein, the proposed development of this building addition is consistent with the goals, policies, and strategies of the aforementioned Master Plan. Furthermore, the last previously approved special exception to be reviewed by the Planning Board and Zoning Hearing Examiner, ROSP SE-4197-02, was found to be consistent with the previous Master Plan's guidelines with respect to elderly housing developments. There is no evidence to suggest that the currently proposed revisions would alter that finding.

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

RESPONSE: The Applicant notes that the proposed expansion of the existing special exception use and building addition will not adversely affect the health, safety, or welfare of residents or workers in the area, nor will it be detrimental to the use or development of adjacent properties or the general neighborhood.

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

RESPONSE: The Applicant notes that through the findings of SE-4197, ROSP-SE-4197-01, and ROSP-SE-4197-02, it has been established that the expansion of the subject nursing or care home facility would not be detrimental to the use or development of adjacent properties or the general neighborhood. The proposed use has been compatible with its surroundings for many years; and the proposed revision will not significantly alter those relationships.

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

RESPONSE: The Applicant notes that a Tree Conservation Plan (TCP I-50-1995) was approved for the subject Property in conjunction with SE-4197 in 1997. A Type II Tree Conservation Plan (TCP II-98-1996) was also previously approved. The subject proposal conforms with all previously approved Tree Conservation Plans.

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

RESPONSE: The Applicant notes, as stated in Finding 6 above, that a Type II Tree Conservation Plan (TCP II-98-1996) was previously approved. All protections required in this plan will continue for the remainder of the project under this SE.

(b) In addition to the above required findings, in a Chesapeake Bay Critical Overlay Zone, a Special Exception shall not be granted:

(1) Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or

(2) Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.

RESPONSE: The Applicant notes that the subject site is not located within the Chesapeake Bay Critical Zone; therefore, the above two standards do not apply.

Section 27-328.01 – Setbacks.

All setbacks shall be measured from the boundary line of the land for which the Special Exception is requested or approved, regardless of whether this boundary line is a lot, property, street, or other line. This Section applies to all setback requirements of this Subtitle which are specifically applicable to the Special Exception use.

RESPONSE: The Applicant notes that the proposed development complies with the setback measurement requirements of the underlying prior R-R Zone and Section 27-364, regarding the use specific standards for nursing or care homes as shown on the provided SE site plan.

Section 27-328.02 – Landscaping, buffering, and screening.

(a) All landscaping required for a Special Exception shall be approved at the same time the Special Exception is approved. A Special Exception shall comply with the Landscape Manual through the approval of a landscape plan. The District Council may require additional landscaping, screening, or buffering if it determines that the amount required by the Landscape Manual is insufficient to adequately protect adjacent uses.

(b) Amendments to landscaping, buffering, and screening required in a Special Exception shall be made in accordance with Section 27-325.

RESPONSE: The Applicant notes that the subject site complies with the applicable standards of the Landscape Manual as demonstrated on the provided landscape plan.

Section 27-364. – Hospital; nursing or care home; eleemosynary or philanthropic institution.

(a) A hospital, eleemosynary or philanthropic institution, or nursing or care home may be permitted, subject to the following:

(6) Nursing or care home in all other zones where this use is permitted by Special Exception, where eleven (11) or more persons are cared for:

(A) Total Area – 1/2 acre, plus 1,000 contiguous square feet for each person cared for above 10;

RESPONSE: The Applicant notes that the subject site complies with the total area standard, which for a facility with 162 beds is a minimum of approximately 3.90 acres. This standard is then met as the subject site includes approximately 8.34 acres as demonstrated on the provided SE site plan.

(B) Street Frontage – 150 feet;

RESPONSE: The Applicant notes that the subject site complies with this standard and has approximately 750 linear feet of frontage on MD 212 and approximately 290 linear feet of frontage on Pleasant Acres Drive. This street frontage then exceeds the minimum 150-foot requirement as demonstrated on the provided SE site plan.

(C) Setback – 25 feet from all boundary lines of the special exception.

RESPONSE: The Applicant notes that the subject site complies with this standard as the proposed building addition is setback 25 feet from all boundary lines of the special exception as demonstrated on the provided SE site plan.

Section 27-428. – R-R Zone (Rural Residential)

(a) Purposes:

(1) The purposes of the R-R Zone are:

(A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;

(B) To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;

(C) To encourage the preservation of trees and open spaces; and

(D) To prevent soil erosion and stream valley flooding.

RESPONSE: The Property meets the purposes of the prior R-R Zone as defined above. The proposed building expansion of the existing nursing or care home facility will provide increased housing opportunities for elderly residents in the County and provide additional local, on-site, skilled nursing jobs. The nursing or care home facility use has been in existence on this Property since the approval of the original SE application in 1961, expanding over the years to meet the needs of elderly residents in the County. This use has consistently been found to be in harmony with the surrounding single-family detached residential development and meets the goals, policies, and strategies of the Master Plan as discussed herein. The location of the proposed building expansion was chosen in the southwest portion of the Property to allow for the preservation of the sensitive environmental features of the Paint Branch stream valley in the northern area of the site, which encourages the preservation of trees and open spaces. This preservation with the addition of new stormwater management facilities will then aid in the prevention of soil erosion and stream valley flooding. Compliance with the applicable regulations of the Zoning Ordinance and the Landscape Manual are shown on the provided SE site plan and landscape plan.

(b) Uses.

(1) The uses allowed in the R-R Zone are as provided in the Table of Uses (Division 3 of this Part).

RESPONSE: The Applicant notes that nursing or care home use presently exists on-site via an approved SE, with the latest revision being ROSP-SE-4197-03. This proposed SE application request is to allow the site to continue operating as a nursing or care home facility and permit the construction of a new building addition. This proposed building addition shall include 36 skilled nursing beds (bringing the facility total to 162 beds), additional parking, and associated site/stormwater management features. The nursing or care home use remains permitted by special exception in the R-R Zone at the time of the filing of this application and is being pursued under the prior Zoning Ordinance, with appropriate justification provided herein.

(c) Regulation

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-R Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

RESPONSE: The Applicant acknowledges the regulations of the prior R-R Zone as referenced above. The appropriate regulations, except as modified by Section 27-364 regarding the special exception standards for nursing or care facilities, are demonstrated on the provided SE site plan and landscape plans, included with the submittal of this SE application.

VIII. Conclusion

This special exception application meets all requirements for approval set forth in the prior Zoning Ordinance as discussed herein. As such, the Applicant respectfully requests that the appropriate approval authority approve Special Exception SE-24003.

Thank you in advance for your consideration of this Application. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully Submitted,



Robert J. Antonetti, Jr.

Cc: Hillhaven SNF Realty, LLC
Philip Rhodes, P.E.
Vipul Talwar, RA, LEED AP BD+C

RJA/ats
N:\Sterling Care Hillhaven\SE-24003 - (3210 Powder Mill Road)\Revised Plans Submission - 06-10-2025\A-SOJ-SE-24003 (v.7).docx

March 3, 2025

Christian Meoli
Planner II, Environmental Planning Section
Countywide Planning Division
Maryland-National Capital Park and Planning Commission
1616 McCormick Drive
Largo, MD

Via E-mail: Christian.Meoli@ppd.mncppc.org

RE: Primary Management Area Statement of Justification

Dear Mr. Meoli:

AMT is preparing the environmental permitting for Hillhaven SNF Realty, LLC, (the "Applicant") the owner of Sterling Care Hillhaven, a nursing or care home located at 3210 Powder Mill Road, Adelphi, MD 20783 (the "Property"). It is located just west of the intersection of Powder Mill Road (MD 212) and Pleasant Acres Drive and is in the current Residential, Rural (RR) Zone. The existing nursing or care home operation consists of a 126-bed facility contained within an approximately 92,754 square foot building that was developed pursuant to Special Exception SE-4197 (approved on or about January 21, 1997). This property is shown as Lot 1, Lot 2, Parcel 23, Parcel 24, and Parcel 108, on Prince George's County Tax Map 5287 Grid H5-H6. The Applicant is seeking Special Exception approval for the proposed improvements to the site and is required to obtain permission for two instances where impacts to the Primary Management Area (PMA) are occurring. As part of the County Landscape Manual, it is required to provide buffer planting between the Property and a residential neighbor. The area with which the buffer planting is situated is within the PMA. Also, as part of the design, a stormwater facility is being proposed and it will require the outfall to be constructed and discharge overflow rainwater within the PMA. Approval of the impacts to the PMA to increase buffer planting and increase on-site stormwater treatment would allow the Subject Property to meet Prince George's County Code.

The work included in the Special Exception package includes a proposed building addition that will include 36 skilled nursing beds (bringing the facility total to 162 beds), additional parking, and associated site/stormwater management features.

Primary Management Area on Site

The Subject Property contains 2.57 AC (112,058 SF) of Primary Management Area (PMA) as defined by Subtitle 24 of the Subdivision Regulations of Prince George's County. The entirety of the PMA is located on Lot 2 and is largely forested. The north-eastern edge of the PMA contains developed land for existing

utilities that support the existing building (see Impact Exhibit 2). Located within this developed area is an existing stormwater management facility. This facility was shown on a previously approved plans, TCP-II/98/96 and ROSP-4197-03.

Proposed plans would impact 1,301 SF (0.03 AC) of PMA in the south-eastern portion of the PMA (see Impact Exhibit 1). To increase the sanitary and sewer capacity for the newly proposed building, a new SSWR pipe connecting to an existing storm structure. This connection would affect 655 SF. To treat the increase in impervious surface caused by the construction of the proposed building, a bio retention facility has been located to the north of the existing building on site, as shown in the exhibit. The design of the facility has an overflow drain that is connected to a pipe that will use gravity to convey excess water away from the facility during large volume storms. To maintain positive drainage while causing minimal impact to surrounding specimen trees, the proposed outfall was located at a downhill location within the PMA and impacts a small amount of forest. The proposed impacts for the outfall itself would affect 82 SF of the PMA. As a result of the forest clearing that would be needed to install the outfall, 327 SF of buffer planting is also required. This buffer planting will keep the property in compliance with section 4.7 of the 2010 Prince George's County Landscape Manual, for Buffering Incompatible Uses. The proposed buffer planting buffers the Nursing or Care Use of the site to the single-family residential property southwest of the site, creating a type B landscape yard comprised of a 6' opaque fence, 1 *Nyssa sylvatica*, 2 *Cercis canadensis*, 9 *Aronia meloncarpa* 'Iroquois Beauty', 1 *Callicarpa americana*, 6 *Clethra alnifolia*, 5 *Hydrangea quercifolia* 'Snow Queen', and 6 *Viburnum dentatatum* 'Blue Muffin'. The addition of the outfall for a proposed bioretention facility and the buffer planting help to treat stormwater as well as increase screening and biodiversity on site.

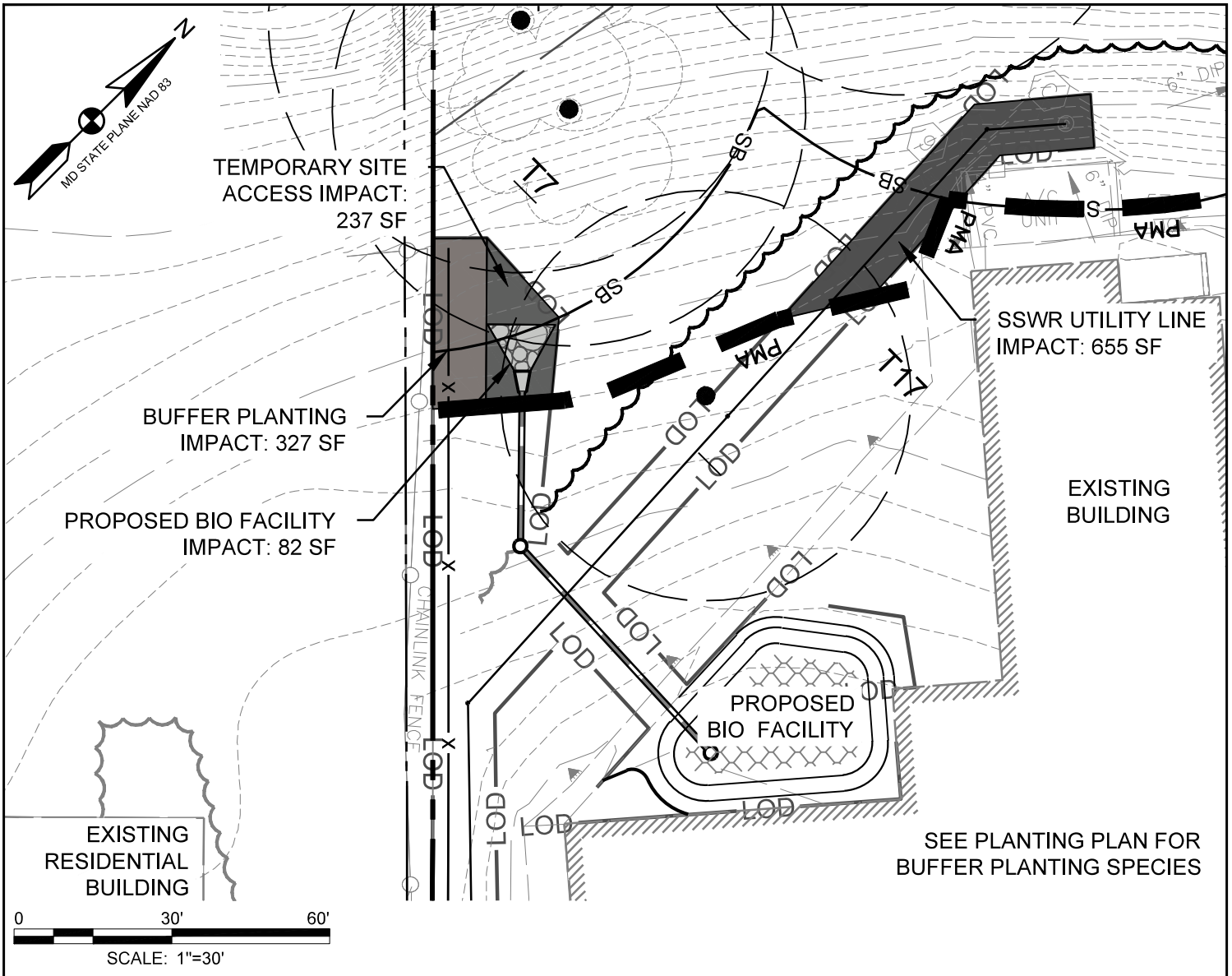
It would create undue hardships if the Applicant were not allowed to impact the PMA for the construction of the stormwater management outfall. The site design has been extensively studied for the location of the building, parking, and associated stormwater management facilities. If the outfall design were to be redesigned at this stage of the project, it would possibly require a major redesign of the building, parking, and associated stormwater management facilities.

Thank you in advance for your consideration of this Statement of Justification. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,
A. Morton Thomas and Associates, Inc.



Andrea Stirton, RLA
Project Manager | Landscape Architect



SITE LEGEND

- BUFFER PLANTING
- BIO FACILITY OUTFALL
- SSWR LINE
- SITE ACCESS
- PMA — PRIMARY MANAGEMENT AREA
- SB — STREAM BUFFER
- FOREST EDGE
- PROPERTY BOUNDARY
- LOD — LIMIT OF DISTURBANCE

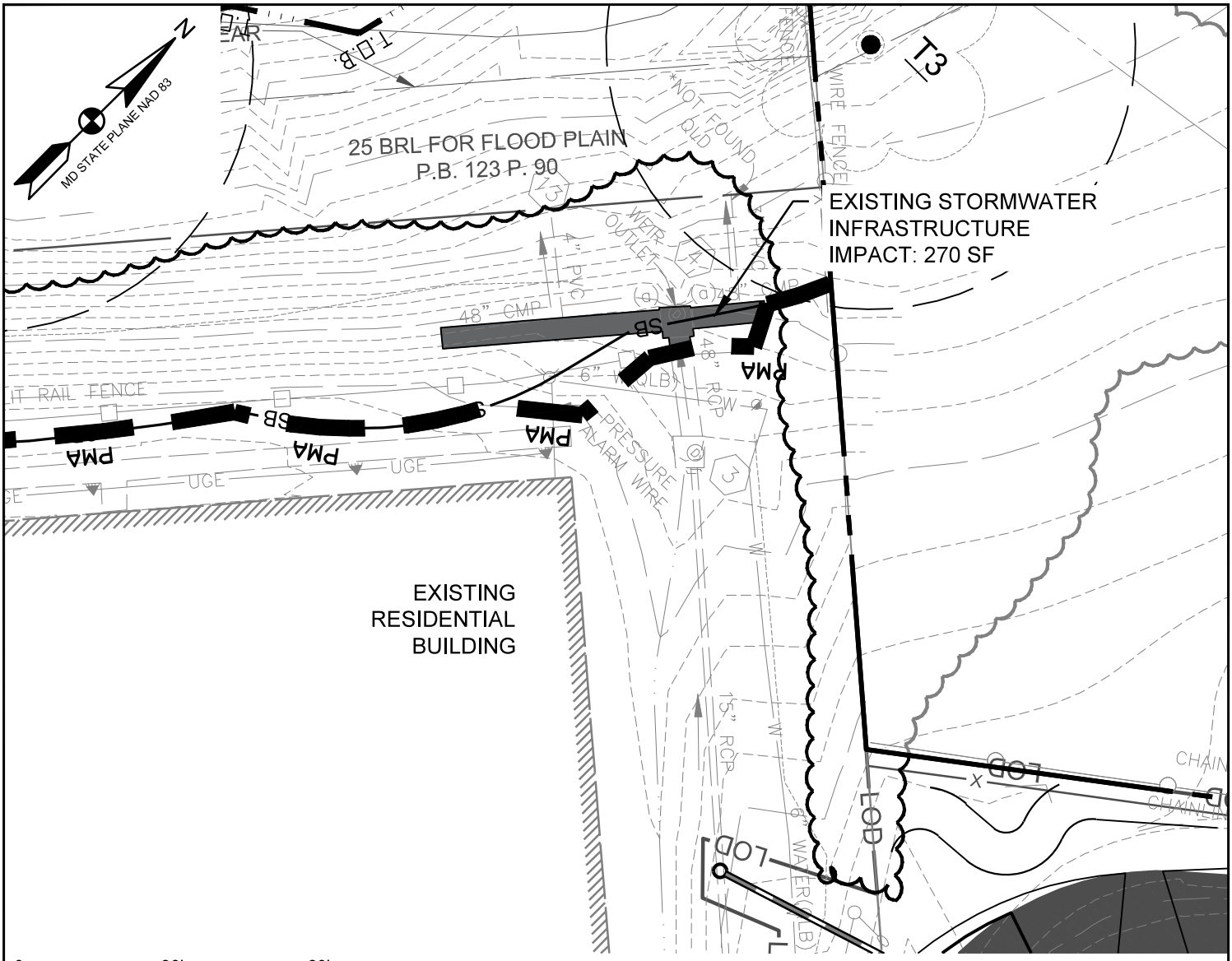
KEY MAP



EXHIBIT 1: PROPOSED PMA DISTURBANCE

STERLING CARE HILLHAVEN
MARCH 2025

A. Morton Thomas and Associates, Inc.
700 King Farm Boulevard, Suite 300, Rockville, MD 20850
Tel: 301.881.2545 Fax: 301.881.0814



SITE LEGEND

- EXISTING IMPACTS TO PMA
- PMA — PRIMARY MANAGEMENT AREA
- SB — STREAM BUFFER
- FOREST EDGE
- PROPERTY BOUNDARY
- LOD — LIMIT OF DISTURBANCE

KEY MAP

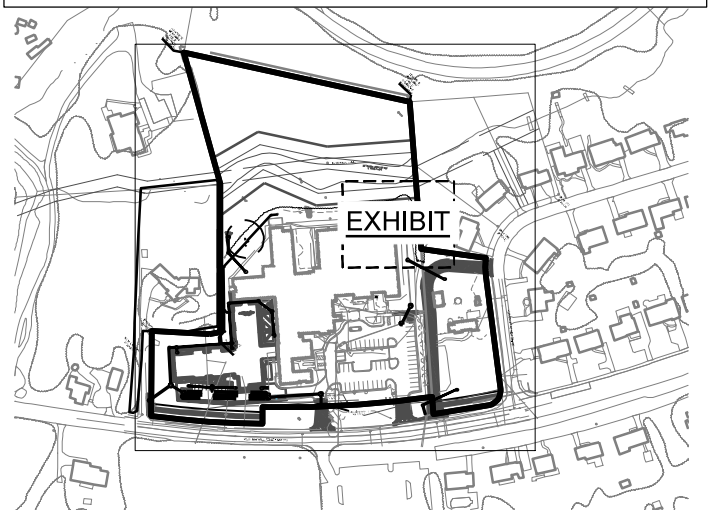


EXHIBIT 2: EXISTING PMA DISTURBANCE

STERLING CARE HILLHAVEN
MARCH 2025

A. Morton Thomas and Associates, Inc.
700 King Farm Boulevard, Suite 300, Rockville, MD 20850
Tel: 301.881.2545 Fax: 301.881.0814

Statement of Justification for
Adjustment to Regulated Stream Buffer Afforestation Requirements

Sterling Care Hillhaven

DESCRIPTION OFLOCATION OF SUBJECT PROPERTY

Hillhaven SNF Realty, LLC (the "Applicant") submits this Statement of Justification in conjunction with the application for SE-24003, the Sterling Care Hillhaven project. The site (the "Property") is located in the Developing Tier of Prince George's County, southwest of the intersection of Cherry Hill Road and Powder Mill Road in Adelphi, Maryland. It consists of approximately 8.34-acres of rural residential zoned land (RR). The Property is identified as five existing parcels (Lot 1, Lot 2, Parcel 23, Parcel 24, and Parcel 108). **The property is located within Environmental Strategy Area 2 of Plan 2035.** The proposed use of the Property is to remain unchanged – a nursing or care facility.

The Property is located directly along Powder Mill Road and the adjoining uses are residential on the northeast, southeast, and the majority of the southwest sides. The remainder of the southwest side is bordered by a church and the northwest is bordered by government/institutional property. There is a total of 2.57 acres of Primary Management Area (PMA) and includes 2.71 acres of regulated stream buffer (RSB; 664.27 linear feet of stream), of which 0.2 acres is unforested. There is an 100-year floodplain that covers 0.67 acres of the site. An approved Natural Resources Inventory Plan (NRI-073-2024-001) identifies 17 specimen trees located on the property.

GENERAL DESCRIPTION OF PRPOSED USE AND REQUEST

The Property currently serves as a nursing or care facility and the proposed use does not intend to change this. The Applicant is proposing increasing the number of beds from 126 to a total of 162.

In conjunction with the SE and PPS, the Applicant requests adjustment to the requirements of Section 25-112(c)(1)(C) of Subtitle 25: Trees and Vegetation – Division 2: Woodland and Wildlife Habitat Conservation Ordinance, which requires all properties that are subject to Division 2 to afforest/reforest all unforested Regulated Stream Buffers after fulfilling all woodland conservation planting requirements.

DESCRIPTION OF EXISTING REGULATED STREAMS AND REGULATED STREAM BUFFERS ON SITE

The Property contains a total of 664.27 linear feet of Regulated Streams and 2.71 acres of RSB. A total of 0.2 acres or 7.4% of RSB is currently unforested.

DESCRIPTION OF APPLICABLE CODE

Section 25-121(c)(1)(C) of the Prince George's County Code requires that all properties that are subject to the requirements of Subtitle 25: Trees and Vegetation – Division 2: Woodland and Wildlife Habitat Conservation Ordinance conform to the following:

(C) After meeting the requirements in this section, all remaining unforested riparian buffers onsite shall be afforested and reforested unless the applicant demonstrates that planting in the riparian buffer:

i. Would be in conflict with allowable uses as established for riparian buffer in Subtitle 32 and the Technical Manual;

ii. Is located on public property and conflicts with the mission and established stewardship practices of the park; or

iii. Is not suitable for the establishment and retention of required planting material, in which case substitute environmental protection measures as defined by the State of Maryland Department of Natural Resources and the Maryland State Forest Conservation Technical Manual may be implemented.

As described in detail below, the special exception and preliminary plan applications preserves regulated environmental features in a natural state to the fullest extent possible and following satisfaction of the woodland conservation planting requirements. Any unforeste4d portions of the RSB were afforested/reforested to the greatest extent practicable and thus, is in conformance with Section 25-112(c)(1)(C) and the permitted development types listed in Section 32-205(b).

REQUEST FOR ADJUSTMENT TO §25-112(c)(1)(C)

As noted in the above section, the special exception and preliminary plan applications are required to afforest/reforest all unforested RSB after fulfilling all woodland conservation planting requirements per Section 25-112(c)(1)(C) of Subtitle Trees and Vegetation – Division 2: Woodland and Wildlife Habitat Conservation Ordinance unless the applicant provides justification that fully reforesting the unforested RSB is not entirely possible.

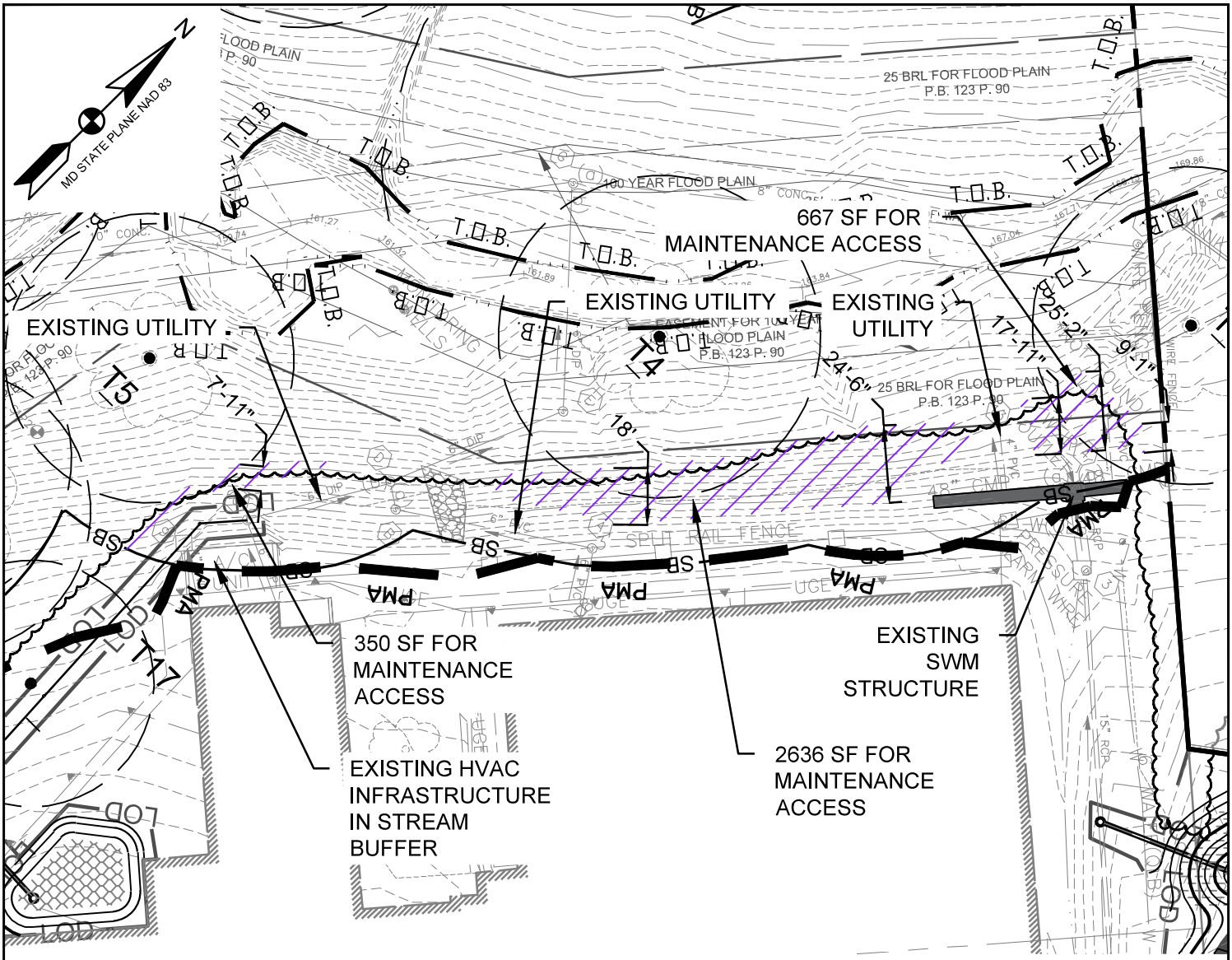
As noted in the description of existing regulated streams and regulated stream buffers on site, the Property contains 664.27 linear feet of Regulated Stream and 2.71 acres of RSB. A total of 0.2 acres or 7.4% of RSB is currently unforested. This 0.2 acres of RSB is unable to be afforested/reforested by the applicant per Section 25-121(c)(1)(C)(iii):

(C) After meeting the requirements in this section, all remaining unforested riparian buffers onsite shall be afforested and reforested unless the applicant demonstrates that planting in the riparian buffer:

iii. Is not suitable for the establishment and retention of required planting material, in which case substitute environmental protection measures as defined by the State of Maryland Department of Natural Resources and the Maryland State Forest Conservation Technical Manual may be implemented.

The Woodland Conservation is being met through the preservation of onsite woodland retention. The existing woodland on site is 2.04 acres outside of the floodplain and 0.67 within the floodplain for a total of 2.71 acres of forest. The woodland conservation requirement is 1.56 acres, and we are preserving 2.01 acres of woodland outside of the floodplain and 0.67 acres within the floodplain. The 0.2 acres of unforested riparian buffer have several existing utilities and stormwater management facilities within it and, in order to maintain access to these utilities in case of maintenance or replacement, reforestation is not practical.

Due to the presence of existing stormwater management facilities and existing utilities (exhibit attached), the Applicant respectfully requests adjustments to the requirements of Section 25-121(c)(1)(C).



0 50' 100'

SCALE: 1"=50'

SITE LEGEND

	EXISTING IMPACTS TO PMA
PMA	PRIMARY MANAGEMENT AREA
SB	STREAM BUFFER
	FOREST EDGE
	PROPERTY BOUNDARY
LOD	LIMIT OF DISTURBANCE

KEY MAP



EXHIBIT 1: REFORESTATION IN STREAM BUFFER

STERLING CARE HILLHAVEN
MARCH 2025

A. Morton Thomas and Associates, Inc.
700 King Farm Boulevard, Suite 300, Rockville, MD 20850
Tel: 301.881.2545 Fax: 301.881.0814

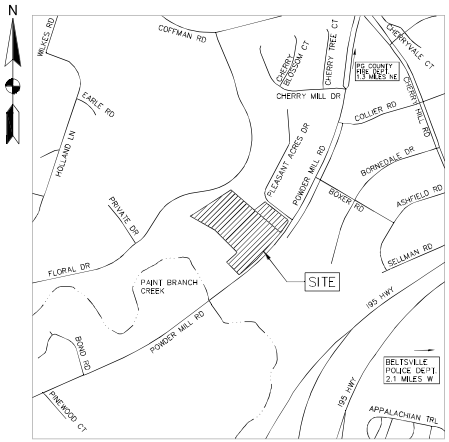
STERLING CARE HILLHAVEN

SPECIAL EXCEPTION PLAN (SE-24003)

3210 POWDER MILL ROAD
ADELPHI, MD 20783

GENERAL NOTES:

1. EXISTING LOT/PARCEL: LOT 1 & LOT 2 (PLAT 123090), PARCEL 23, 24 & 108
   EXISTING LIBER FOLIO: L. 49122 F. 438
   EXISTING PLAT NUMBER: 123090 (LOT 1 & 2)
2. TAX MAP GRID: 18-A2
3. 200-FOOT MAP REFERENCE (WSSC): 214 NE 03
4. PURPOSE OF SUBDIVISION: TO EXPAND FACILITIES FOR THE NURSING/CARE HOME
5. PRIOR APPROVALS: SE-713, SE-1757, SE-3505, SE-4197, ROSP-4197-01/02/03, TCP1-050-95, NRI-073-2024
6. TOTAL GROSS ACREAGE: 8.34 AC
   TOTAL NET ACREAGE = TOTAL GROSS ACREAGE - ROAD DEDICATION ACREAGE - DPIE 100-YR FLOODPLAIN
   = 8.34 AC - 0.13 AC - 0.35 AC
   = 7.86 AC
9. DPIE 100-YR FLOODPLAIN: 0.35 AC / NO FEMA FLOODPLAIN (FIRM MAP 24033C0037E)
10. ACREAGE OF ROAD DEDICATION = 5,493 SF (0.13 AC)
11. EXISTING ZONING: RESIDENTIAL RURAL (RR)
    EXISTING USE: NURSING OR CARE HOME
12. PROPOSED USE OF PROPERTY: NURSING OR CARE HOME
13. BREAKDOWN OF PROPOSED DWELLING BY TYPE:
    - PARCEL 108: EXISTING - RESIDENTIAL , PROPOSED - INSTITUTIONAL/RESIDENTIAL (ACCESSORY USE)
    - LOT 1/ LOT 2: EXISTING - NURSING/CARE HOME (126 BEDS)
    - PARCEL 24: EXISTING - 1 STORY BRICK BUILDING (TO BE DEMOLISHED)
    - PARCEL 23/ PARCEL 24/ LOT 2: PROPOSED - NURSING/CARE HOME ADDITION (36 BEDS)
15. MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): 20,000 SF
16. MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 100 FT
    MINIMUM LOT WIDTH AT FRONT STREET LINE: 70 FT
17. SUSTAINABLE GROWTH TIER: N/A
18. MILITARY INSTALLATION OVERLAY ZONE? NO
19. CENTER OR CORRIDOR LOCATION? NO
20. EXISTING GROSS FLOOR AREA: 96,347 SF
    PROPOSED GROSS FLOOR AREA: 120,092 SF
21. STORMWATER MANAGEMENT CONCEPT NUMBER: 43689-2024
    APPROVAL DATE: NOVEMBER 26, 2024
22. EXISTING WATER/SEWER DESIGNATION: W-3, S-3
    PROPOSED WATER/SEWER DESIGNATION: W-3, S-3
23. AVIATION POLICY AREA: N/A
24. MANDATORY PARK DEDICATION REQUIREMENT: N/A
25. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY? NO
26. HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY? NO
27. TYPE ONE CONSERVATION PLAN? TCP1-050-95
28. WITHIN CHESAPEAKE BAY CRITICAL AREA? NO
29. WETLANDS? NO
30. STREAMS? YES
31. FOR SOILS BY SOIL TYPE , SEE SHEET SE-101
32. IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION? NO
33. SIDEWALKS MAY BE MODIFIED AT TIME OF PERMIT TO ADDRESS ACCESSIBILITY.



VICINITY MAP
1" = 500'
PRINCE GEORGE'S COUNTY

SHEET INDEX		
PAGE NO.	SHEET NO.	SHEET TITLE
1	SE-100	COVER SHEET
2	SE-101	EXISTING CONDITIONS PLAN
3	SE-102	SPECIAL EXCEPTION SITE PLAN
4	SE-103	PARKING & CIRCULATION PLAN

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APPLICANT/ENGINEER
A. MORTON THOMAS AND ASSOCIATES
700 KING FARM DRIVE 3RD FLOOR
ROCKVILLE, MD 20850
ENGINEER: TRAVIS RHODES, P.E.
PHONE: 301-881-2345
EMAIL: PRHODES@AMTENGINEERING.COM

OWNER/DEVELOPER
STERLING SENIOR CARE
5121 GROSVENOR LANE
BETHESDA, MD 20814
CONTACT: JEFF KAGAN
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A. MORTON THOMAS AND ASSOCIATES, INC.
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CONSULTANTS

STATE OF MARYLAND — TRAVIS S. RHODES — No. 37683 — PROFESSIONAL ENGINEER
08/07/2025

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 37683 EXPIRATION DATE 01-13-2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER
HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

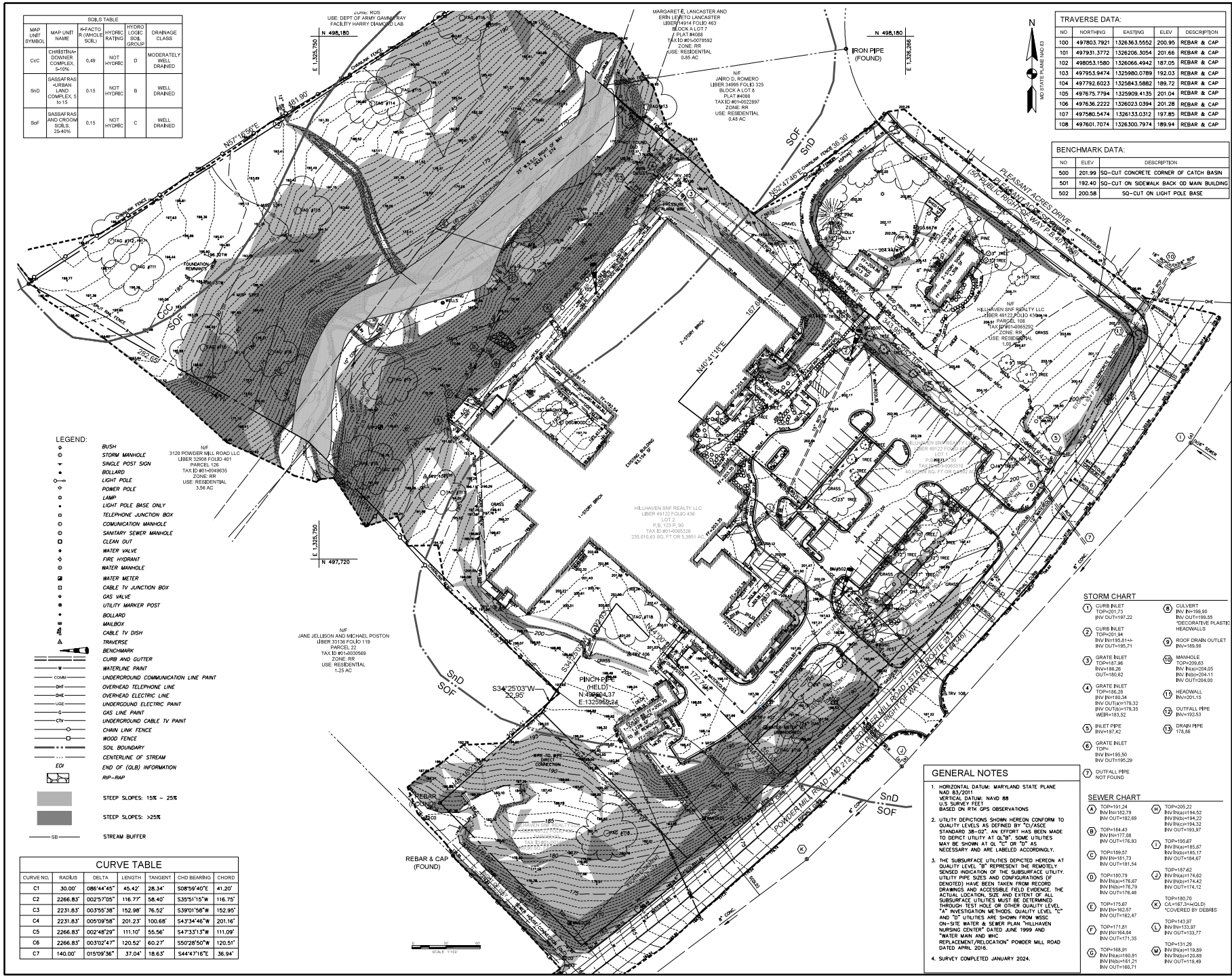
MARK	DATE	DESCRIPTION

PROJECT NO:	23-0355J001
SCALE:	
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE:	

COVER SHEET

SE-100

SHEET 1 OF 4



SOILS TABLE					
MAP UNIT SYMBOL	MAP UNIT NAME	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	HYDRO LOGIC SOIL GROUP	DRAINAGE CLASS
CcC	CHRISTINA-DOWNER COMPLEX, 5-10%	0.49	NOT HYDRIC	D	MODERATELY WELL DRAINED
SnD	SASSAFRAS-URBAN LAND COMPLEX, 5 to 15	0.15	NOT HYDRIC	B	WELL DRAINED
SoF	SASSAFRAS AND CROOM SOILS, 25-40%	0.15	NOT HYDRIC	C	WELL DRAINED

TRAVERSE DATA:				
NO	NORTHING	EASTING	ELEV	DESCRIPTION
100	497803.7921	1326363.5552	200.95	REBAR & CAP
101	497931.3772	1326206.3054	201.66	REBAR & CAP
102	498053.1580	1326066.4942	187.05	REBAR & CAP
103	497953.9474	1325980.0789	192.03	REBAR & CAP
104	497792.6023	1325843.5882	189.72	REBAR & CAP
105	497675.7794	1325909.4135	201.04	REBAR & CAP
106	497636.2222	1326023.0394	201.28	REBAR & CAP
107	497580.5474	1326133.0312	197.85	REBAR & CAP
108	497601.7074	1326300.7974	189.94	REBAR & CAP

BENCHMARK DATA:		
NO	ELEV.	DESCRIPTION
500	201.99	SQ-CUT CONCRETE CORNER OF CATCH BASIN
501	192.40	SQ-CUT ON SIDEWALK BACK OD MAIN BUILDING
502	200.58	SQ-CUT ON LIGHT POLE BASE

LEGEND:

- BUSH
- STORM MANHOLE
- SINGLE POST SIGN
- BOLLARD
- LIGHT POLE
- POWER POLE
- LAMP
- LIGHT POLE BASE ONLY
- TELEPHONE JUNCTION BOX
- COMUNICATION MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- CABLE TV JUNCTION BOX
- GAS VALVE
- UTILITY MARKER POST
- BOLLARD
- MAILBOX
- CABLE TV DISH
- TRAVERSE
- BENCHMARK
- CURB AND GUTTER
- WATERLINE PAINT
- UNDERGROUND COMMUNICATION LINE PAINT
- OVERHEAD TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGOUND ELECTRIC PAINT
- GAS LINE PAINT
- UNDERGROUND CABLE TV PAINT
- CHAIN LINK FENCE
- WOOD FENCE
- SOIL BOUNDARY
- CENTERLINE OF STREAM
- END OF (OLB) INFORMATION
- RIP-RAP
- STEEP SLOPES: 15% - 25%
- STEEP SLOPES: >25%
- STREAM BUFFER

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C1	30.00'	086°44'45"	45.42'	28.34'	S08°59'40"E	41.20'
C2	2266.83'	002°57'05"	116.77'	58.40'	S35°51'15"W	116.75'
C3	2231.83'	003°55'38"	152.98'	76.52'	S39°01'58"W	152.95'
C4	2231.83'	005°09'58"	201.23'	100.68'	S43°34'46"W	201.16'
C5	2266.83'	002°48'29"	111.10'	55.56'	S47°33'13"W	111.09'
C6	2266.83'	003°02'47"	120.52'	60.27'	S50°28'50"W	120.51'
C7	140.00'	015°09'36"	37.04'	18.63'	S44°47'16"E	36.94'

GENERAL NOTES

1. HORIZONTAL DATUM: MARYLAND STATE PLANE NAD 83/2011 VERTICAL DATUM: NAVD 88 U.S. SURVEY FEET BASED ON RTK GPS OBSERVATIONS
2. UTILITY DEPICTIONS SHOWN HEREON CONFORM TO QUALITY LEVELS AS DEFINED BY "CI/ASCE STANDARD 38-02". AN EFFORT HAS BEEN MADE TO DEPICT UTILITY AT QL "B". SOME UTILITIES MAY BE SHOWN AT QL "C" OR "D" AS NECESSARY AND ARE LABELED ACCORDINGLY.
3. THE SUBSURFACE UTILITIES DEPICTED HEREON AT QUALITY LEVEL "B" REPRESENT THE REMOTELY SENSED INDICATION OF THE SUBSURFACE UTILITY. UTILITY PIPE SIZES AND CONFIGURATIONS (IF DENOTED) HAVE BEEN TAKEN FROM RECORD DRAWINGS AND ACCESSIBLE FIELD EVIDENCE. THE ACTUAL LOCATION, SIZE AND EXTENT OF ALL SUBSURFACE UTILITIES MUST BE DETERMINED THROUGH TEST HOLE OR OTHER QUALITY LEVEL "A" INVESTIGATION METHODS. QUALITY LEVEL "C" AND "D" UTILITIES ARE SHOWN FROM WSSC ON-SITE WATER & SEWER PLAN "HILLHAVEN NURSING CENTER" DATED JUNE 1999 AND "WATER MAIN AND WHC REPLACEMENT/RELOCATION" POWDER MILL ROAD DATED APRIL 2016.
4. SURVEY COMPLETED JANUARY 2024.

STORM CHART

1. CURB INLET TOP=201.73 INV OUT=197.22
2. CURB INLET TOP=201.84 INV IN=195.61+/- INV OUT=195.71
3. GRATE INLET TOP=187.86 Inv=186.26 OUT=180.62
4. GRATE INLET TOP=186.28 INV IN=180.34 INV OUT=179.32 INV OUT(b)=179.35 WEIR=183.52
5. INLET PIPE INV=197.42
6. GRATE INLET TOP= INV IN=195.50 INV OUT=195.29
7. OUTFALL PIPE NOT FOUND
8. CULVERT INV IN=199.90 INV OUT=199.55 *DECORATIVE PLASTIC HEADWALLS
9. ROOF DRAIN OUTLET INV=189.88
10. MANHOLE TOP=209.83 INV IN(a)=204.05 INV IN(b)=204.11 INV OUT=204.00
11. HEADWALL INV=201.15
12. OUTFALL PIPE INV=192.53
13. DRAIN PIPE 176.86

SEWER CHART

- A. TOP=191.24 INV IN=182.79 INV OUT=182.69
- B. TOP=184.43 INV IN=177.08 INV OUT=176.93
- C. TOP=189.57 INV IN=181.73 INV OUT=181.54
- D. TOP=180.79 INV IN(a)=176.67 INV IN(b)=176.79 INV OUT=176.48
- E. TOP=175.67 INV IN=162.57 INV OUT=162.47
- F. TOP=171.81 INV IN=164.84 INV OUT=171.35
- G. TOP=168.91 INV IN(a)=160.91 INV IN(b)=161.21 INV OUT=160.71
- H. TOP=205.22 INV IN(a)=194.52 INV IN(b)=194.22 INV OUT=194.32 INV OUT=193.97
- I. TOP=195.67 INV IN(a)=185.87 INV IN(b)=185.17 INV OUT=184.67
- J. TOP=187.62 INV IN(a)=174.62 INV IN(b)=174.42 INV OUT=174.12
- K. TOP=180.70 C/L=167.34+/-OLD. *COVERED BY DEBRIS
- L. TOP=143.97 INV IN=133.97 INV OUT=133.77
- M. TOP=131.29 INV IN(a)=119.89 INV IN(b)=120.89 INV OUT=119.49

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CONSULTANTS

STATE OF MARYLAND — ANDREW R. PARKER — No. 37093 — PROFESSIONAL ENGINEER

06/04/2025

PROFESSIONAL ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 37093 EXPIRATION DATE: 07-15-2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER

HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

MARK	DATE	DESCRIPTION

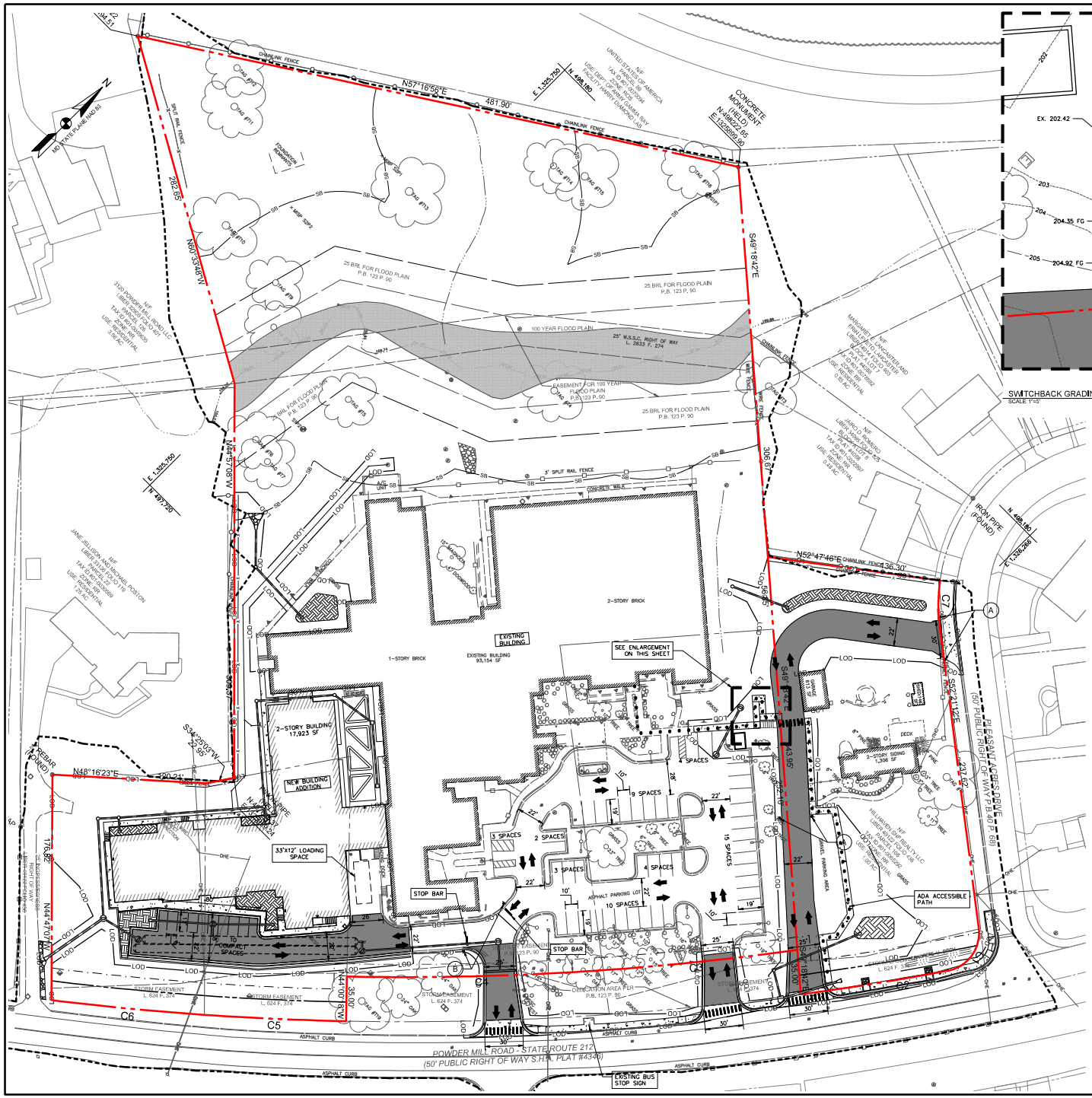
PROJECT NO:	23-0355.001
SCALE:	1"=30'
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE	

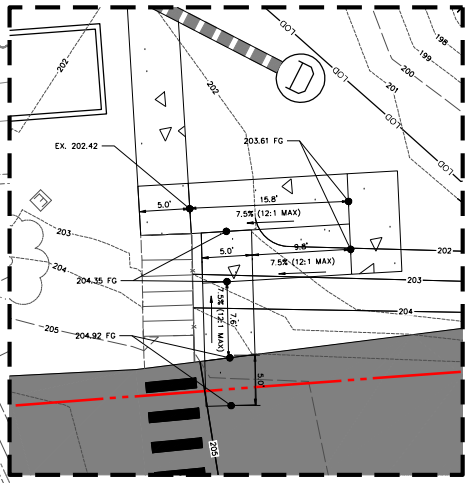
EXISTING CONDITIONS PLAN

SE-101

SHEET 2 OF 4


N57°48'56"E 481.90'
S48°18'42"E 343.45'
S52°47'46"E 237.82'
N48°16'23"E 230.21'
S36°25'00"W 232.69'
N00°13'48"W 282.69'
S48°18'42"E 343.45'
N52°47'46"E 237.82'
S36°25'00"W 232.69'
N48°16'23"E 230.21'
CHAINLINK FENCE
SPLIT RAIL FENCE
EXISTING UNDERGROUND SWM FACILITY TO REMAIN
EXISTING BUILDING
1-STORY BRICK
EXISTING BUILDING 95,154 SF
STORM DRAIN (TYP.)
STORM DRAIN INLET (TYP.)
END SECTION OUTFALL WITH STONE OUTFALL PROTECTION
NEW 6 FT. PRIVACY FENCE
MICRO-BIORETENTION TO TREAT EX. ROOF
CONNECT NEW STORM DRAIN STRUCTURE TO EXISTING STORM DRAIN SYSTEM
MICRO-BIORETENTION TO TREAT EX. PAVED AREA
NEW COMMERCIAL DRIVEWAY ENTRANCE
1-STORY BUILDING 17,923 SF
YARD INLETS TO CAPTURE COURTYARD DRAINAGE
NEW SWM PLANTER BOX
NEW BUILDING ADDITION
FILTERRA TO TREAT EX. PAVED AREA
EX. DRIVEWAY TO BE WIDENED TO 22 FT. FOR FIRE ACCESS
NEW 8' WIDE LOADING DOCK
SWM FACILITY TO TREAT EX. PAVED AREA
BRICK MASONRY CLAD CMU WALL TRASH ENCLOSURE
STORM DRAIN MANHOLE (TYP.)
NEW PARKING LOT AREA (10 COMPACT SPACES)
NEW FIRE HYDRANT
LIMIT OF DISTURBANCE (TYP.)
PROPOSED PROPERTY LINE FOR ±15' ROAD DEDICATION (2,017 SF / 0.05 AC)
EXISTING SWM FACILITY TO REMAIN
SEE NOTE 1 ON THIS SHEET
PROPOSED PROPERTY LINE FOR ±15' ROAD DEDICATION (3,476 SF / 0.08 AC)
END SECTION OUTFALL DISCHARGING INTO RIPRAP CHANNEL
UNDERGROUND CHAMBER DETENTION SYSTEM FOR STORMWATER QUANTITY CONTROL
UNILOCK INTERLOCKING CONCRETE MASONRY RETAINING WALL SYSTEM (MAX HEIGHT ±12 FT./ COLOR: NATURAL)
POWDER MILL ROAD / STATE ROUTE 212 (50' PUBLIC RIGHT OF WAY STATE ROAD #8348)
NEW COMMERCIAL DRIVEWAY ENTRANCE
CONNECT NEW STORM DRAIN SYSTEM TO EXISTING STORM DRAIN STRUCTURE
NEW COMMERCIAL DRIVEWAY ENTRANCE
NEW END SECTION TO SWM FACILITY
NEW 5' CURB CUT OPENING UNDER SIDEWALK
SEE NOTE 1 ON THIS SHEET
PLEASANT ACRES ROAD (50' PUBLIC RIGHT OF WAY PER PLAT #8348)
IRON PIPE (FOUND)
CONCRETE MONUMENT (FOUND)
N 488,185
E 1,326,266
N 488,750
E 1,325,750
N 487,720
E 1,325,750





SWITCHBACK GRADING ENLARGEMENT
SCALE: 1"=5'

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE (LOD)
- PROPOSED BUILDING
- FENCE
- CURB & GUTTER
- RETAINING WALL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER MANAGEMENT FACILITY
- LANDSCAPE BUFFER
- STONE/RIRRAP FOR EROSION PROTECTION
- STORM DRAIN PIPE
- STORM DRAIN STRUCTURES
- FIRE HYDRANT
- DIRECTION OF TRAFFIC FLOW / CIRCULATION
- ADA ACCESSIBLE PATH

SIGNAGE KEYNOTE

(A) FIRE DEPARTMENT ACCESS ONLY SIGN (12"X18")

FIRE DEPT. ACCESS ONLY

(B) STOP SIGN (R1-1) (36"X36")

STOP

PARKING ANALYSIS

- USE: NURSING HOME
  - 1 SPACE PER 3 BEDS
  - 162 BEDS PROPOSED
- PARKING REQUIRED: 54 SPACES
- PARKING PROVIDED: 61 SPACES
  - 43 STANDARD SPACES (9.5'X19')
  - 13 COMPACT SPACES (8'X16.5')
  - 5 ADA SPACES (2 VAN SPACES)

SCALE: 1"=32'

AMT
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CONSULTANTS

STATE OF MARYLAND
PRICE OF RHODE
No. 37689
PROFESSIONAL ENGINEER
06/04/2025

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 37689 EXPIRATION DATE 07-11-2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER

HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

MARK	DATE	DESCRIPTION

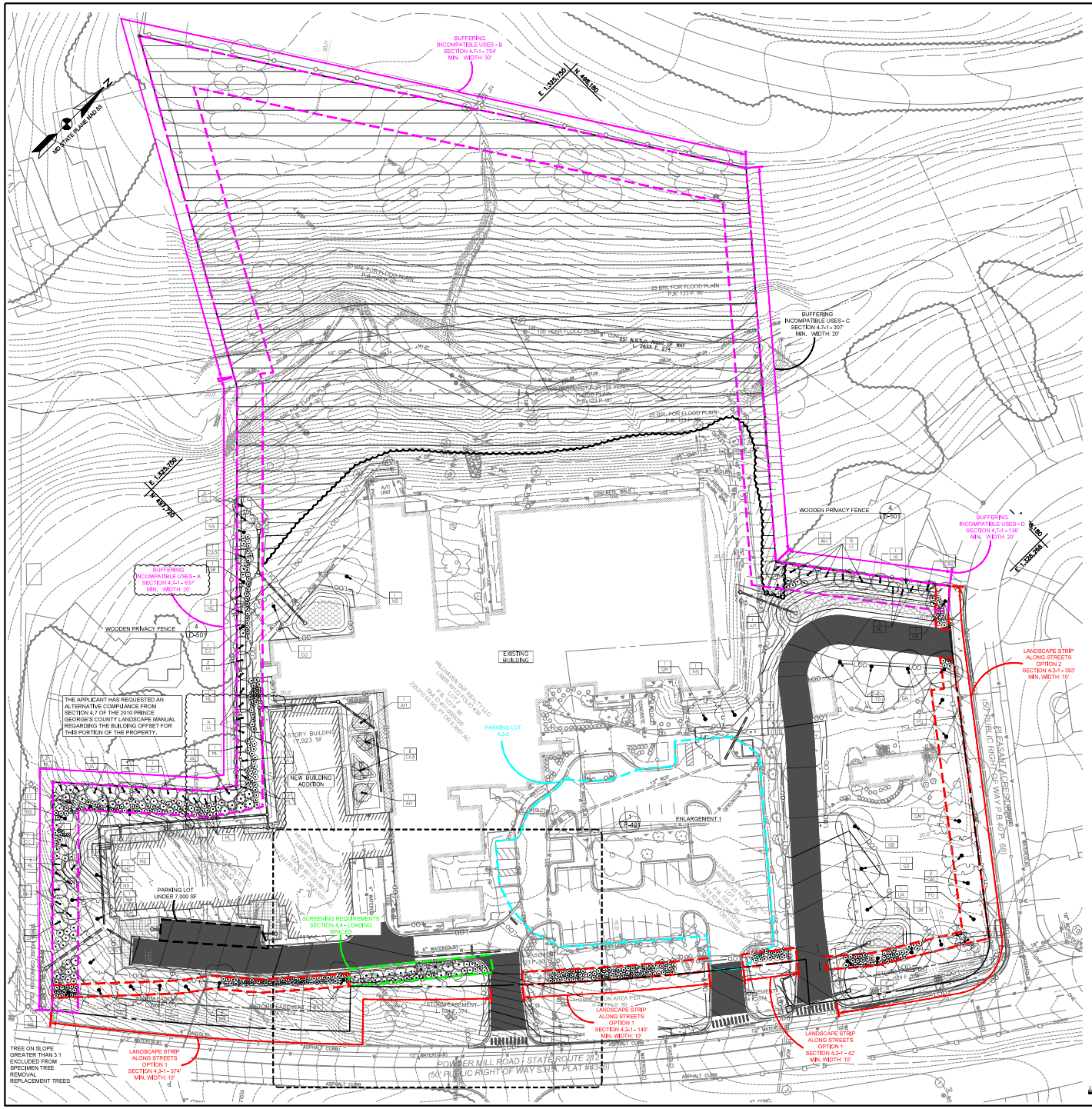
PROJECT NO:	23-0355.001
SCALE:	1"=30'
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE	

PARKING & CIRCULATION PLAN

SE-103

SHEET 4 OF 4

SE-2-4003_Backup 39 of 137



Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DSD Case #:	Area (acres)
Sterling Care Hillhaven		SE-24003	
Site Calculations:	Zone 1:	RR	8.84
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Area:		8.84
	Existing Floodpain:		0.67
	Net Area:		7.67

Pet Trat Area	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
7.67	20.0%	1.53	66821
A. TOTA. ON-SITE WC PROVIDED (acres) =	1.01	acres	87555.6
E. TOTA. AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTA. SQUARE FOOTAGE INLANDSCAPE TREES =			0
E. TOTA. TREE CANOPY COVERAGE PROVIDED =			87556
E. TOTA. SQUARE FOOTAGE REQUIRED =			66821
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50 ' or less height)	2 -1/2 -3" = 61		0
	3 - 3 1/1" = 75		0
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 ' in height	1-1/2 -1-3/4" - 75		0
	2 - 2 1/1" = 104		0
	2 -1/2 -3" = 130		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2 -1/2 -3" = 140		0
	3 - 3 1/1" = 171		0
Deciduous - **major shade** tree (50' and greater ht, with spread equal to or greater than ht) Minimum planting size 1¿ to 14' in height	2 -1/2 -3" = 225		0
	3 - 3 1/1" = 256		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	6 - 8' = 40		0
	8 - 10' - 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	6 - 8' = 75		0
	8 - 10' - 100		0
	10 - 12" = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	6 - 8' = 25		0
	8 - 10' - 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	6 - 8' = 50		0
	8 - 10' - 200		0
	10 - 12" = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT SF)		0	0

(Manually enter information/figures into shaded areas)

Prepared by — Date: 01/17/2025

THIS PLAN IS FOR PLANTING ONLY. AND OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY. SEE SITE PLAN FOR INFORMATION ABOUT ALL LAYOUT, GRADING, AND OTHER SITE IMPROVEMENTS.

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CONSULTANTS

STATE OF MARYLAND — ANDREW MARK SERVIS — No. 3995 — LANDSCAPE ARCHITECT

06/05/2025

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 3995 EXPIRATION DATE 05/16/2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER

HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

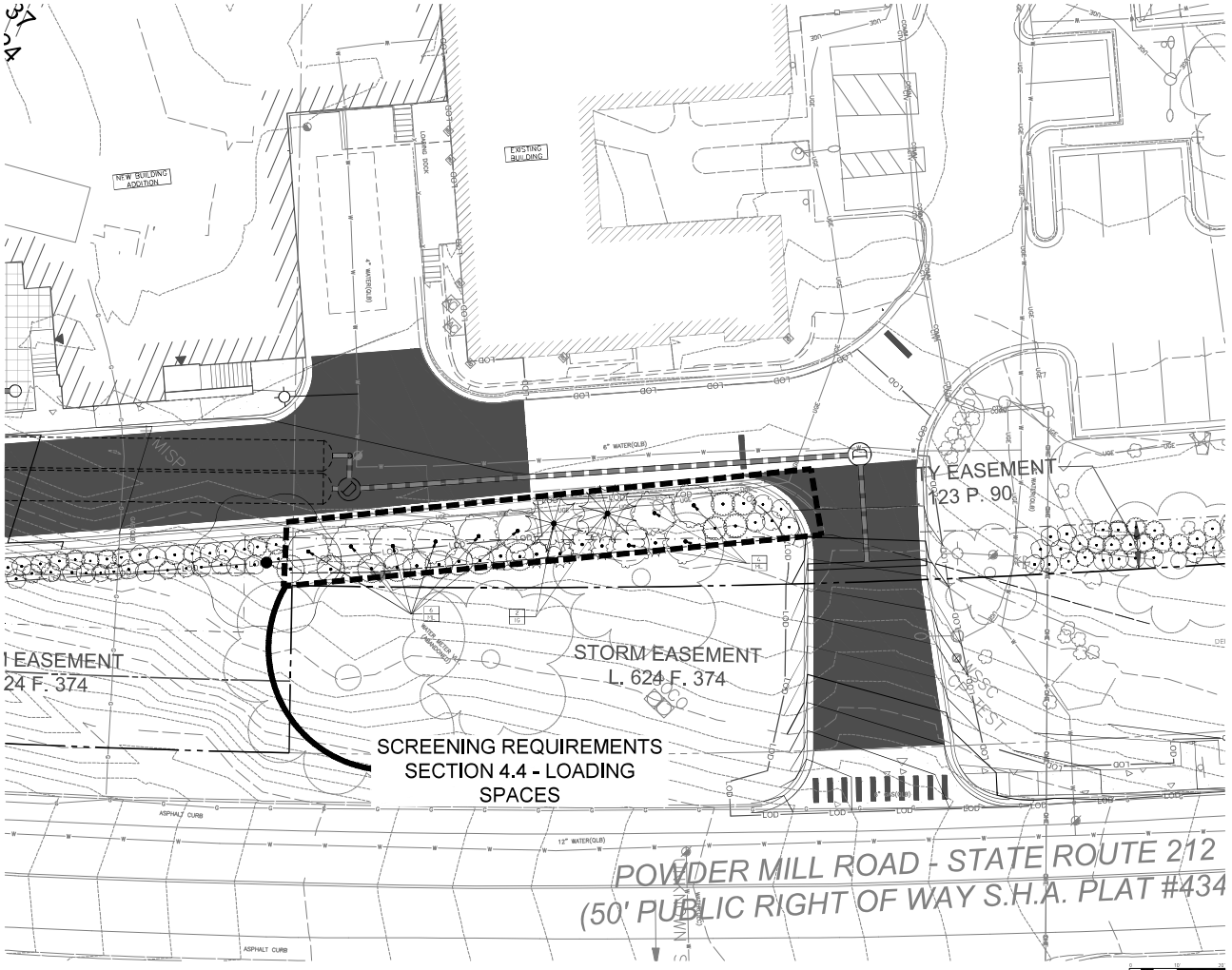
MARK	DATE	DESCRIPTION

PROJECT NO:	25-0355.001
SCALE:	1"=30'
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE	

PLANTING PLAN

LP-101

SHEET 25 OF 28



1 ENLARGEMENT 1
1" = 10'

SCALE: 1"=10'

00-74

PLANT SCHEDULE 4.4 SCREENING REQUIREMENTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
EVERGREEN TREES					
	IG	2	ILEX OPACA 'GREENLEAF' / GREENLEAF AMERICAN HOLLY	B & B	8'-10' H
	ML	10	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	14'-16' H

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS				
	CH	5	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET	5 GAL
	HV	4	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	5 GAL
	KL	9	KALMIA LATIFOLIA / MOUNTAIN LAUREL	5 GAL
	VB	6	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	5 GAL

PLANTING NOTE:
ALL SHRUBS SHALL BE A MINIMUM OF 6' HIGH AT PLANTING

THIS PLAN IS FOR PLANTING ONLY, AND OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY. SEE SITE PLAN FOR INFORMATION ABOUT ALL LAYOUT, GRADING, AND OTHER SITE IMPROVMENTS.

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EMAIL: AMT1@AMTENGINEERING.COM

CONSULTANTS

STATE OF MARYLAND
NOMINA MARIE STRYDOM
No. 5956
LANDSCAPE ARCHITECT

06/05/2025

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 5956 EXPIRATION DATE 09-15-2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER

HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

MARK	DATE	DESCRIPTION

PROJECT NO:	23-0355.001
SCALE:	1"=10'
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE	

SECTION 4.4 PLANTING ENLARGEMENT

LP-401

SHEET 26 OF 28

OVERALL PLANT SCHEDULE

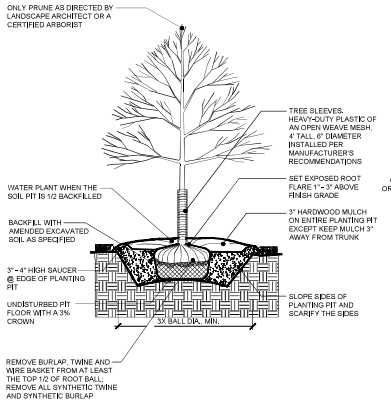
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
EVERGREEN TREES						
	IA	23	ILEX OPACA / AMERICAN HOLLY SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B		8'-10' H
	IG	2	ILEX OPACA 'GREENLEAF' / GREENLEAF AMERICAN HOLLY SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B		8'-10' H
	ML	27	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B		14'-16' H
ORNAMENTAL TREES						
	AH	5	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
	CC	6	CERCIS CANADENSIS / EASTERN REDBUD SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
	CA3	4	CORNUS FLORIDA 'APPALACHIAN SPRING' / DOGWOOD SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
	HC	3	HALESIA CAROLINA / SILVERBELL SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
SHADE TREES						
	CO	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
	GD	2	GYMNOCLADUS DIOICUS 'ESPRESSO' / ESPRESSO KENTUCKY COFFEE TREE SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
	NS	11	NYSSA SYLVATICA / BLACK GUM SPECIMEN TREE REMOVAL REPLACEMENT TREE. EXCLUDES TREE ON STEEP SLOPE.	B & B	2"CAL	
	PO	3	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
	QA	4	QUERCUS ALBA / WHITE OAK SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
	QM	5	QUERCUS MACROCARPA / BURR OAK SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	
	TD	2	TAXODIUM DISTICHUM / BALD CYPRESS SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B		10'-12' H
	UA	3	ULMUS AMERICANA 'JEFFERSON' / AMERICAN ELM SPECIMEN TREE REMOVAL REPLACEMENT TREE	B & B	2"CAL	

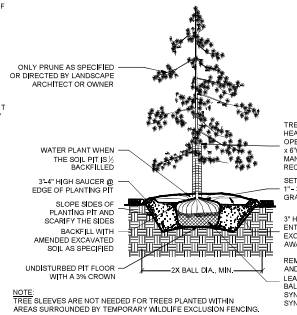
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS				
	AM	4	ARONIA MELANOCARPA / BLACK CHOKEBERRY	3 GAL
	AM2	65	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' / IROQUOIS BEAUTY' BLACK CHOKEBERRY	5 GAL
	CA2	10	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL
	CS2	6	CALYCANTHUS FLORIDUS / SWEETSHRUB	3 GAL
	CA	14	CLETHRA ALNIFOLIA / SUMMERSWEET	5 GAL
	CH	91	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET	5 GAL
	HV	24	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	5 GAL
	HR	48	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS HYDRANGEA	5 GAL
	HO	9	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN' OAKLEAF HYDRANGEA	5 GAL
	IM	114	ITEA VIRGINICA 'MERLOT' / MERLOT SWEETSPIRE	5 GAL
	KL	9	KALMIA LATIFOLIA / MOUNTAIN LAUREL	5 GAL
	PN	10	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL
	SC	6	SAMBUCUS CANADENSIS / ELDERBERRY	5 GAL
	VM	26	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM	5 GAL
	VB	6	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	5 GAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS					
		1,140 SF	COURTYARD MIX PLANT IN GROUPINGS OF 11-23 PLANTS OF THE SAME SPECIES.		
	AT	105	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL	20% @ 18" o.c.
	PH	29	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL	10% @ 24" o.c.
	PM	105	PYCNANTHEMUM MUTICUM / CLUSTERED MOUNTAINMINT	1 GAL	20% @ 18" o.c.
	SM	77	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' / BLUE HEAVEN LITTLE BLUESTEM	1 GAL	15% @ 18" o.c.
	SF	105	SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD	1 GAL	20% @ 18" o.c.
	SS	45	SORGHASTRUM NUTANS 'SIOUX BLUE' / SIOUX BLUE INDIAN GRASS	1 GAL	15% @ 24" o.c.
		1,545 SF	ENCLOSED BIORETENTION MIX PLANT IN GROUPINGS OF 11-23 PLANTS OF THE SAME SPECIES.		
	AB	81	AMSONIA TABERNAEMONTANA / EASTERN BLUESTAR	1 GAL	20% @ 24" o.c.
	AI	143	ASCLEPIAS INCARNATA / SWAMP MILKWEED	1 GAL	20% @ 18" o.c.
	CL	39	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	1 GAL	10% @ 24" o.c.
	CG	71	CHELONE GLABRA / WHITE TURTLEHEAD	1 GAL	10% @ 18" o.c.
	EH	120	ELYMUS HYSTRIX / BOTTLEBRUSH GRASS	1 GAL	30% @ 24" o.c.
	PN	71	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL	10% @ 18" o.c.
		1,664 SF	BIORETENTION MIX PLANT IN GROUPINGS OF 11-23 PLANTS OF THE SAME SPECIES.		
	AB	101	AMSONIA TABERNAEMONTANA / EASTERN BLUESTAR	1 GAL	20% @ 24" o.c.
	AC	90	AQUILEGIA CANADENSIS / EASTERN COLUMBINE	1 GAL	10% @ 18" o.c.
	CL	90	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	1 GAL	10% @ 18" o.c.
	CG	50	CHELONE GLABRA / WHITE TURTLEHEAD	1 GAL	10% @ 24" o.c.
	EH	101	ELYMUS HYSTRIX / BOTTLEBRUSH GRASS	1 GAL	20% @ 24" o.c.
	PN	90	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL	10% @ 18" o.c.
	TP	160	TIARELLA CORDIFOLIA 'PINK SKYROCKET' / PINK SKYROCKET FOAMFLOWER	1 GAL	20% @ 18" o.c.
		1,629 SF	UPLAND MIX PLANT IN GROUPINGS OF 11-23 PLANTS OF THE SAME SPECIES.		
	AT	150	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL	20% @ 18" o.c.
	PH	42	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL	10% @ 24" o.c.
	PM	150	PYCNANTHEMUM MUTICUM / CLUSTERED MOUNTAINMINT	1 GAL	20% @ 18" o.c.
	SM	112	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' / BLUE HEAVEN LITTLE BLUESTEM	1 GAL	15% @ 18" o.c.
	SF	150	SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD	1 GAL	20% @ 18" o.c.
	SS	63	SORGHASTRUM NUTANS 'SIOUX BLUE' / SIOUX BLUE INDIAN GRASS	1 GAL	15% @ 24" o.c.
			WOODLAND TO BE PRESERVED		

THIS PLAN IS FOR PLANTING ONLY, AND OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY. SEE SITE PLAN FOR INFORMATION ABOUT ALL LAYOUT, GRADING, AND OTHER SITE IMPROVEMENTS.

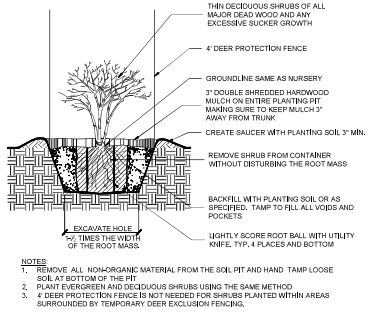


1 TREE PLANTING DETAIL
NOT TO SCALE 328043-19



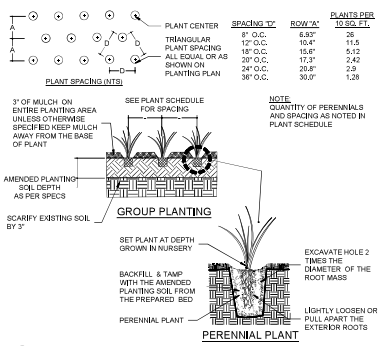
NOTE:
TREE SLEEVES ARE NOT NEEDED FOR TREES PLANTED WITHIN AREAS SURROUNDED BY TEMPORARY WILDLIFE EXCLUSION FENCING.

2 EVERGREEN PLANTING
NOT TO SCALE 328043-20



NOTES:
1. REMOVE ALL NON-ORGANIC MATERIAL FROM THE SOIL PIT AND HAND TAMP LOOSE SOIL AT BOTTOM OF THE PIT
2. PLANT EVERGREEN AND DECIDUOUS SHRUBS USING THE SAME METHOD
3. 4' DEER PROTECTION FENCE IS NOT NEEDED FOR SHRUBS PLANTED WITHIN AREAS SURROUNDED BY TEMPORARY DEER EXCLUSION FENCING.

3 CONTAINERIZED SHRUB PLANTING WITH DEER PROTECTION
NOT TO SCALE 328333-04



SPACING "D"	ROW "A"	PLANTS PER 10 SQ. FT.
6" O.C.	6.93"	26
12" O.C.	10.4"	11.5
18" O.C.	15.6"	5.12
20" O.C.	17.3"	2.42
24" O.C.	20.8"	2.9
36" O.C.	30.0"	1.28

NOTE:
QUANTITY OF PERENNIALS AND SPACING AS NOTED IN PLANT SCHEDULE

4 HERBACEOUS & GRASS PLANTING DETAIL
NOT TO SCALE 328001-09

Schecule 4.9-1
Sustainable Landscaping Requirements

THE APPLICANT HAS REQUESTED AN ALTERNATIVE COMPLIANCE FROM SECTION 4.9 OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL REGARDING PLANTING TREES ON SLOPES GREATER THAN 3:1

1) Percentage of native plant materid required in each category:
   Shade Trees: total 39 x 50% = 9 total number required
   total number provided 39 = 100 % native
   Ornamental Trees: total 18 x 50% = 9 total number required
   total number provided 18 = 100 % native
   Evergreen Trees: total 52 x 30% = 16 total number required
   total number provided 52 = 100 % native
   Shrubs: total 442 x 30% = 133 total number required
   total number provided 442 = 100 % native
2) Are invasive species proposed? ___yes X no
3) Are existing invasive species on-site in areas that are to remain undisturbed? ___yes X no
4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materias? ___yes X no
5) Are trees proposed to be planted on slopes greater than 3:1? X yes ___no

Schecule 4.1-4
Residential Requirments for Multifamily

1) General Plan designation: X Rural or Developing Tier (1 shade tree per 1,600 square feet of green space provided)
   ___Developed Tier and/or Corridor Node or Center (1 shade tree per 1,000 square feet of green space provided)
2) Green space provided: 173,387 square fee:
3) Number of shade trees required: 109 shadetrees
4) Total number of trees provided: 13 shadetrees
   4 ornamental trees
   0 evergreen trees (ornamental and evergreen trees may be substituted for shadetrees at a rate of 2:1, not to exceed 25% of total shade tree requirement)
   233 existing shadetrees (min. 2.5 inches Ibh and located within green area but outside of floodplain)

PLANT SCHEDULE 4.1-4 RESIDENTIAL REQUIREMENTS FOR MULTI-FAMILY

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
ORNAMENTAL TREES					
	AH	2	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	2"CAL
	CA3	2	CORNUS FLORIDA 'APPALACHIAN SPRING' / DOGWOOD	B & B	2"CAL
SHADE TREES					
	CO	1	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL
	GD	1	GYMNOCLADUS DIOICUS 'ESPRESSO' / ESPRESSO KENTUCKY COFFEE TREE	B & B	2"CAL
	NS	4	NYSSA SYLVATICA / BLACK GUM	B & B	2"CAL
	QB	1	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2"CAL
	QM	2	QUERCUS MACROCARPA / BURR OAK	B & B	2"CAL
	UA	1	ULMUS AMERICANA 'JEFFERSON' / AMERICAN ELM	B & B	2"CAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS					
		1,140 SF	COURTYARD MIX		
	AT	105	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL	20% @ 18" o.c.
	PH	29	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL	10% @ 24" o.c.
	PM	105	PYCNANTHEMUM MUTICUM / CLUSTERED MOUNTAINMINT	1 GAL	20% @ 18" o.c.
	SM	77	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' / BLUE HEAVEN LITTLE BLUESTEM	1 GAL	15% @ 18" o.c.
	SF	105	SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD	1 GAL	20% @ 18" o.c.
	SS	45	SORGHASTRUM NUTANS 'SIOUX BLUE' / SIOUX BLUE INDIAN GRASS	1 GAL	15% @ 24" o.c.
		1,545 SF	ENCLOSED BIORETENTION MIX		
	AB	81	AMSONIA TABERNAEMONTANA / EASTERN BLUESTAR	1 GAL	20% @ 24" o.c.
	AI	143	ASCLEPIAS INCARNATA / SWAMP MILKWEED	1 GAL	20% @ 18" o.c.
	CL	39	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	1 GAL	10% @ 24" o.c.
	CG	71	CHELONE GLABRA / WHITE TURTLEHEAD	1 GAL	10% @ 18" o.c.
	EH	120	ELYMUS HYSTRIX / BOTTLEBRUSH GRASS	1 GAL	30% @ 24" o.c.
	PN	71	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL	10% @ 18" o.c.
		1,027 SF	BIORETENTION MIX		
	AB	53	AMSONIA TABERNAEMONTANA / EASTERN BLUESTAR	1 GAL	20% @ 24" o.c.
	AC	47	AQUILEGIA CANADENSIS / EASTERN COLUMBINE	1 GAL	10% @ 18" o.c.
	CL	47	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	1 GAL	10% @ 18" o.c.
	CG	26	CHELONE GLABRA / WHITE TURTLEHEAD	1 GAL	10% @ 24" o.c.
	EH	53	ELYMUS HYSTRIX / BOTTLEBRUSH GRASS	1 GAL	20% @ 24" o.c.
	PN	47	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL	10% @ 18" o.c.
	TP	94	TIARELLA CORDIFOLIA 'PINK SKYROCKET' / PINK SKYROCKET FOAMFLOWER	1 GAL	20% @ 18" o.c.

A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
700 KING FARM BOULEVARD, SUITE 300
ROCKVILLE, MD 20850
PHONE (301) 881-2545 | FAX (301) 881-0814
EMAIL: AMT1@AMTENGINEERING.COM

CONSULTANTS

STATE OF MARYLAND — ANDREW SCOTT BRUCE — No. 3995 — REGISTERED LANDSCAPE ARCHITECT

06/05/2025

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3995 EXPIRATION DATE 07/16/2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER
HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

MARK	DATE	DESCRIPTION

PROJECT NO:	23-0355.001
SCALE:	NTS
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE	

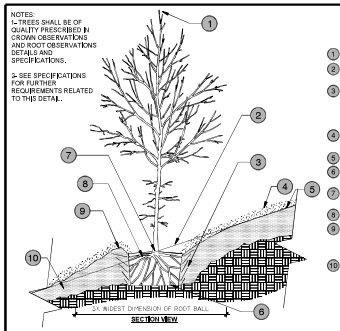
PLANTING SCHEDULE, NOTES, AND DETAILS

LP-501

SHEET 27 OF 28

NOTES:
1.-TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



1. CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL).
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
4. 4" LAYER OF MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
5. ORIGINAL GRADE.
6. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
8. ROOT BALL MODIFIED AS REQUIRED.
9. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL MODIFIED SOIL. DEPTH VARIES. (SEE SOIL PREPARATION PLAN).
10. MODIFIED SOIL.

1 TREE ON SLOPE - UNMODIFIED SOIL SLOPE 5% (20:1) TO 50% (2:1)
1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-PL-FX-TREE-08

PLANTING GENERAL NOTES

1. THIS PLAN IS FOR PLANTING PURPOSES ONLY, AND ANY OTHER INFORMATION SHOWN IS **FOR REFERENCE ONLY**. SEE SITE PLAN FOR INFORMATION ABOUT ALL LAYOUT, GRADING AND OTHER SITE IMPROVEMENTS.
2. CALL MISS UTILITY AT 811 OR 1-800-257-7777 TO MARK UTILITIES AT LEAST 48 HOURS BEFORE DIGGING.
3. ALL MATERIALS AND PLANTING PROCEDURES EXCEPT AS OTHERWISE NOTED SHALL CONFORM TO THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" BY THE LANDSCAPE CONTRACTORS ASSOCIATION MD-DC-VA.
4. PLANTS SHALL CONFORM TO THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, (ANSI Z60.1)
5. PLANT NAMES SHALL BE THOSE GIVEN IN THE LATEST EDITION OF STANDARD PLANT NAMES, AMERICAN COMMITTEE ON HORTICULTURAL NOMENCLATURE.
6. TOPSOIL SHALL MEET SPECIFICATIONS AS PER THE 2011 MD STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION AND SEDIMENT CONTROL.
7. THE CONTRACTOR SHALL SUBMIT REPRESENTATIVE SOIL SAMPLES FROM BOTH IN-SITU SOILS AND SOILS BROUGHT IN FROM OFF-SITE TO A STATE LICENSED TESTING LABORATORY. THE CONTRACTOR SHALL INCORPORATE OR APPLY SOIL AMENDMENTS AND FERTILIZATION BASED UPON RESULTS OF THE SOIL TESTS AND RECOMMENDATIONS BY THE TEST LAB.
8. THE CONTRACTOR SHALL APPLY GRASS ACCORDING TO THE 2011 MD STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. DO NOT USE KENTUCKY 31 TALL FESCUE.
9. THE CONTRACTOR SHALL STAKE OUT ALL PLANTING BEDS AND TREE LOCATIONS AND THESE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER BEFORE DIGGING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND COORDINATE PLANTINGS WITH ALL EXISTING UTILITIES. IF DISCREPANCIES OCCUR BECAUSE OF UTILITY LOCATIONS OR OTHER EXISTING CONDITIONS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY TO COORDINATE ANY NECESSARY ADJUSTMENTS.
10. ALL PLANT MATERIAL SHALL BE LABELED BY THE NURSERY AND DELIVERED WITH LABELS IN PLACE FOR INSPECTION. SUBSTITUTIONS IN PLANT SPECIES OR SIZE WILL NOT BE PERMITTED EXCEPT WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER. PRUNING IS NOT TO OCCUR UNTIL MATERIAL HAS BEEN PLANTED. CONTRACTOR SHALL PRUNE PLANT MATERIAL AS SOON THEREAFTER AS IS ADVISABLE UNDER STANDARD HORTICULTURAL PRACTICES.
11. IT IS OF UTMOST IMPORTANCE THAT ALL PLANT MATERIAL BE SET SLIGHTLY HIGHER IN RELATION TO GRADE THAN IT WAS GROWN IN THE NURSERY AND WITH GOOD EARTH TO ROOT CONTACT. ANY MATERIALS OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THIS OR ANY OTHER REQUIREMENT OF THE SPECIFICATIONS, AND REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL MULCH AND WATER ALL PLANTS WELL ON THE DAY THEY ARE PLANTED. THE SURFACE MULCH LAYER SHALL CONSIST OF STANDARD FINE SHREDDED AGED HARDWOOD MULCH. THE CONTRACTOR SHALL APPLY THE MULCH UNIFORMLY TO A 2 TO 3 INCH DEPTH. BARK SHALL BE KEPT 3 TO 4 INCHES AWAY FROM ALL TRUNKS AND WOODY STEMS.
13. IN CASE OF DISCREPANCIES BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLAN, THE PLAN SHALL GOVERN.
14. SEED OR SOD BARE AREAS AS DIRECTED BY OWNER FOR ALL DISTURBED AREAS TO BE STABILIZED THAT ARE NOT LANDSCAPED OR COVERED.
15. ANY PLANTING WITHIN A FOREST RETENTION AREA, AS DESIGNATED ON THE FOREST CONSERVATION PLAN AND SHOWN ON THIS PLAN, MUST BE DONE TO AVOID ANY ADVERSE IMPACT TO THE ROOTS OF EXISTING TREES. THE CONTRACTORS PERFORMING WORK ON THE SITE ARE RESPONSIBLE FOR PROTECTING EXISTING NATIVE AND NON-INVASIVE PLANTINGS DURING CONSTRUCTION.

PLANT SCHEDULE 4.7-1-A BUFFERING INCOMPATIBLE USE REQUIREMENTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
EVERGREEN TREES						
	IA	17	ILEX OPACA / AMERICAN HOLLY	B & B		8'-10' H
	ML	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B		14'-16' H
ORNAMENTAL TREES						
	AH	1	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	2"CAL	
	CC	4	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL	
	CA3	1	CORNUS FLORIDA 'APPALACHIAN SPRING' / DOGWOOD	B & B	2"CAL	
	HC	3	HALESIA CAROLINA / SILVERBELL	B & B	2"CAL	
SHADE TREES						
	CO	1	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL	
	NS	3	NYSSA SYLVATICA / BLACK GUM	B & B	2"CAL	
	QA	1	QUERCUS ALBA / WHITE OAK	B & B	2"CAL	
	QB	2	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2"CAL	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
SHRUBS						
	AM	4	ARONIA MELANOCARPA / BLACK CHOKEBERRY	3 GAL		
	AM2	7	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' / 'IROQUOIS BEAUTY' BLACK CHOKEBERRY	5 GAL		
	CA2	10	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL		
	CS2	6	CALYCANTHUS FLORIDUS / SWEETSHRUB	3 GAL		
	CA	14	CLETHRA ALNIFOLIA / SUMMERSWEET	5 GAL		
	CH	21	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET	5 GAL		
	HV	12	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	5 GAL		
	HR	14	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS HYDRANGEA	5 GAL		
	HO	9	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / 'SNOW QUEEN' OAKLEAF HYDRANGEA	5 GAL		
	IM	64	ITEA VIRGINICA 'MERLOT' / MERLOT SWEETSPIRE	5 GAL		
	PN	10	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL		
	SC	6	SAMBUCUS CANADENSIS / ELDERBERRY	5 GAL		
	VM	16	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM	5 GAL		

PLANT SCHEDULE 4.2-1 REQUIREMENTS FOR LANDSCAPE STRIPS ALONG STREETS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
ORNAMENTAL TREES					
	CC	2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL
SHADE TREES					
	CO	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL
	GD	1	GYMNOCLADUS DIOICUS 'ESPRESSO' / ESPRESSO KENTUCKY COFFEE TREE	B & B	2"CAL
	NS	4	NYSSA SYLVATICA / BLACK GUM	B & B	2"CAL
	PO	3	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"CAL
	OA	2	QUERCUS ALBA / WHITE OAK	B & B	2"CAL
	QB	1	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2"CAL
	QM	3	QUERCUS MACROCARPA / BURR OAK	B & B	2"CAL
	UA	2	ULMUS AMERICANA 'JEFFERSON' / AMERICAN ELM	B & B	2"CAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
SHRUBS					
	AM2	55	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' / 'IROQUOIS BEAUTY' BLACK CHOKEBERRY	5 GAL	
	CH	65	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / SUMMERSWEET	5 GAL	
	HR	34	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS HYDRANGEA	5 GAL	
	IM	49	ITEA VIRGINICA 'MERLOT' / MERLOT SWEETSPIRE	5 GAL	
	VM	10	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM	5 GAL	

THE APPLICANT HAS REQUESTED AN ALTERNATIVE COMPLIANCE FROM SECTION 4.7 OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL REGARDING THE BUILDING SETBACK DISTANCE FOR THIS PORTION OF THE PROPERTY.

Schedule 4.2-1
Requirements for Lanscape Strips Along Streets

Linear feet of street frontage, excluding driveway entrances:

1)	General Plan Designation:	X Developing Tier	Rural Tier
		Developed Tier, Corridor Node or Center	
2)	Option Selected:	1, 2, 3 or 4: 2 & 2	1 or 2:
3)	Is there a public utility easement along the frontage of the property?	X Yes	No
4)	Number of plants required:	27 shade trees	shade trees
		216 shrubs	shrubs
		X 25-foot-wide strip of existing trees	25-foot-wide strip of existing trees
5)	Total number of trees provided:	19 shade trees	shade trees
		2 ornamental/evergreen trees	ornamental/evergreen trees
		7 trees	
		216 shrubs	shrubs
		0 25-foot-wide strip of existing trees	25-foot-wide strip of existing trees

Sample Schedule 4.3-2
Interior Planting for Parking Lots 7,000 Square Feet or Larger

INTERIOR PLANTING FOR PARKING LOT LOCATED WITHIN AREA 4.3-2 ON THE SITE PLAN SHALL BE COMPLIANT WITH ROSP-4197-03.

Schedule 4.7-1-A
Buffering Incompatible Uses Requirements

1)	General Plan designation:	Developed Tier, Corridor Node or Center
		X Developing or Rural Tier
2)	Use of proposed development:	Nursing or Care Home
3)	Impact of proposed development:	Low
4)	Use of adjoining development:	Single Family Residential
5)	Impact of adjoining development:	N/A
6)	Minimum required buffer yard (A, B, C, D or E):	A X B C D E
7)	Minimum required building setback:	30 feet
8)	Building setback provided:	25 feet
9)	Minimum required width of landscape yard:	20 feet
10)	Width of landscape yard provided:	20 feet
	(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)	
11)	Linear feet of buffer strip required along property line and right-of-way:	637 linear feet
12)	Percentage of required buffer yard occupied by existing trees:	15 %
13)	Is a six (6) foot high fence or wall included in buffer yard?	X yes no
	(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)	
14)	Total number of plant units required in buffer strip:	434 pu.
15)	Total number of plant units provided: shade trees	7 x 10 p.u.= 70 p.u.
	evergreen trees	31 x 5 p.u.= 155 p.u.
	ornamental trees	9 x 5 p.u.= 45 p.u.
	shrubs	193 x 1 p.u.= 193 p.u.
		Total 463 p.u.

Schedule 4.7-1-B
Buffering Incompatible Uses Requirements

1)	General Plan designation:	Developed Tier, Corridor Node or Center
		X Developing or Rural Tier
2)	Use of proposed development:	Nursing or Care Home
3)	Impact of proposed development:	Low
4)	Use of adjoining development:	Military
5)	Impact of adjoining development:	High
6)	Minimum required buffer yard (A, B, C, D or E):	A B X C D E
7)	Minimum required building setback:	40 feet
8)	Building setback provided:	300+ feet
9)	Minimum required width of landscape yard:	30 feet
10)	Width of landscape yard provided:	30 feet
	(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)	
11)	Linear feet of buffer strip required along property line and right-of-way:	754 linear feet
12)	Percentage of required buffer yard occupied by existing trees:	100 %
13)	Is a six (6) foot high fence or wall included in buffer yard?	yes X no
	(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)	
14)	Total number of plant units required in buffer strip:	0 pu.
15)	Total number of plant units provided: shade trees	0 x 10 p.u.= 0 p.u.
	evergreen trees	0 x 5 p.u.= 0 p.u.
	ornamental trees	0 x 5 p.u.= 0 p.u.
	shrubs	0 x 1 p.u.= 0 p.u.
		Total 0 p.u.

THE APPLICANT HAS REQUESTED AN ALTERNATIVE COMPLIANCE FROM SECTION 4.7 OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL REGARDING THE BUILDING SETBACK DISTANCE FOR THIS PORTION OF THE PROPERTY.

Schedule 4.7-1-C
Buffering Incompatible Uses Requirements

1)	General Plan designation:	Developed Tier, Corridor Node or Center
		X Developing or Rural Tier
2)	Use of proposed development:	Nursing or Care Home
3)	Impact of proposed development:	Low
4)	Use of adjoining development:	Single Family Residential
5)	Impact of adjoining development:	N/A
6)	Minimum required buffer yard (A, B, C, D or E):	A X B C D E
7)	Minimum required building setback:	30 feet
8)	Building setback provided:	50 feet
9)	Minimum required width of landscape yard:	20 feet
10)	Width of landscape yard provided:	20 feet
	(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)	
11)	Linear feet of buffer strip required along property line and right-of-way:	307 linear feet
12)	Percentage of required buffer yard occupied by existing trees:	100 %
13)	Is a six (6) foot high fence or wall included in buffer yard?	yes X no
	(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)	
14)	Total number of plant units required in buffer strip:	0 pu.
15)	Total number of plant units provided: shade trees	0 x 10 p.u.= 0 p.u.
	evergreen trees	0 x 5 p.u.= 0 p.u.
	ornamental trees	0 x 5 p.u.= 0 p.u.
	shrubs	0 x 1 p.u.= 0 p.u.
		Total 0 p.u.

Schedule 4.7-1-D
Buffering Incompatible Uses Requirements

1)	General Plan designation:	Developed Tier, Corridor Node or Center
		X Developing or Rural Tier
2)	Use of proposed development:	Nursing or Care Home
3)	Impact of proposed development:	Low
4)	Use of adjoining development:	Single Family Residential
5)	Impact of adjoining development:	N/A
6)	Minimum required buffer yard (A, B, C, D or E):	A X B C D E
7)	Minimum required building setback:	30 feet
8)	Building setback provided:	85 feet
9)	Minimum required width of landscape yard:	20 feet
10)	Width of landscape yard provided:	20 feet
	(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.)	
11)	Linear feet of buffer strip required along property line and right-of-way:	136 linear feet
12)	Percentage of required buffer yard occupied by existing trees:	0 %
13)	Is a six (6) foot high fence or wall included in buffer yard?	X yes no
	(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)	
14)	Total number of plant units required in buffer strip:	65 pu.
15)	Total number of plant units provided: shade trees	0 x 10 p.u.= 0 p.u.
	evergreen trees	9 x 5 p.u.= 45 p.u.
	ornamental trees	3 x 5 p.u.= 15 p.u.
	shrubs	7 x 1 p.u.= 7 p.u.
		Total 67 p.u.

PLANT SCHEDULE 4.7-1-D BUFFERING INCOMPATIBLE USE REQUIREMENTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
EVERGREEN TREES						
	IA	6	ILEX OPACA / AMERICAN HOLLY	B & B		8'-10' H
	ML	3	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B		14'-16' H
ORNAMENTAL TREES						
	AH	2	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	2"CAL	
	CA3	1	CORNUS FLORIDA 'APPALACHIAN SPRING' / DOGWOOD	B & B	2"CAL	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
SHRUBS						
	HV	7	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	5 GAL		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT		SPACING
GROUND COVERS						
		200 SF	BIORETENTION MIX			
	AB	10	AMSONIA TABERNAEMONTANA / EASTERN BLUESTAR	1 GAL		20% @ 24" o.c.
	AC	9	AQUILEGIA CANADENSIS / EASTERN COLUMBINE	1 GAL		10% @ 18" o.c.
	CL	9	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	1 GAL		10% @ 18" o.c.
	CG	5	CHELONE GLABRA / WHITE TURTLEHEAD	1 GAL		10% @ 24" o.c.
	EH	10	ELYMUS HYSTRIX / BOTTLEBRUSH GRASS	1 GAL		20% @ 24" o.c.
	PN	9	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL		10% @ 18" o.c.
	TP	18	TIARELLA CORDIFOLIA 'PINK SKYROCKET' / PINK SKYROCKET FOAMFLOWER	1 GAL		20% @ 18" o.c.
		770 SF	UPLAND MIX			
	AT	71	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	1 GAL		20% @ 18" o.c.
	PH	20	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL		10% @ 24" o.c.
	PM	71	PYCNANTHEMUM MUTICUM / CLUSTERED MOUNTAINMINT	1 GAL		20% @ 18" o.c.
	SM	53	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' / BLUE HEAVEN LITTLE BLUESTEM	1 GAL		15% @ 18" o.c.
	SF	71	SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD	1 GAL		20% @ 18" o.c.
	SS	30	SORGHASTRUM NUTANS 'SIOUX BLUE' / SIOUX BLUE INDIAN GRASS	1 GAL		15% @ 24" o.c.

THIS PLAN IS FOR PLANTING ONLY, AND OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY, SEE SITE PLAN FOR INFORMATION ABOUT ALL LAYOUT, GRADING, AND OTHER SITE IMPROVEMENTS.

AMT
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
700 KING FARM BOULEVARD, SUITE 300
ROCKVILLE, MD 20850
PHONE (301) 881-2545 | FAX (301) 881-0814
EMAIL: AMT@AMTENGINEERING.COM

CONSULTANTS

STATE OF MARYLAND
ANDREW C. MARR
NO. 3955
LANDSCAPE ARCHITECT

06/05/2025

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 3955 EXPIRATION DATE: 05-31-2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER
HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

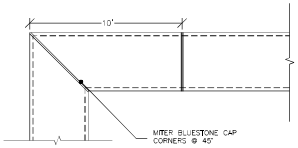
MARK	DATE	DESCRIPTION

PROJECT NO:	23-0355.001
SCALE:	NTS
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE	

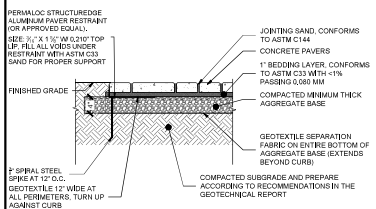
PLANTING SCHEDULES

LP-502

SHEET 28 OF 28

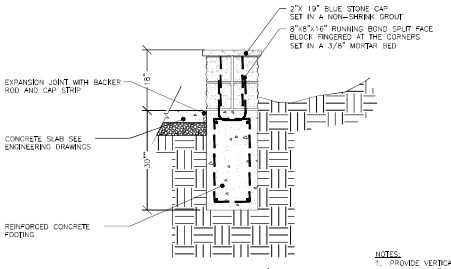


PLAN VIEW



NOTES:
1. PAVERS TO MATCH EXISTING ON SITE: BELGARD HOLLAND STONE PAVER (4"x8"x2-¼")
2. COLOR: BEIGE
3. FINISH: CONTRACTOR TO PROVIDE SAMPLES FOR OWNER TO SELECT
4. PATTERN: MATCH EXISTING
4. INSTALL PAVER RESTRAINT PER MANUFACTURER'S SPECIFICATION AND "INSTALLATION GUIDELINES." PLASTIC PAVER RESTRAINTS WILL NOT BE APPROVED.

1 CONCRETE PAVERS ON SAND SETTING BED
1" = 1'-0" 321413-15

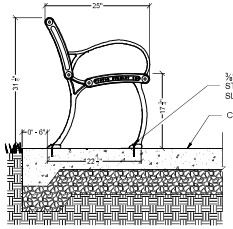


SECTION A–A'

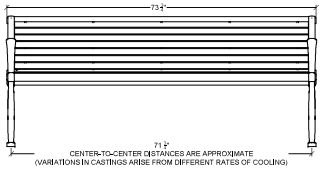
NOTES:
1. PROVIDE VERTICAL REBAR EVERY 16"
2. PROVIDE A 2" MIN. CONCRETE COVER AROUND ALL REBAR

2 SPLIT FACE SEAT WALL
NOT TO SCALE 042273.18-01

NOTES:
1. PROVIDE BENCH MODEL FMBF-324, 6' LENGTH, BY VICTOR STANLEY, OR APPROVED EQUAL;
   VICTOR STANLEY
   P.O. DRAWER 330
   2103 BRICKHOUSE ROAD
   DUNKIRK, MD 20754
   PH: 301-855-8300
   FX: 410-257-7579
   WWW.VICTORSTANLEY.COM
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. COLOR: GREY
4. FINISH: POWDER COATED
5. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).



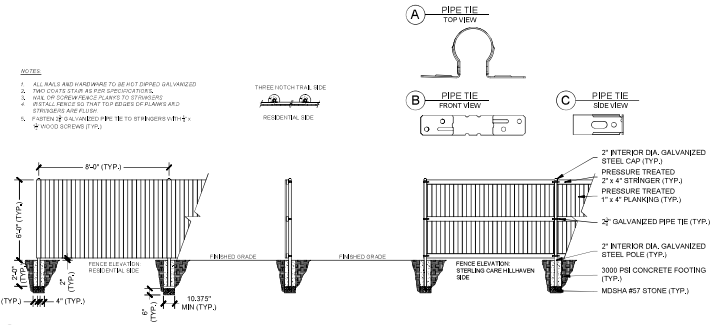
SECTION



CENTER-TO-CENTER DISTANCES ARE APPROXIMATE (VARIATIONS IN CASTINGS ARISE FROM DIFFERENT RATES OF COOLING)

ELEVATION

3 6` BENCH
1" = 1'-0" 128343.13-64



4 WOODEN PRIVACY FENCE
NTS 32 3129-02

A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
700 KING FARM BOULEVARD, SUITE 300
ROCKVILLE, MD 20850
PHONE (301) 881-2545 | FAX (301) 881-0814
EMAIL: AMT1@AMTENGINEERING.COM

CONSULTANTS

06/05/2025

PROFESSIONAL CERTIFICATION.
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LICENSE NO. 1205 EXPIRATION DATE 05/15/2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER
HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

DPIE - SDCP SHEET 3 OF 5

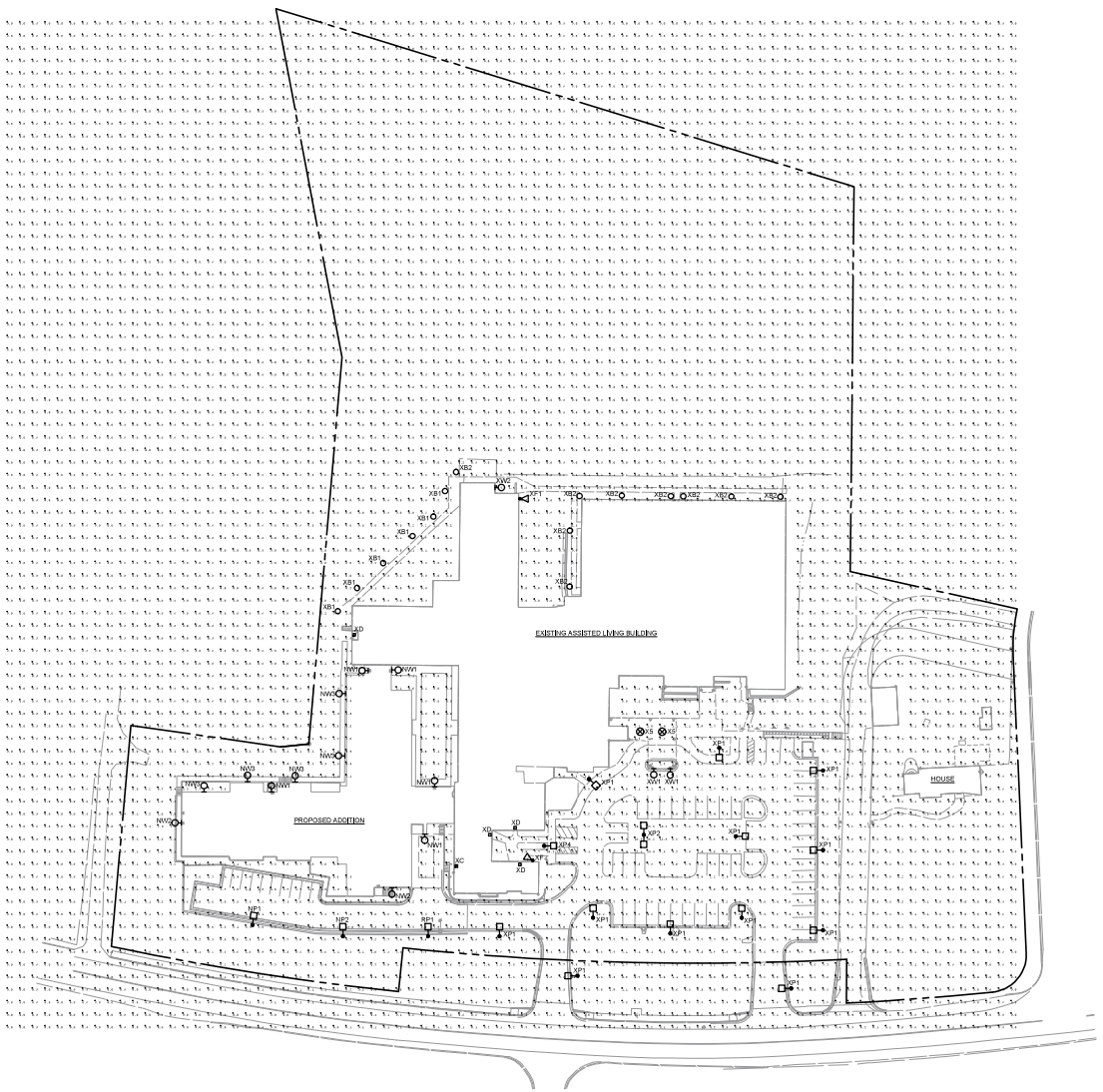
MARK	DATE	DESCRIPTION

PROJECT NO:	23-0355.001
SCALE:	NTS
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE	

LANDSCAPE DETAILS

LD-501

SHEET 24 OF 28



SITE PLAN - PHOTOMETRICS

SCALE: 1" = 40'-0"

0 20' 40' 80' 80'

PROJECT NORTH

GENERAL NOTES

1. THIS PLAN SHOWS CALCULATED ILLUMINANCE VALUES (IN FOOTCANDLES) AT GRADE, BASED ON THE EXISTING AND PROPOSED LIGHT FIXTURE LOCATIONS INDICATED. NOTE THAT EXISTING FIXTURE SPECIFICATIONS ARE NOT AVAILABLE, AND PROXY FIXTURE .IES FILES HAVE BEEN USED TO PERFORM THE CALCULATIONS, BASED ON VISUAL OBSERVATION OF THE EXISTING LIGHTS.
2. CALCULATED ILLUMINANCE VALUES INDICATE A MAXIMUM OF 0.1 FOOTCANDLES AT THE PROPERTY LINES ADJOINING PRIVATE PROPERTY (ALONG THE PROPERTY LINES TO THE WEST, NORTH, AND EAST).
3. EXISTING AND NEW LIGHTING POLES ARE 25' TALL ON A 12" HIGH CONCRETE BASE. WALL MOUNTED FIXTURES ARE MOUNTED AT HEIGHT INDICATED IN THE SCHEDULE.
4. SOLID OBSTRUCTIONS (BUILDINGS) WHICH BLOCK ILLUMINATION HAVE BEEN INCLUDED IN THE CALCULATIONS. OPAQUE OR SEMI-TRANSPARENT OBSTRUCTIONS (TREES) HAVE NOT BEEN MODELED.

SYMBOL LIST

- SINGLE HEAD LED SHOEBOX POLE LIGHT
- TWIN HEAD LED SHOEBOX POLE LIGHT
- L.E.D. BOLLARD LIGHT
- PENDANT LIGHT
- DOWNLIGHT (IN SOFFIT)
- SURFACE MOUNTED CANOPY LIGHT
- WALL MOUNTED LIGHT
- FLOOD LIGHT

NOTE:
1. REFER TO LIGHTING FIXTURE SCHEDULE ON DRAWING ES.11 FOR FIXTURE IDENTIFICATION.

04/11/2025

SRBR
MEP Consulting Engineers since 1959
757 Fredrick Road Suite 800 - Catonsville, Maryland 21229
Phone: 410/961-7262 Web: www.SRBRengineers.com

SRBR No.23152a

MICHAEL GRAVES
PRINCETON, NJ
341 Nassau Street
Princeton, NJ 08540
T 609 924 6400 | F 609 921 0129
MICHAELGRAVES.COM

NOT FOR CONSTRUCTION

HILLHAVEN ASSISTED LIVING ADDITION
STERLING CARE
3210 POWDER MILL RD.
ADELPHI, MD 20783

PROJECT: 24-854

#	DATE	DESCRIPTION

KEY PLAN:

SHEET NAME:
SITE PLAN - PHOTOMETRICS

ORIG SUBMISSION:
CURRENT: 2025.04.11

SHEET:
ES.01



RSX1 LED
Area Luminaire

Catalog Number: RSX1LED-P4-40K-R3-MVOLT-SPA-DDBXD
Notes:
Type: Type 3 Wide Distribution
Type: NP1

Introduction
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.
The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications
EPA (ft²/0.0°): 0.57 ft² (0.05 m²)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body, 7.2" (18.4 cm) Arm
Weight (SPA mount): 22.0 lbs (10.0 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details.

Ordering Information
EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	AG Type 3 Wide BLC Type 3 Wide FCS Type 3 Short RW Type 4 Wide RWL Type 4 Short RS Type 5 Wide * FCS Type 5 Short * AFR Automotive Front Row ARFR90 Automotive Front Row, Right Rotated AFR LHD Automotive Front Row, Left Rotated	MVOLT 120V-277V* HVOLT (347V-480V)* XVOLT (277V-480V)* Base specific voltage for options as noted. 120 120V 277 277V 347 347V* 480 480V*	SPA Square pole mounting (3.5" min. to 6" max. tenon O.D.) (by 3rd party). Tenon must be 2, 3, 4 or 5" in length. RPA Round pole mounting (3.7" min. dia. RPA pole for 2, 3, 4 or 5" tenon. 3.9" min. dia. RPA pole for 2, 3 or 4" tenon.) RPA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) BSA Wall bracket WBA Wall bracket with surface conduit box AASP Adjustable SF arm square pole mounting* AARP Adjustable SF arm round pole mounting* AAWB Adjustable SF arm wall wall bracket* AAWBC Adjustable SF arm wall bracket and surface conduit box*

Options	Finish
Shipped Installed HS House-side shield* PE Photocontrol, button type* PER7 Seven-wire twist-lock receptacle only (no controls)*** SF Single fuse (120, 277, 347)* DF Double fuse (208, 240, 480)* SPD20KV 20kV Surge pack (480V standard) FAO Field adjustable output* DMG 0-10V dimming wires pulled out back housing for external control (ordered separately) Shipped Separately (requires same field assembly) EGS External glare shield* EGFV External glare shield visor (360° around SF aperture)* BS Bird spikes*	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

LITHONIA LIGHTING COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX1 Area LED Rev. 01/29/25
Page 1 of 9



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number: WDGE2 LED-P3-40K-80CRI-T1S-MVOLT-DDBXD
Notes:
Type: NW3

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing an up wide wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.
WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including a 10W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard (0°C, 77°F)	cold (0°C, -20°F)	Sensor	Approximate Lumens (3000K, 80CRI)						
					P8	P7	P6	P5	P4	P3	P2
WDGE1 LED	Visual Comfort	4W		—	750	1,200	1,800	—	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Refractive	10W	10W	Standalone / nLight	750	1,200	2,000	3,000	4,200	—	—
WDGE3 LED	Precision Refractive	15W	10W	Standalone / nLight	—	7,500	6,500	10,000	12,000	—	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	—	12,000	16,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P8 P7 P6 P5 P4 P3 P2 P1	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB* Amber	80CRI LM Limited Wavelength	T1S Type 1 Short T2M Type 2 Medium T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium	MVOLT 120V-277V* 347 347V* 480 480V*	Shipped Included SRM Surface mounting bracket ICW Indirect Canopy Ceiling Washer bracket (dry location only)* Shipped Separately AWS 3/8inch Architectural wall spacer * PBBW Surface-mounted back box (top, left, right conduit entry). Use when three is no junction box available.*

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, -20°C min) PE Photocell, Button Type* DMG 0-10V dimming wires pulled out side for user to connect to control of choice (ordered separately) BCE Bottom conduit entry for back box (P5 thru P8 only). Total of 4 entry points. CCE Coastal Construction* Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use in switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NCSBRD PIR Embedded wireless controls by nLight with Passive Infrared (PIR) occupancy and on/off photocell for 8-15' mounting heights. NCSBRD PIRH Embedded wireless controls by nLight with Passive Infrared (PIR) occupancy and on/off photocell for 15-30' mounting heights. NCSBRD PIR7 Embedded wireless controls by nLight with ULTCH Field emergency operation, Passive Infrared (PIR) occupancy and on/off photocell for 8-15' mounting heights. NCSBRD PIRH7 Embedded wireless controls by nLight with ULTCH Field emergency operation, Passive Infrared (PIR) occupancy and on/off photocell for 15-30' mounting heights. See page 4 for nonetwirless functionality	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDB Dark Bronze DBL Black DNA Natural Aluminum DWH White DBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White DBT Textured Dark Bronze DBLB Textured Black DNAT Textured Natural Aluminum DWHG Textured White

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WDGE2 LED Rev. 10/29/25



EXISTING POLE LIGHT 'XP1'
NO SCALE



EXISTING BOLLARDS
NO SCALE



WDGE1 LED
Architectural Wall Sconce

Catalog Number: WDGE1 LED-P2-40K-80CRI-VF-MVOLT-DDBXD
Notes:
Type: NW1

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing an up wide wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.
WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight (without options): 9 lbs

design select
Items marked by a shaded background qualify for the Design Select program and ship in 5 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard (0°C, 77°F)	cold (0°C, -20°F)	Sensor	Approximate Lumens (3000K, 80CRI)						
					P8	P7	P6	P5	P4	P3	P2
WDGE1 LED	Visual Comfort	4W		—	750	1,200	1,800	—	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Refractive	10W	10W	Standalone / nLight	750	1,200	2,000	3,000	4,200	—	—
WDGE3 LED	Precision Refractive	15W	10W	Standalone / nLight	—	7,500	6,500	10,000	12,000	—	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	—	12,000	16,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT ERM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P3 P2	27K 2700K 30K 3000K 40K 4000K 50K 5000K	80CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 120V-277V* 347 347V*	Shipped Included SRM Surface mounting bracket ICW Indirect Canopy Ceiling Washer bracket (dry location only)* Shipped Separately AWS 3/8inch Architectural wall spacer * PBBW Surface-mounted back box (top, left, right conduit entry). Use when three is no junction box available.*

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) PE Photocell, Button Type* DMG 0-10V dimming wires pulled out side for user to connect to control of choice (ordered separately) BCE Bottom conduit entry for back box (P5 thru P8 only). Total of 4 entry points. CCE Coastal Construction*	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDB Dark Bronze DBL Black DNA Natural Aluminum DWH White DBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White DBT Textured Dark Bronze DBLB Textured Black DNAT Textured Natural Aluminum DWHG Textured White

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WDGE1 LED Rev. 02/24/25



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number: WDGE2 LED-P4-40K-80CRI-T2M-MVOLT-DDBXD
Notes:
Type: NW2

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing an up wide wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.
WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including a 10W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard (0°C, 77°F)	cold (0°C, -20°F)	Sensor	Approximate Lumens (3000K, 80CRI)						
					P8	P7	P6	P5	P4	P3	P2
WDGE1 LED	Visual Comfort	4W		—	750	1,200	1,800	—	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Refractive	10W	10W	Standalone / nLight	750	1,200	2,000	3,000	4,200	—	—
WDGE3 LED	Precision Refractive	15W	10W	Standalone / nLight	—	7,500	6,500	10,000	12,000	—	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	—	12,000	16,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P8 P7 P6 P5 P4 P3 P2 P1	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB* Amber	80CRI LM Limited Wavelength	T1S Type 1 Short T2M Type 2 Medium T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium	MVOLT 120V-277V* 347 347V* 480 480V*	Shipped Included SRM Surface mounting bracket ICW Indirect Canopy Ceiling Washer bracket (dry locations only)* Shipped Separately AWS 3/8inch Architectural wall spacer * PBBW Surface-mounted back box (top, left, right conduit entry). Use when three is no junction box available.*

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, -20°C min) PE Photocell, Button Type* DMG 0-10V dimming wires pulled out side for user to connect to control of choice (ordered separately) BCE Bottom conduit entry for back box (P5 thru P8 only). Total of 4 entry points. CCE Coastal Construction* Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use in switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NCSBRD PIR Embedded wireless controls by nLight with Passive Infrared (PIR) occupancy and on/off photocell for 8-15' mounting heights. NCSBRD PIRH Embedded wireless controls by nLight with Passive Infrared (PIR) occupancy and on/off photocell for 15-30' mounting heights. NCSBRD PIR7 Embedded wireless controls by nLight with ULTCH Field emergency operation, Passive Infrared (PIR) occupancy and on/off photocell for 8-15' mounting heights. NCSBRD PIRH7 Embedded wireless controls by nLight with ULTCH Field emergency operation, Passive Infrared (PIR) occupancy and on/off photocell for 15-30' mounting heights. See page 4 for nonetwirless functionality	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDB Dark Bronze DBL Black DNA Natural Aluminum DWH White DBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White DBT Textured Dark Bronze DBLB Textured Black DNAT Textured Natural Aluminum DWHG Textured White

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WDGE2 LED Rev. 10/29/25

SITE LIGHTING FIXTURE SCHEDULE

MARK	FIXTURE DESCRIPTION ILLUM	TYPE	DIFFUSER	REMARKS	VOLT	MOUNTING	LAMPS QTY	LAMPS LUMENS	INPET WATTS	MANUFACTURER	TYPCAL LOCATION
NP1	L.E.D	POLE LIGHT	%CRYLIC LENS	TYPE 3 WIDE DISTRIBUTION, 4000K, DARK BRONZE FINISH	277	25' POLE	1	16,360	133	LITHONIA #RSX1 LED-P4-40K-R3-MVOLT-SPA-DDBXD	NEW PARKING AREA
NP2	L.E.D	POLE LIGHT	%CRYLIC LENS	TYPE 2 WIDE DISTRIBUTION, 4000K, DARK BRONZE FINISH	277	25' POLE	1	16,417	133	LITHONIA #RSX1 LED-P4-40K-R2-MVOLT-SPA-DDBXD	NEW PARKING AREA
NW1	L.E.D	WALL LIGHT	%CRYLIC LENS	FORWARD THROW DISTRIBUTION, 4000K. DARK BRONZE FINISH	277	SURFACE - 9' ABOVE GRADE	1	1,978	15	LITHONIA #WDGE1 LED-P2-40K-80CRI-VF-MVOLT-DDBXD	EGRESSDOORS
NW2	L.E.D	WALL LIGHT	%CRYLIC LENS	TYPE 2 MEDIUM DISTRIBUTION, 4000K, DARK BRONZE FINISH	277	SURFACE - 12' ABOVE GRADE	1	4,267	47	LITHONIA #WDGE2 LED-P4-40K-80CRI-T2M-MVOLT-DDBXD	SIDEWALK, EGRESS DOOR
NW3	L.E.D	WALL LIGHT	%CRYLIC LENS	TYPE 1 SHORT DISTRIBUTION, 4000K, DARK BRONZE FINISH	277	SURFACE - 9' ABOVE GRADE	1	3,089	32	LITHONIA #WDGE2 LED-P3-40K-80CRI-T1S-MVOLT-DDBXD	SIDEWALK
RP1	L.E.D	POLE LIGHT	%CRYLIC LENS	POLE AND FIXTURE RELOCATED, NEW POLE BASE	-	25' POLE				EXISTING TO BE RELOCATED	PARKING AREA
XB1	L.E.D	BOLLARD	INTERNAL R1FLECTOR	6" SQUARE, 40" HEIGHT, NOTE 3	277	RECESSED	1	750	8	EXISTING TO REMAIN	SIDEWALKS
XB2	L.E.D	BOLLARD	INTERNAL R1FLECTOR	8" SQUARE, 40" HEIGHT, NOTE 3	277	RECESSED	1	750	8	EXISTING TO REMAIN	SIDEWALKS
XC	H.I.D	CANOPY LIGHT	POLYCARB	SQUARE HOUSING	-	SURFACE				EXISTING TO REMAIN	WEST SIDE OF EXISTING BLDG
XD	COMF. FLUOR.	DOWN LIGHT	G.ASS LENS	SQUARE APERTURE WITH LENS	-	RECESSED				EXISTING TO REMAIN	EGRESSDOORS
XF	L.E.D	FLOOD LIGHT	VISOR		-	GRADE				EXISTING TO REMAIN	SECURI'Y LIGHT
XP1	L.E.D	POLE LIGHT	%CRYLIC LENS	SINGLE HEAD, NOTE 3	-	25' POLE				EXISTING TO REMAIN	PARKING AREAS
XP2	L.E.D	POLE LIGHT	%CRYLIC LENS	TWIN HEAD	-	25' POLE				EXISTING TO REMAIN	PARKING AREA
XS	COMF. FLUOR.	PENDANT	G.ASS LENS	HUNG LANTERN	-	SUSPENDED				EXISTING TO REMAIN	FRONTPORCH
XW1	COMF. FLUOR.	WALL LIGHT	G.ASS LENS	WALL LANTERN	-	SURFACE				EXISTING TO REMAIN	FRONTPORCH
XW2	L.E.D	WALL LIGHT	%CRYLIC LENS	RECTANGULAR HOUWING, BRONZE FINISH	-	SURFACE				EXISTING TO REMAIN	REAR OF BUILXING

LIGHTING NOTES:

1. FIXTURES WITH FIRST LETTER "N" ARE NEW (PROPOSED). FIXTURE WITH FIRST LETTER "R" IS RELOCATED. FIXTURES WITH FIRST LETTEI "X" ARI EXISTING.
2. REFER TO CUT SHEETS ON THIS DRAWING FOR NEW FIXTURES.
3. REFER TO REPRESINTATIVI PICTURES ON THIS DRAWING FOR BOLLARCS AND POLE LIGH'S.

04/11/2025

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HILLHAVEN ASSISTED LIVING ADDITION
STERLING CARE
3210 POWDER MILL RD.
ADELPHI, MD 20783
PROJECT: 24-854

DATE	DESCRIPTION

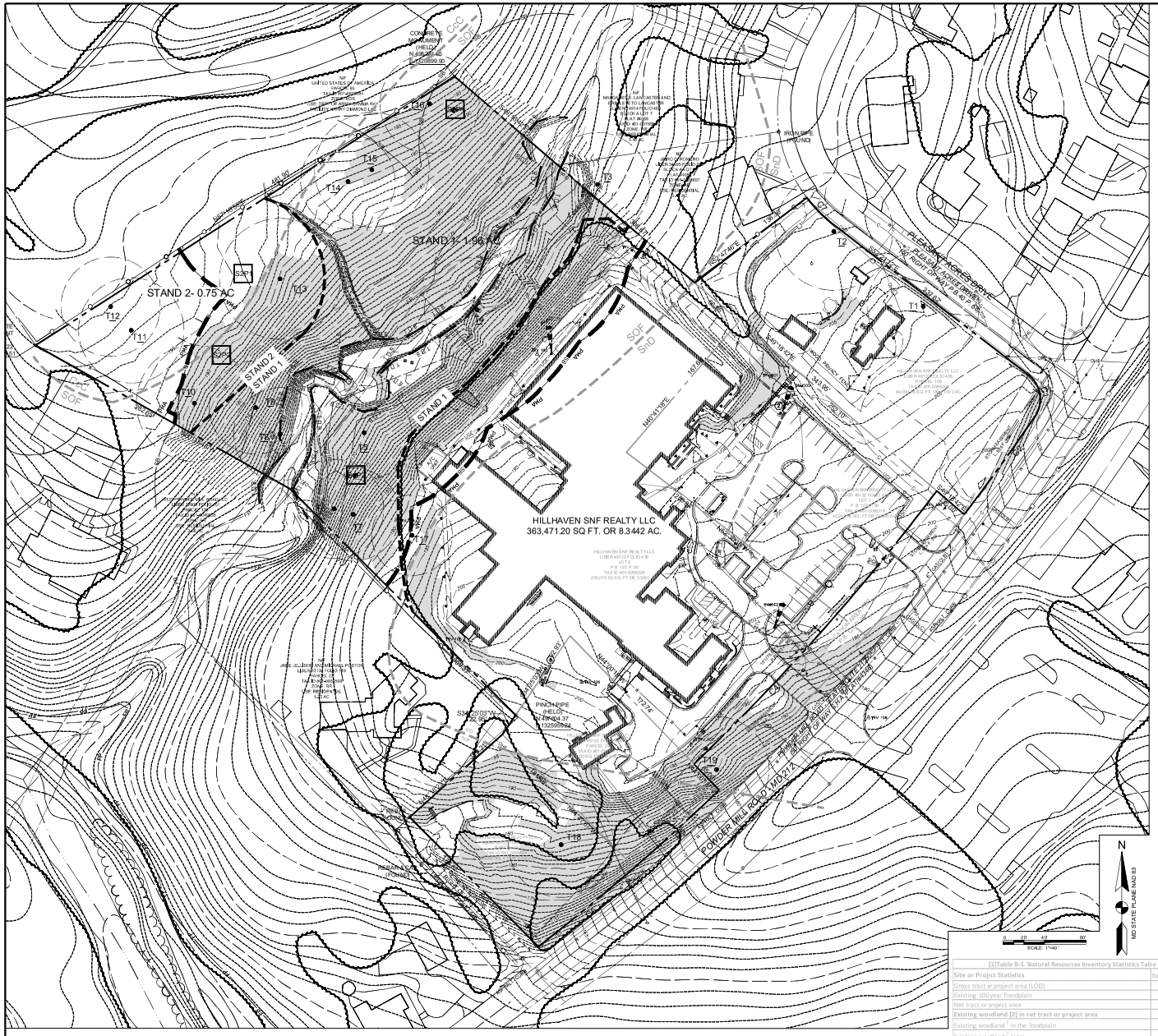
KEY PLAN:

SHEET NAME:
SITE LIGHTING - SCHEDULES & DETAILS

ORB SUBMISSION:
CURRENT: 2025.04.11

SHEET:
ES.11

SE 2-4003_Backup 48 of 11 37


HILLHAVEN SNF REALTY LLC
363,471.20 SQ FT. OR 8.3442 AC.
STAND 1- 1.96 AC
STAND 2- 0.75 AC
POWDER MILL ROAD MD 212
PLEASANT VALLEY DRIVE
PLEASANT VALLEY DRIVE
PUBLIC RIGHT OF WAY VARIABLE WIDTH
PUBLIC RIGHT OF WAY 80' WIDTH
PINE/HOLLY (HELD) CALIPER 24.37
S 44°25'03" W 22.95'
N 45°34'57" W 17.74'
N 44°25'03" E 22.95'
S 45°34'57" E 17.74'
PROPOSED ENTRANCE
PROPOSED ENTRANCE
PROPOSED ENTRANCE

SOILS TABLE					
MAP UNIT SYMBOL	MAP UNIT NAME	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	HYDROLOGIC SOIL GROUP	DRAINAGE CLASS
CcC	CHRISTINA-DOWNER COMPLEX, 5-10%	0.49	NOT HYDRIC	D	MODERATELY WELL DRAINED
SnD	SASSAFRAS-URBAN LAND COMPLEX, 5 to 15	0.15	NOT HYDRIC	B	WELL DRAINED
SoF	SASSAFRAS AND CROOM SOILS, 25-40%	0.15	NOT HYDRIC	C	WELL DRAINED

SOIL DESCRIPTIONS: (MAJOR COMPONENTS ONLY)

CcC--Christina- Downer complex, 5-10% slopes: THE CHRISTINA COMPONENT MAKES UP 45 PERCENT OF THE MAP UNIT. SLOPES ARE 5 TO 10 PERCENT. THIS COMPONENT IS ON HILLSLOPES, COASTAL PLAIN UPLANDS. THE PARENT MATERIAL CONSISTS OF CLAYEY FLUVIOMARINE DEPOSITS. DEPTH TO A ROOT RESTRICTIVE LAYER IS GREATER THAN 60 INCHES. THE NATURAL DRAINAGE CLASS IS MODERATELY WELL DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS MODERATELY LOW. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS LOW. SHRINK-SWELL POTENTIAL IS LOW. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. A SEASONAL ZONE OF WATER SATURATION IS AT 24 INCHES. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 2 PERCENT. THIS COMPONENT IS IN THE F148AY120MD MOST CLAYEY UPLAND ECOLOGICAL SITE. NONIRRIGATED LAND CAPABILITY CLASSIFICATION IS 3E. THIS SOIL DOES NOT MEET HYDRIC CRITERIA.

THE DOWNER COMPONENT MAKES UP 30 PERCENT OF THE MAP UNIT. SLOPES ARE 5 TO 10 PERCENT. THIS COMPONENT IS ON INTERFLUVES, KNOLLS, COASTAL PLAIN UPLANDS. THE PARENT MATERIAL CONSISTS OF LOAMY FLUVIOMARINE DEPOSITS. DEPTH TO A ROOT RESTRICTIVE LAYER IS GREATER THAN 60 INCHES. THE NATURAL DRAINAGE CLASS IS WELL DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS HIGH. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS LOW. SHRINK-SWELL POTENTIAL IS LOW. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. THERE IS NO ZONE OF WATER SATURATION WITHIN A DEPTH OF 72 INCHES. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 2 PERCENT. THIS COMPONENT IS IN THE F153DY160NJ WELL DRAINED COARSE-LOAMY UPLAND ECOLOGICAL SITE. NONIRRIGATED LAND CAPABILITY CLASSIFICATION IS 3E. THIS SOIL DOES NOT MEET HYDRIC CRITERIA.

SnD--Sassafras- Urban land complex, 5-15% slopes: THE SASSAFRAS COMPONENT MAKES UP 55 PERCENT OF THE MAP UNIT. SLOPES ARE 5 TO 15 PERCENT. THIS COMPONENT IS ON COASTAL PLAIN UPLANDS. THE PARENT MATERIAL CONSISTS OF LOAMY FLUVIOMARINE DEPOSITS. DEPTH TO A ROOT RESTRICTIVE LAYER IS GREATER THAN 60 INCHES. THE NATURAL DRAINAGE CLASS IS WELL DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS MODERATELY HIGH. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS HIGH. SHRINK-SWELL POTENTIAL IS LOW. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. THERE IS NO ZONE OF WATER SATURATION WITHIN A DEPTH OF 72 INCHES. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 2 PERCENT. THIS COMPONENT IS IN THE F148AY117MD WELL DRAINED FINE-LOAMY UPLAND ECOLOGICAL SITE. NONIRRIGATED LAND CAPABILITY CLASSIFICATION IS 4E. THIS SOIL DOES NOT MEET HYDRIC CRITERIA. THE URBAN LAND COMPONENT IS A MISCELLANEOUS AREA.

SOF--Sassafras and Croom soils, 25-40% slopes: THE SASSAFRAS COMPONENT MAKES UP 40 PERCENT OF THE MAP UNIT. SLOPES ARE 25 TO 40 PERCENT. THIS COMPONENT IS ON COASTAL PLAIN UPLANDS. THE PARENT MATERIAL CONSISTS OF LOAMY FLUVIOMARINE DEPOSITS. DEPTH TO A ROOT RESTRICTIVE LAYER IS GREATER THAN 60 INCHES. THE NATURAL DRAINAGE CLASS IS WELL DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS MODERATELY HIGH. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS HIGH. SHRINK-SWELL POTENTIAL IS LOW. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. THERE IS NO ZONE OF WATER SATURATION WITHIN A DEPTH OF 72 INCHES. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 4 PERCENT. THIS COMPONENT IS IN THE F148AY170MD WELL DRAINED FINE-LOAMY UPLAND ECOLOGICAL SITE. NONIRRIGATED LAND CAPABILITY CLASSIFICATION IS 4E. THIS SOIL DOES NOT MEET HYDRIC CRITERIA.

THE CROOM COMPONENT MAKES UP 35 PERCENT OF THE MAP UNIT. SLOPES ARE 25 TO 40 PERCENT. THIS COMPONENT IS ON COASTAL PLAIN UPLANDS. THE PARENT MATERIAL CONSISTS OF GRAVELLY FLUVIOMARINE DEPOSITS. DEPTH TO A ROOT RESTRICTIVE LAYER IS GREATER THAN 60 INCHES. THE NATURAL DRAINAGE CLASS IS WELL DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS MODERATELY HIGH. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS VERY LOW. SHRINK-SWELL POTENTIAL IS LOW. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. THERE IS NO ZONE OF WATER SATURATION WITHIN A DEPTH OF 72 INCHES. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 2 PERCENT. THIS COMPONENT IS IN THE F153DY160NJ WELL DRAINED COARSE-LOAMY UPLAND ECOLOGICAL SITE. NONIRRIGATED LAND CAPABILITY CLASSIFICATION IS 7E. THIS SOIL DOES NOT MEET HYDRIC CRITERIA.

TREE STANDS: 2.71 AC TOTAL

FOREST STAND 1: 1.96 AC - THE PORTION OF THE FOREST ASTRIDE THE STREAM AND IN THE NORTHERN CORNER OF THE SITE MAKES UP THIS STAND. THIS OAK-HICKORY HARDWOOD FOREST HAS AN AVERAGE FOREST STRUCTURE AND AN AVERAGE STAND BASAL AREA OF 110. THE FOREST IS MADE UP OF WHITE OAK AND BEECH WITH DOMINANT TREES BETWEEN 2' AND 5.9" DBH. LARGER TREES (>30" DBH) ARE LOCATED MOSTLY ALONG THE PERIPHERY OF THE FOREST ON THE NORTH SIDE. MID-SIZED TREES (10"-17.9" DBH, 18"-29.9" DBH) ARE NOT WELL REPRESENTED. FIVE SPECIMEN TREES EXIST IN THIS STAND. THE UNDERSTORY IS MADE UP OF WITCHHAZEL, BEECH SAPLINGS, GREENBRIAR, WINEBERRY, BARBERRY, GARLIC MUSTARD, ENGLISH IVY, AND BUSH HONEYSUCKLE. INVASIVE SPECIES COVER A PORTION OF THE FOREST FLOOR. THE TOPOGRAPHY OF THE STAND IS LARGELY OVER 15% IN SLOPE ALONG THE NORTHEASTERN CORNER AND OVER 25% IN THE REMAINING PORTION, BUT FOR THE FLATTER AREA OF THE STREAM BED. TWO SAMPLE POINTS, P1 AND P2 WERE TAKEN IN THIS STAND. PRESERVATION AND RESTORATION PRIORITY ARE HIGH FOR THE STAND.

FOREST STAND 2: 0.75 AC - THE PORTION OF FOREST LOCATED IN THE NORTHWESTERN CORNER OF THE SITE MAKES UP THIS STAND. THIS OAK-NORTHERN HARDWOODS FOREST HAS AN AVERAGE FOREST STRUCTURE AND AN AVERAGE STAND BASAL AREA OF 100. THE FOREST IS MADE UP OF TREE OF HEAVEN AND RED OAK WITH DOMINANT TREES BETWEEN 6" AND 9.9" DBH. LARGER TREES (>30" DBH) ARE LOCATED ACROSS THE STAND. MID-SIZED AND LARGER TREES (10"-17.9" DBH AND 18"-29.9" DBH) ARE NOT WELL REPRESENTED. FOUR SPECIMEN TREES EXIST IN THIS STAND. THE UNDERSTORY IS MADE UP OF GREENBRIAR, WINEBERRY, BARBERRY, AMERICAN HOLLY, JAPANESE STILTGRASS, CREEPING EUONYMUS, VINE HONEYSUCKLE, ENGLISH IVY, AND MULTIFLORA ROSE. INVASIVE SPECIES COVER MOST OF THE FOREST FLOOR. THE TOPOGRAPHY OF THE EASTERN PORTION OF THE STAND IS OVER 15% IN SLOPE AND DRAINS TO THE EAST TOWARD THE STREAM. THE WESTERN PORTION IS FLATTER AND CONTAINS THE REMNANTS OF A SMALL STRUCTURE FOUNDATION. TWO SAMPLE POINTS, P1 AND P2 WERE TAKEN IN THIS STAND. PRESERVATION AND RESTORATION PRIORITY ARE HIGH FOR THE STAND.

SPECIMEN TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	D.B.H (INCHES)	CRZ RADIUS (FEET)	CONDITION RATING	CONDITION COMMENTS
T1	Red maple	*Acer rubrum*	36	54.00	AVG.	Broken limbs, on an encankment, mower damage to surface roots
T2	Sycamore	*Platanus occidentalis*	38	57.00	AVG.	English ivy, broken limbs
T3	Sweetgum	*Liquidambar styraciflua*	33.5	50.25	AVG.	Leaning, poor form, broken branches
T4	White oak	*Quercus alba*	34	51.00	AVG.	On streambank, vines on trunk, leaning form, broken branches
T5	White oak	*Quercus alba*	30.5	45.75	GOOD/AVG.	Broken branches
T6	White oak	*Quercus alba*	32	48.00	AVG/POOR	On slope, dead leader, poor form, vines on trunk, rotten at base
T7	White oak	*Quercus alba*	30	45.00	AVG.	Vines on trunk, on slope
T8	American beech	*Fagus grandifolia*	30	45.00	GOOD/AVG.	
T9	White oak	*Quercus alba*	30	45.00	GOOD/AVG.	
T10	White oak	*Quercus alba*	37.5	56.25	GOOD/AVG.	Vines on trunk
T11	White oak	*Quercus alba*	34	51.00	GOOD/AVG.	Greenbrier at base
T12	White oak	*Quercus alba*	32	48.00	AVG.	Dead branches, vines on trunk
T13	Southern red oak	*Quercus falcata*	39	58.50	GOOD/AVG.	Dead branches, vines on trunk
T14	Tulip poplar	*Liriodendron tulipifera*	30.5	45.75	GOOD/AVG.	Broken branches, crowded canopy
T15	White oak	*Quercus alba*	37	55.50	GOOD/AVG.	Codominant leaders (30, 21.5), broken branches
T16	White oak	*Quercus alba*	32	48.00	GOOD/AVG.	
T17	White oak	*Quercus alba*	26	39.00	GOOD	20.5, 16.5
T18	Silver maple	*Acer saccharinum*	34	51.00	AVG.	Broken branches, English ivy, wisteria surrounding plant
T19	Willow oak	*Quercus phellos*	34	51.00	GOOD/AVG.	Broken limbs

FOREST STAND SUMMARY SHEET

Property Name:	*Hillhaven Assisted Living and Rehabilitation Center*			
Location:	3210 Powder Mill Rd. Adelphi MD 20783	(Town, County, ADC Map#,and Grid Coordinates): Adelphi Prince George's County 2005 Edition/Map. Page 10, Grid H5 and H6		
Prepared By:	*AES/AMS*		Date:	*2023- 2-22*
Stand Variable	**Stand #1 Plot #1 (S1P1)**	**Stand #1 Plot #2 (S1P2)**	**Stand #2 Plot #1 (S2P1)**	**Stand #2 Plot #2 (S2P2)**
1. Dominant species/ Codominant species	***Quercus alba***	***Quercus alba, Fagus***	***Ailanthus altissima, Quercus rubra***	***Ailanthus altissima, Prunus serotina***
2. Forest Association	***Oak-Hickory***	***Oak-Hickory***	***Oak-Northern Hardwoods***	***Oak-Northern hardwoods***
3. Successional stage	***Mid***	***Mid***	***Mid***	***Mid***
4. Basal area in s.f. per acre	***110***	***120***	***80***	***80***
5. Size class of dominant species	***6-8.9" dbh***	***6-8.1" dbh***	***10-17.9" dbh***	***10-17.9" dbh***
6. Percent of canopy closure	***92***	***!!***	***82***	***47***
7. Number of tree species	***4***	***7***	***5***	***2***
8. Common understory species	***Carya glabra, Ilex opaca, Nyssa sylvatica, Quercus alba, Smilax rotundifolia***	***Hamamelis virginiana, Fagus***	***Smilax rotundifolia***	***Smilax rotundifolia, Rubus fruticosus, Berberis thunbergii***
9. Percent of understory cover 3' to 20' tall	***25***	***!5***	***29***	***24***
10. Number of understory species 3' to 20' tall	***5***	***2***	***1***	***3***
11. Common herbaceous species	***n/a***	***n/a***	***n/a***	***n/a***
12. Common herbaceous & woody plant cover 0' to 3' tall	***n/a***	***Smilax rotundifolia***	***Ilex opaca***	***Euonymus fortunei, Ilex opaca***
13. List of major invasive plant species & percent of cover	***n/a***	***Ribus phoenicolasius, Berberis thunbergii, Alliaria petiolata, Hedra helix, Lonicera tatarica- 24%***	***Lonicera japonica, Hedra helix, Rosa multiflora- 42%***	***Microstegium nimenum, Euonymus fortunei- 89%***
14. Number of standing dead trees ≥6" dbh	***2***	***1***	***2***	***2***
15. Comments	-	-	-	-

AMT
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
700 KING FARM BOULEVARD, SUITE 300
ROCKVILLE, MD 20850
PHONE (301) 881-2545 | FAX (301) 881-0814
EMAIL: AMT1@AMTENGINEERING.COM

CONSULTANTS

STATE OF MARYLAND — ANDREA MORTON STIRTON — No. 21994 — LANDSCAPE ARCHITECT

10/30/2024

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 1994 EXPIRATION DATE 07/11/2026

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER

HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

MARK	DATE	DESCRIPTION

PROJECT NO:	23-0355.001
SCALE:	
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE	

NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION

LN-102

SHEET 2 OF 2

QUALIFIED PROFESSIONAL CERTIFICATION.
THIS COMPLIES WITH THE LATEST EDITION OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL.

SIGNED: _____ DATED: 10/30/2024

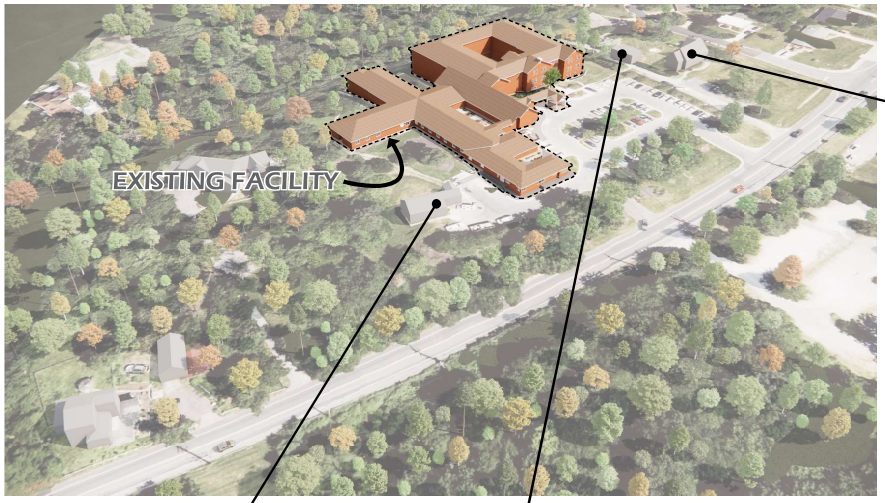
ANDREA STIRTON - MD RLA #1994
A. MORTON THOMAS & ASSOCIATES, INC.
700 KING FARM BLVD, SUITE 300
ROCKVILLE, MD 20850
PH: 301-881-2545
EMAIL: astirton@amtengineering.com

PRINCE GEORGE'S PLANNING DEPARTMENT, M-NCPPC
ENVIRONMENTAL PLANNING SECTION
NATURAL RESOURCES INVENTORY PLAN APPROVAL

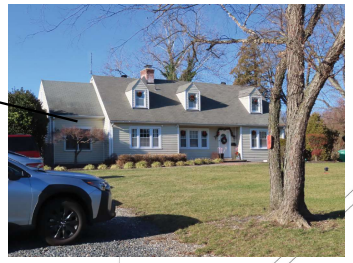
NRI-073-2024

	APPROVED BY	DATE	REASON FOR REVISION
00	DIRECTOR'S DESIGN	N/A	
01	Jonathan Hardt	12/2/24	
02			
03			
04			
05			
06			

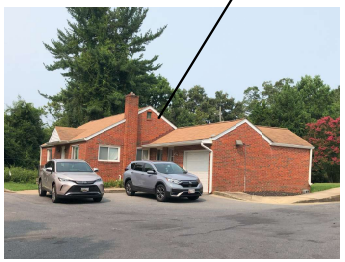
THIS PLAN IS FOR NATURAL RESOURCE INVENTORY/EXISTING CONDITIONS/FOREST STAND DELINEATION PLAN PURPOSES ONLY



RENDERING OF EXISTING CONDITIONS



EXISTING BUILDING TO REMAIN



EXISTING BUILDING TO BE DEMOLISHED



EXISTING BUILDING TO REMAIN

EXISTING ASSISTED LIVING AREA AND EXISTING SKILLED NURSING AREA
126 BEDS

NEW SKILLED NURSING AREA (ADDITION)
UP TO 36 BEDS

KITCHEN EXPANSION IN EXISTING BUILDING & CONNECTION TO EXISTING BUILDING

NOTES:
1. EXISTING ASSISTED LIVING AND EXISTING SKILLED NURSING PLANS ARE FROM OLDER DRAWINGS PROVIDED BY THE OWNER. ROOM OCCUPANCY SHOWN IN THE SKILLED NURSING AREA IS BASED ON THE INFORMATION PROVIDED BY THE FACILITY ADMINISTRATION.

EXISTING FACILITY

FIRST LEVEL FLOOR PLAN SHOWING EXISTING FACILITY AND PROPOSED ADDITION

MAIN ENTRY TO FACILITY



RENDERING OF PROPOSED ADDITION



EXISTING OPEN GREENSPACE



EXISTING LOADING DOCK AND TRASH ENCLOSURE



VIEW OF MAIN FACADE FROM PARKING LOT

MICHAEL GRAVES

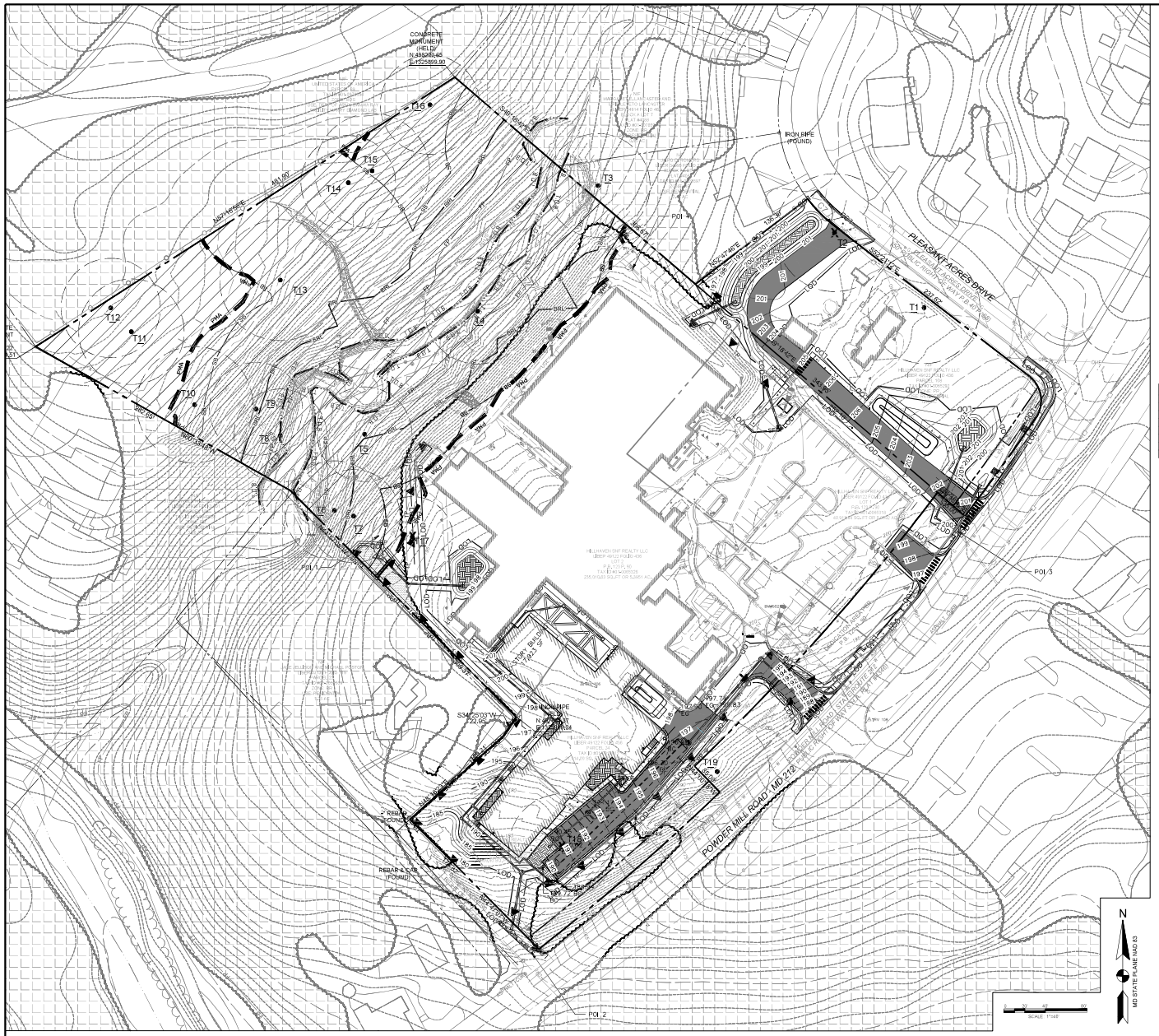
HILLHAVEN ASSISTED LIVING AND REHABILITATION CENTER

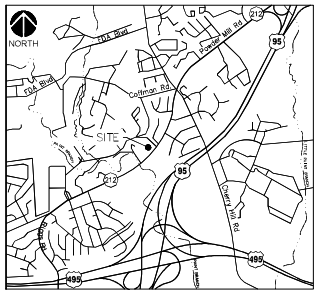
Existing Conditions
May 28, 2025

BALTIMORE, MD 21213

NOTE: EXISTING ASSISTED LIVING AND EXISTING SKILLED NURSING PLANS ARE FROM OLDER DRAWINGS PROVIDED BY THE OWNER

SCALE: 1" = 20' - 0"





VICINITY MAP

3210 POWDER MILL ROAD ADELPHI, MD 20783

SCALE: 1"=1000'

PG ___ CO. MAP PAGE 10 GRID H5+H6 WSSC GRID 214NE03

TAX MAP 5267

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C1	30.00'	088°44'45"	45.42'	28.14'	S08°58'40"E	41.00'
C2	2356.82'	002°57'58"	116.77'	58.40'	S39°57'17"W	116.75'
C3	2231.82'	003°56'28"	153.98'	76.92'	S39°01'58"W	153.95'
C4	2231.82'	005°09'28"	201.23'	100.68'	S43°34'42"W	201.16'
C5	2356.82'	002°46'03"	111.07'	55.54'	S45°35'57"W	111.06'
C6	2296.82'	003°52'41"	155.52'	77.78'	S50°28'54"W	155.49'
C7	140.00'	015°03'36"	37.04'	18.63'	S44°47'47"E	36.94'

SITE STATISTICS TABLE	
SITE STATISTICS:	**TOTAL (AC.)**
GROSS TRACT AREA	8.34
EXISTING 100-YEAR FLOODPLAIN	0.67
NET TRACT AREA	7.67
EXISTING WOODLAND IN THE FLOODPLAIN	0.67
EXISTING WOODLAND NET TRACT	2.04
EXISTING WOODLAND TOTAL	2.71
EXISTING PMA	2.57
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	664.27
RIPARIAN (WOODED) BUFFER UP TO 300 FEET WIDE	2.71

Table B-1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RR
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	18-A2
Administrative	WSSC Grid (Sheet 20)	214NE03
Administrative	Planning Area (Plan Area)	61 FAIRLAND-BELTSVILLE
Administrative	Election District (ED)	1
Administrative	Councilmanic District (CD)	1
Administrative	General Plan Tier (Tier)	DEVELOPING
Administrative	General Plan Growth Policy (2035)	ESTABLISHED COMMUNITIES
Administrative	Police District	VI

NOTE:
GENERALLY, ROOT PRUNING AND TREE PROTECTION FENCE ARE LOCATED AT THE LIMIT OF DISTURBANCE. THEREFORE, THE LAYOUT OF LINES DEPICTING TREE PROTECTION FENCE AND ROOT PRUNING IS DIAGRAMMATIC, AND FOR REFERENCE ONLY. PLEASE REFER TO THE STRESS REDUCTION DETAIL FOR MORE INFORMATION.

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE, HILLHAVEN SNF REALTY, LLC, HEREBY ACKNOWLEGE THAT I/WE ARE AWARE OF THIS TYPE 2 TREE CONSERVATION PLAN (TCP2) AND "HAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

OWNER OR OWNERS REPRESENTATIVE — DATE 10/28/24

811 Know what's below. Call before you dig.

MISS UTILITY
48 HOURS BEFORE YOU DIG
CALL "MISS UTILITY" AT 811
OR LOG ON TO www.missutility.net

CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE.

QUALIFIED PROFESSIONAL'S CERTIFICATION

THIS COMPLIES WITH THE REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENTAL TECHNICAL MANUAL

SIGNED: _____ DATED: 06/06/2025

ANDREA STRTON - MD R.L.A #3919
A. MORTON THOMAS & ASSOCIATES, INC.
700 KING FARM BLVD, SUITE 300
ROCKVILLE, MD 20850
PH: 301-881-2545
EMAIL: astrton@amtengineering.com

THIS PLAN IS NOT GRANDFATHERED UNDER CB-20-2024, SECTION 25-119(g).

THIS PLAN IS FOR TREE PROTECTION/ FOREST CONSERVATION PLAN PURPOSES ONLY

PRINCE GEORGES PLANNING DEPARTMENT, M-NCPPC
ENVIRONMENTAL PLANNING SECTION
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-007-2025

APPROVED BY	DATE	CHECK	REASON FOR REVISION
01			N/A
02			
03			
04			
05			
06			

LEGEND

- PROPERTY BOUNDARY
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PMA — PRIMARY MANAGEMENT AREA
- OHE — EXISTING OVERHEAD ELECTRIC UTILITY
- UGE — EXISTING UNDERGROUND ELECTRIC UTILITY
- W — EXISTING WATER LINE
- S — EXISTING STORM SEWER
- TREE CANOPY
- EXISTING STORM STRUCTURE
- EXISTING FENCE
- EXISTING ASPHALT PAVING
- EXISTING BUILDING
- FP — FLOODPLAIN (PLAN APPROVAL # 51618-2024-FLOOD)
- SB — 100' REGULATED STREAM BUFFER
- CL T.O.B. — REGULATED STREAM CENTERLINE
- REGULATED STREAM (TOP OF BANK)
- SPECIMEN TREE (≥30" DBH)
- SPECIMEN TREE (≥30" DBH)
- EX. WOODLAND TO BE PRESERVED (WPA)
- WOODLAND TO BE REMOVED (C-NTA)
- WOODLAND OFF SITE
- TP — TREE PROTECTION FENCE
- RP — ROOT PRUNING
- TEMPORARY TREE PROTECTION SIGNAGE
- BRL — 25' FLOODPLAIN BUILDING RESTRICTION LINE
- STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK
- STORM EASEMENT
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN STRUCTURES
- PROPOSED STORMWATER MANAGEMENT FACILITY
- SFOP — SILT FENCE ON PAVEMENT

AMT
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PHONE (301) 881-2545 | FAX (301) 881-0814
EMAIL: AMT1@AMTENGINEERING.COM

CONSULTANTS

STATE OF MARYLAND — ANDREA MARIE STRTON — No. 3919 — LANDSCAPE ARCHITECT

06/06/2025

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 3919 EXPIRATION DATE 05/15/2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER
HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

MARK	DATE	DESCRIPTION

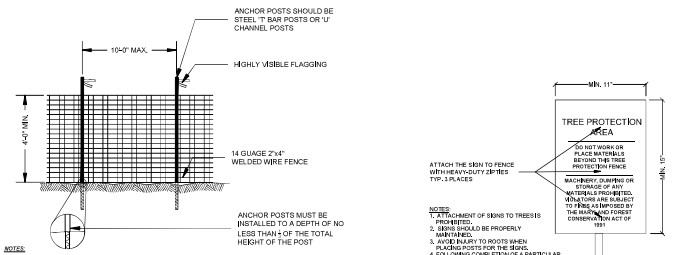
PROJECT NO:	23-0355.001
SCALE	1"=40'
DESIGNED BY:	ASC
DRAWN BY:	ASC
CHECKED BY:	PDR
SHEET TITLE	

TYPE 2 TREE CONSERVATION PLAN

LF-101

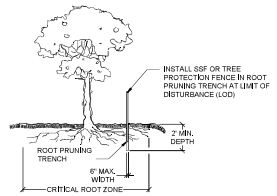
SHEET 1 OF 2

SE-24003_Backup 50 of 137



1 TREE PROTECTION FENCING
NTS 31-15

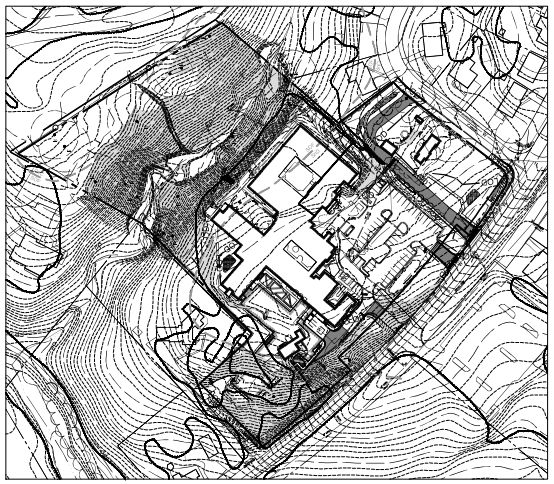
2 TREE PROTECTION SIGNAGE
NOT TO SCALE



NOTES:
1. *RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS.*
2. *BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING*
3. *EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.*
4. *ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.*
5. *TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.*

NOT TO SCALE

3 ROOT PRUNING WITH FENCE
NOT TO SCALE 31-06



STEEP SLOPES EXHIBIT
SCALE: 1"=100'

GENERAL NOTES:

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR STERLING CARE HILLHAVEN SITE PLAN. IF STERLING CARE HILLHAVEN SITE PLAN EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A $9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT THE TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED R-R.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THE PROPERTY IS ADJACENT TO POWDER MILL ROAD (PROVIDE ROADWAY NAME) WHICH IS CLASSIFIED AS A MINOR ARTERIAL ROADWAY.

TREE PRESERVATION AND RETENTION NOTES

a. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.

b. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.

c. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING, UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR. INSTALLATION OF THE TPFS MAY BEGIN.

d. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.

e. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

f. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.

g. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREE HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.

h. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.

i. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

k. TREE PROTECTION FENCING (TPFS) IS NOT REQUIRED FOR ALL OR PORTIONS OF THIS PLAN BECAUSE AN UNDISTURBED 100-FOOT BUFFER OF OPEN LAND OR A 50-FOOT FORESTED BUFFER IS BEING MAINTAINED BETWEEN THE LIMIT OF DISTURBANCE (LOD) AND THE WOODLAND PRESERVATION AREAS. IF THE LOD CHANGES AND THE CHANGE IMPACTS THESE BUFFERS, THE COUNTY INSPECTOR SHALL BE CONTACTED TO EVALUATE THE CHANGE TO DETERMINE IF A REVISION TO THE TREE CONSERVATION PLAN IS NECESSARY OR IF INSTALLATION OF TPFS WILL BE REQUIRED.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS:

11. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING, OR HAZARDOUS MAY BE REMOVED.
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13. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITEE SHALL REMOVE SAID TREES USING A CHAINSAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
14. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION, THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

POST DEVELOPMENT NOTES:

WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT 'GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS', THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.

IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

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b. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND. THUS ENCOURAGING DECOMPOSITION.

c. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED, HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.

d. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

SPECIMEN TREE TABLE

NO.	COMMON NAME	SCIENTIFIC NAME	D.B.H (INCHES)	CRZ RADIUS (FEET)	CONDITION RATING	CONDITION COMMENTS	DISPOSITION
T1	Red maple	*Acer rubrum*	36	54.00	AVG.	Broken limbs, on an embankment, mower damage to surface roots	RETAIN
T2	Sycamore	*Platanus occidentalis*	38	57.00	AVG.	English ivy, broken limbs	REMOVE
T3	Sweetgum	*Liquidambar styraciflua*	33.5	50.25	AVG.	Leaning, poor form, broken branches	RETAIN
T4	White oak	*Quercus alba*	34	51.00	AVG.	On streambank, vines on trunk, leaning form, broken branches	RETAIN
T5	White oak	*Quercus alba*	30.5	45.75	GOOD/AVG.	Broken branches	RETAIN
T6	White oak	*Quercus alba*	32	48.00	AVG/POOR	On slope, dead leader, poor form, vines on trunk, rotten at base	RETAIN
T7	White oak	*Quercus alba*	30	45.00	AVG.	Vines on trunk, on slope	RETAIN
T8	American beech	*Fagus grandifolia*	30	45.00	GOOD/AVG.		RETAIN
T9	White oak	*Quercus alba*	30	45.00	GOOD/AVG.		RETAIN
T10	White oak	*Quercus alba*	37.5	56.25	GOOD/AVG.	Vines on trunk	RETAIN
T11	White oak	*Quercus alba*	34	51.00	GOOD/AVG.	Greenbrier at base	RETAIN
T12	White oak	*Quercus alba*	32	48.00	AVG.	Dead branches, vines on trunk	RETAIN
T13	Southern red oak	*Quercus falcata*	39	58.50	GOOD/AVG.	Dead branches, vines on trunk	RETAIN
T14	Tulip poplar	*Liriodendron tulipifera*	30.5	45.75	GOOD/AVG.	Broken branches, crowded canopy	RETAIN
T15	White oak	*Quercus alba*	37	55.50	GOOD/AVG.	Codominant leaders (30, 21.5), broken branches	RETAIN
T16	White oak	*Quercus alba*	32	48.00	GOOD/AVG.		RETAIN
T17	White oak	*Quercus alba*	26	39.00	GOOD	20.5, 16.5	REMOVE
T18	Silver maple	*Acer saccharinum*	34	51.00	AVG.	Broken branches, English Ivy, wisteria surrounding plant	REMOVE
T19	Willow oak	*Quercus phellos*	34	51.00	GOOD/AVG.	Broken limbs	RETAIN

*Bold Denotes Specimen Tree

Standard Woodland Conservation Worksheet for Prince George's County
CB-20-2024 and CB-22-2024 (Effective July 1, 2024)

SECTION I -Establishing Site Information- (Enter acres for each zone)

	E-R			
Zone (s)				
Gross Tract:	8.34			
Floodplain:	0.67	0.00		
Previously Dedicated Land:	0.00			Total NTA
Net Tract (NTA):	7.67	0.00	0.00	7.67

TCP Number	TCP1-007-2025 Revision # 0
Property/Description or Subdivision Name:	Sterling Care Hillhaven
Location/Address of Project	3210 Powder Mill Road, Adelphi, MD 20783
Is this a Stream Restoration Project? (Y/N)	N
Plan 2035 Transit Oriented Center (T-O-C)? (Y/N)	N
Priority funding Area (PFA)? (Y/N)	Y
Is any portion of the property in a WC Bank? (Y/N)	N
Is the net tract area ≥ 4.00 acres or greater, and clearing 15% or more of existing woodlands is proposed? (Y/N)	N

SECTION II-Determining Requirements (Enter acres for each corresponding column)

	Column A WC Veg %	Column B Net Tract	Column C Floodplain	Column D Off-Site	Column E Total
Existing Woodland outside of T-O-C		2.04	0.67	0.00	2.71
Existing Woodland within the T-O-C (if applicable)		0.00	0.00	0.00	0.00
Total Existing Woodland		2.04	0.67	0.00	2.71
Woodland Conservation Threshold (WCT)=	20.00%	1.53			
Smaller of 16 and 17		1.53			
Woodland Cleared outside of T-O-C		0.03	0.00	0.00	0.03
Woodland Cleared within the T-O-C (if applicable)		0.00	0.00	0.00	0.00
Replacement Required (1:1 Outside TO-C, 0.25:1 Inside T-O-C)		0.03	0.00	0.00	0.03
Afforestation Threshold (AFT) =	15.00%	0.00			
Off-site WCA (preservation) being provided on this property		0.00			
Off-site WCA (afforestation) being provided on this property		0.00			
Woodland Conservation Requirement		**1.56** acres			

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)

On-site Woodland Preservation	2.01		
Adjusted Stream Buffer Afforestation (calculated below)	0.00	Bond amount:	
On-site Afforestation / Reforestation	0.00		$0.00
On-site Natural Regeneration	0.00		
Specimen/Historic Tree Credit (Unimpacted CRZ area * 1.0)	0.00		
Off-site WCA (preservation) provided on this property	0.00		
Off-site WCA (afforestation) provided on this property	0.00		
Forest Enhancement Credit (Credit 50% of area provided)	0.00		
On-site Landscaping	0.00		
Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
Off-site Woodland Conservation Credits Required	0.00	Fee amount:	
Area provided in fee-in-lieu (One acre or less, unless in a T-C-C)	0.00		$0.00
Woodland Conservation Provided	**2.01** acres		

Area of woodland not cleared	2.01 acres
Net tract woodland retained not part of requirements:	0.00 acres
100-year floodplain woodland retained	0.67 acres
On-site woodland conservation provided	2.01 acres
On-site woodland conservation alternatives provided	0.00 acres
On-site woodland retained not credited	0.67 acres
Off-site WC credits allowed in preservation (Up to 60% of Replacement Required per Line 23)	0.94 acres

Regulated Stream Buffer (RSB) Afforestation Requirement

On-site regulated stream buffer (RSB) area (See NRI Site Statistics Table)	0.00	acres
On-site unforested RSB area (See NRI Site Statistics Table)	0.00	acres
Has the applicant demonstrated why full buffer afforestation cannot be provided? (See required SOJ)	N	(Y/N)
Adjustment granted to RSB Afforestation Requirement based on SOJ?	0.00	acres
Adjusted Regulated Stream Buffer Afforestation Required	0.00	acres
Does on-site WC afforestation/reforestation satisfy the adjusted RSB requirement?		(Y/N)
Additional on-site afforestation/reforestation required not credited as on-site WC)	0.00	acres

Prepared by: Andrea Stirton Signed Date 1/7/2025
Qualifications: PLA

TCP Number	TCP2-007-2025	Revision #	0
Property Description or Subdivision Name:	Sterling Care Hillhaven		
Location/Address of Project	3210 Powder Mill Road, Adelphi, MD 20783		

Number of Specimen Trees to be removed	2	
Total area of DBH being removed	72	inches
Replacement Requirement (DBH)	18	inches

Proposed replacement (number of trees)

1 to 1 1/2 Inch Caliper	52
1 1/2 to 2 1/2 Inch Caliper	56
Greater than 2 1/2 Inch Caliper	0

Proposed fee-in-lieu **$0.00**
(assessed at $250/inch diameter of replacement requirement)

811 Know what's below. Call before you dig.

MISS UTILITY
48 HOURS BEFORE YOU DIG CALL "MISS UTILITY" AT 811 OR LOG ON TO www.missutility.net

CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY CODE.

THIS PLAN IS NOT GRANDFATHERED UNDER CB-20-2024, SECTION 25-119(g).

QUALIFIED PROFESSIONAL CERTIFICATION

THIS COMPLIES WITH THE REQUIREMENTS OF PRINCE GEORGE'S COUNTY CODE AND THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MD.

SIGNED _____ DATED: 06/06/2025

ANDREA STIRTON - MD REG. # 4000
A. MORTON THOMAS & ASSOCIATES, INC.
700 KING FARM BLVD, SUITE 300
ROCKVILLE, MD 20850
PH: 301-881-2545
EMAIL: astirton@amtengineering.com

PRINCE GEORGE'S PLANNING DEPARTMENT, M-NCPPC
ENVIRONMENTAL PLANNING SECTION
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2-007-2025

	APPROVED BY:	DATE	DPDM	REASON FOR REVISION
0				
1				
2				
3				
4				
5				

A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
700 KING FARM BOULEVARD, SUITE 300
ROCKVILLE, MD 20850
PHONE (301) 881-2545 | FAX (301) 881-0814
EMAIL: AMT1@AMTENGINEERING.COM

CONSULTANTS

06/06/2025

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 1666 EXPIRATION DATE 01-10-2027

STERLING CARE HILLHAVEN

3210 POWDER MILL ROAD
ADELPHI, MD 20783

OWNER
HILLHAVEN SNF REALTY, LLC
JEFF KAGAN
3210 POWDER MILL ROAD
ADELPHI, MD 20783

MARK	DATE	DESCRIPTION

PROJECT NO: 23-0355.001
SCALE:
DESIGNED BY: ASC
DRAWN BY: ASC
CHECKED BY: PDR
SHEET TITLE

TYPE 2 TREE CONSERVATION PLAN

LF-102

SHEET 2 OF 2

SE24003_Backup 51 of 137

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

DATE: April 28, 2025

TO: Lakisha Hull, AICP, LEED AP BD+C, Planning Director

VIA: Jill Kosack, Chair, Alternative Compliance Committee

FROM: Dexter E. Cofield, Alternative Compliance Committee Member

PROJECT NAME: Sterling Care Hillhaven

PROJECT NUMBER: Alternative Compliance AC-25008

COMPANION CASE: Special Exception SE-24003

ALTERNATIVE COMPLIANCE

Recommendation: __X__ **Approval** _____ **Denial**

Justification: SEE ATTACHED

Dexter E. Cofield

Jill Kosack for DC
Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

_____ **Final Decision** ____ **Approval** ____ **Denial**

__X__ **Recommendation** [X] **Approval** ____ **Denial**

___ **To Planning Board**

__X__ **To Zoning Hearing Examiner**

Planning Director's Signature Lakisha Hull (May 1, 2025 17:27 EDT) 05/01/2025
Date

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision: _____ **Approval** _____ **Denial**

Resolution Number:

Alternative Compliance: AC-25008
Name of Project: Sterling Care Hillhaven
Companion Case: Special Exception SE-24003
Date: April 27, 2025

Alternative compliance is requested from Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscape Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

Location
The subject 8.34-acre property is located on the west side of Powder Mill Road, approximately 200 feet south of its intersection with Pleasant Acres Drive. The site is currently developed with an existing nursing or care home, a one-story brick accessory building, and a two-story residential building with a detached garage. The development is bounded to the northwest by government-owned property, to the north and south by single-family detached residential properties, and to the east by Powder Mill Road. The property is located within the Residential, Rural (RR) Zone. Under the prior Prince George's County Zoning Ordinance, which the special exception (SE) is subject to, the site was located within the Rural-Residential (R-R) Zone.

Background
The SE proposes the construction of an approximately 23,745-square-foot addition to the existing 94,282-square-foot nursing or care home and supporting site improvements. The applicant requests alternative compliance from Sections 4.7 and 4.9 of the Landscape Manual as follows:

Section 4.7, Buffering Incompatible Uses

REQUIRED: Section 4.7, Buffering Incompatible Uses, Bufferyard A, adjacent to a single-family detached residential use

Length of bufferyard	637 linear feet
Minimum building setback	30 feet
Minimum landscape yard	20 feet
Existing trees	15 percent
Fence or wall	Yes, for 266 linear feet
Plant units (80 per 100 linear feet)	434

PROVIDED: Section 4.7, Buffering Incompatible Uses, Bufferyard A, adjacent to a single-family detached residential use

Length of bufferyard	637 linear feet
Minimum building setback	25 feet
Minimum landscape yard	20 feet
Existing trees	15 percent
Fence or wall	Yes, for 266 linear feet
Plant units	463

Justification of Recommendation
The applicant requests alternative compliance from Section 4.7, Buffering Incompatible Uses, which requires a minimum 30-foot building setback when a Type B bufferyard is applicable due to the adjacent single-family detached dwelling unit. The proposed building setback is reduced to 25 feet at its narrowest point, and gradually increases along the southwestern property line. To maintain an effective buffer, the applicant has exceeded the required number of planting units in this area. In addition, a fence is proposed along the portion of the property line where the building setback is reduced, to further enhance the visual barrier between the developments.

Given that the proposed building addition encroaches only five feet into the required setback, the full landscaped yard width is provided, and the required number of plant units is exceeded in addition to a fence, the Alternative Compliance Committee finds the proposal to be equally effective as normal compliance with Section 4.7 of the Landscape Manual.

Section 4.9, Sustainable Landscape Requirements
The applicant also requests alternative compliance from Section 4.9(c)(5), Sustainable Landscape Requirements, which prohibits trees planted in fulfillment of Landscape Manual requirements from being located on slopes steeper than 3:1. Only one proposed shade tree is to be planted on a steeper slope. The applicant notes that the proposed tree species is not intolerant of sloped conditions and provides a tree planting detail demonstrating how the tree will be planted on the slope to ensure survivability.

Given the applicant only proposes one shade tree to be planted on a slope steeper than 3:1 and provides a detail for specialized planting, the Alternative Compliance Committee finds the applicant's proposal equally effective as normal compliance with Section 4.9 of the Landscape Manual.

Recommendation
The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-25008, from the 2010 *Prince George's County Landscape Manual*, for Section 4.7, Buffering Incompatible Uses, and Section 4.9, Sustainable Landscape Requirements, subject to the following condition:

1. Prior to certification, the landscape plans shall be revised as follows:

    a. Remove notes on plans requesting alternative compliance for Section 4.7 for Bufferyard D, as this request was withdrawn.

    b. Label the tree on the landscape plans that will be planted on the slope steeper than 3:1.

March 31, 2025

MEMORANDUM

TO: Evan King, Planner II, Zoning Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Frederick Stachura, JD, Supervisor, Neighborhood Revitalization Section, Community Planning Division FS

FROM: John Parks, Planner II, Neighborhood Revitalization Section, Community Planning Division JP

SUBJECT: SE-24003 Hillhaven Assisted Living and Rehabilitation Center

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3) of the prior zoning ordinance, this applicant to allow the continued operation of a nursing or care home facility and permit the construction of 23,375-square foot building addition with 36 nursing beds, additional parking, and associated site improvements will not substantially impair the integrity of the 2010 *Approved Subregion 1 Master Plan* (master plan). In addition, the expanded operations and resident capacity will not substantially change the character of the existing neighborhood.

BACKGROUND

Application Type: Special Exception

Planning Area: 61

Community: Fairland-Beltsville & Vicinity

Applicable Zoning Ordinance: Prior Zoning Ordinance

Location: 3210 Powder Mill Road, Adelphi, MD, 20783, located 2,640 feet southwest of the intersection of Cherry Hill Road and Powder Mill Road.

Size: 8.34 acres

Existing Uses: Nursing or care home facility

Future Land Use: Low-Density Residential

Proposal: Requesting approval of a Special Exception application using the prior Zoning Ordinance to allow the site to continue operation as a nursing or care home facility and permit the construction of a 23,745-square foot building addition with 36 nursing beds, additional parking, and associated site/stormwater management features. With the proposed additional resident capacity, the total number of beds will be 162.

Zoning: Residential, Rural (RR) Zone

Prior Zoning: Rural-Residential (R-R) Zone

GENERAL PLAN, MASTER PLAN

General Plan: The 2014 *Plan Pince Georges 2035 Approved General Plan* (Plan 2035) places this application in the Established Communities. Plan 2035 states that, "Established communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met." (p. 20) Plan 2035 considers it "vital" that the County "support its Established Communities (page 75)." In addition, the plan notes that, "Established Communities make up the County's heart—its established neighborhoods, municipalities, and unincorporated areas outside designated centers (page 106)," and "Urban design is equally relevant to the planning and design of urban and suburban Established Communities as it is to rural areas (page 196)."

The proposed site expansion of nursing or care home facilities is consistent with Plan 2035's Established Communities Designation as it represents context-sensitive infill of an existing institutional site and the creation of additional service capacity for seniors. This expansion conforms to Housing and Neighborhoods Policy 5, p. 190, which states, "Increase the supply of housing types that are suitable for, and attractive to, the County's growing vulnerable populations. These include the elderly, the homeless, and residents with special needs." Strategy HN5.1 states, "Expand housing options by eliminating regulatory barriers to the construction of elderly accessible housing, accessory apartments, and assisted living facilities. Revise the zoning ordinance to encourage a variety of housing types." (p. 190)

Master Plan: The 2010 *Approved Subregion 1 Master Plan* (master plan) recommends a Low-Density Residential land use on the subject property (Map 13, Approved Future Land Use for Subregion 1, p. 160). The master plan does not provide a definition for Low Density Residential land uses. The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) describes Low Density Residential land uses as "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings." (Table 14, Generalized Future Land Use Categories, p.100). The proposed use conforms with the recommended land use. The proposed expansion of an existing residential care-home facility use, while not considered a traditional residential use, is consistent with the 2010 Approved Subregion 1 Master Plan's Low-Density Residential Land Use as it has been permitted by a previous Special Exception; SE-713 and SE-4197.

Pursuant to 27-317(a), Required Findings, of the prior Zoning Ordinance, the requested Special Exception must not substantially impair the integrity of any validly approved Mater Plan or Functional Master Plan, or, in absence of a master Plan, the General Plan. Community Planning staff finds that approval of the Special Exception pertaining to the continued care home facility use on the property and the increased intensity of this land use will not impair the integrity of the Master Plan or Functional Master Plan, or, in absence of a Master Plan, the General Plan.

To support the approval of the Special Exception, the applicant must demonstrate conformance with the following master plan recommended policy, strategy, and design principles.:

"Developing Tier Policy 3: Plan and provide public facilities to support the planned development.

- Balance the pace of development with the ability of the private sector to provide transportation and public facilities, (p. 13)."

Analysis: *The applicant is proposing the build-out of a new driveway with a curb cut and entrance along Powder Mill Road. The driveway extends past the existing Single-Family structure and the applicant states this driveway would be used for on-site staff overflow parking and commercial loading/unloading. The applicant did not include this additional demand within a Traffic Impact Study or other evaluations of the impact of increased use of*

this commercial drive and the connection to the adjacent residential road. The Transportation Planning Section will determine if the applicant has provided both justification and mitigation strategies for this demand.

"Environmental Infrastructure Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded. Reduce the area of impervious surfaces during redevelopment projects.

- Where development proposals contain extensive areas of impervious surfaces (e.g., parking lots, pavement, buildings), use innovative methods or technologies, such as porous pavement and concrete, turf blocks, water detention facilities, and the placement of stormwater retention facilities, to allow water to infiltrate.," (p. 41).

Analysis: *Staff directs the applicant's attention to the importance of environmentally conscious building practices, which should be utilized alongside the proposed addition. The applicant has identified areas where retention ponds and other centralized stormwater facilities will be located. The applicant should endeavor to implement master plan recommendations regarding innovative stormwater runoff materials. The applicant is encouraged to work with the Department of Permiting Inspections and Enforcement (DPIE) to evaluate methods of introducing or incorporating these features and materials into stormwater concepts.*

Aviation/MIOZ: This application is **not** within the Military Installation Overlay Zone and is **not** subject to the requirements for height as outlined in 27-548.54.

SMA/Zoning: The 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* retained the subject property into the R-R (Rural Residential) Zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the Rural Residential (R-R) Zone to the Residential Rural (RR) Zone, effective April 1, 2022.

MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES

None

Cc: Long-Range Agenda Notebook

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

May 8, 2025

MEMORANDUM

TO: Evan King, Development Review Division

FROM: BHP Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: SE-24003: Hillhaven Assisted Living

Prior Conditions of Approval
The site is governed by the prior approved Special Exception (SE)-3505, SE-4197 and subsequent revisions. However, there are no conditions related to this application.

Master Plan Compliance
This application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*.

Right-of-Way (ROW)

Powder Mill Road (MD 212) (C-107); 80-foot ROW

Comment: Both master plans identify the 80-foot ROW and is accurately shown on the plan sheets. The areas of dedication shall be consistent with the approved preliminary plan of subdivision.

Pedestrian and Bike Facilities

Powder Mill Road (MD 212): Bicycle Lane

Comment: Staff recommend a bicycle lane and signage be provided along the property frontage of MD 212 to meet the intent of the MPOT.

Recommendations, Policies, and Goals
The MPOT includes the following recommendations:

> **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.**

Comment: A sidewalk is proposed for the segment of the property frontage of MD 212 to serve the access points and connect to the building entrance along the easternmost access driveway. Due to the topographical issues, the sidewalk along the entire frontage is not feasible. Per correspondence from State Highway Administration (SHA), the sidewalk identified on the plan sheets is practical and the only route to meet ADA compliance. Staff also recommend a bicycle lane and signage be provided along MD 212. ROW along MD 212 is under the jurisdiction of SHA. Any improvements within the ROW of MD 212 are subject to further review will require SHA access permit approval.

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

Comment: Staff recommend a bicycle lane and signage be provided along the property frontage of MD 212 unless modified by the permitting agency.

The 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* recommends the following policies:

> **Policy 2: Provide sidewalks and trail connections within existing communities to improve pedestrian safety, allow for safe routes to schools, and provide for increased nonmotorized connectivity between neighborhoods.**

Comment: A sidewalk is proposed along a portion of the property frontage along MD 212. The site's frontage along MD 212 also includes an existing bus stop, to which the proposed sidewalk will create new connections to the adjacent property. Crosswalks are also proposed crossing all vehicular access points.

Transportation Planning Review:

Zoning Ordinance Compliance

Section 27-317 of the Prince George's County Zoning Ordinance (Ordinance) details the required findings for a special exception. For the purposes of transportation review, Section 27-317 (a) (3) is copied and analyzed below:

> **(a) A special exception may be permitted if:**
>
> > **(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan.**
> >
> > **(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

Comment: The requirement for the special exception is not a true test of adequacy. The site will be subject to a preliminary plan of subdivision (PPS). During that process, the development proposal will be tested for transportation adequacy.

The applicant submitted a traffic analysis for the subject application; the table below summarizes trip generation in each peak-hour that will be used in reviewing traffic for the site.

Trip Generation Summary: SE-24003 Hillhaven Assisted Living								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Nursing Home (Beds, ITE-620)	100	Beds	11	4	15	5	10	15
Assisted Living (ITE-254)	62	Beds	7	4	11	6	9	15
		Total Trips			**26**			**30**
		Increase in Trips			3			4

The proposal to expand the existing facility from 126 beds to 162 beds will result in a net increase of 3 AM and 4 PM peak hour trips. The applicant performed traffic counts and provided an analysis for the traffic impacts at the site access points and the intersection of Powder Mill Road and Cherry Hill. The results show that all intersections will operate within the adequacy standards.

Based on the results of the traffic analysis staff finds that the access points and study intersection will operate acceptably now and, in the future, regardless of the expansion of the existing facility. The current proposal will not adversely affect the health, safety, or welfare of residents or workers in the area.

The site is currently developed with pedestrian and ADA accessible pathways from the parking area to the building entrances. Staff recommend frontage improvements for ADA-compliant sidewalks and bicycle lanes, subject to the approval of SHA.

Access driveways and drive aisles meet the minimum requirement of 22 feet wide. SHA requires the commercial access driveways along MD 212 to meet the minimum 25-foot width, which is reflected on the plan. The easternmost driveway connects Pleasant Acres Drive to MD 212 and can support two-way vehicular traffic. A sidewalk and crosswalk provide a direct pedestrian route along this driveway to the building entrance.

Staff find that the proposed plan with the recommended facilities does not impair the ability to make transportation-related recommendations that are supported by an approved Master Plan or Functional Master Plan.

Conclusion:

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27, and meet the findings for pedestrian and bicycle transportation purposes if the following conditions are met:

1. At the time of preliminary plan, the applicant and the applicant's heirs, successors, and/or assigns shall show these facilities as part of the plan:

a. A standard bicycle lane along the property frontage of MD 212 unless modified by the operating agency with written correspondence.
b. A minimum five-foot-wide ADA-compliant sidewalk along the frontage of MD 212 where feasible, unless modified by the operating agency with written correspondence.

Countywide Planning Division
Prince George's County Planning Department 301-952-3650

April 4, 2025

MEMORANDUM

TO: Evan King, Planner II, Zoning Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Christian Meoli, Planner II, Environmental Planning Section, CWPD *CM*

SUBJECT: **Hillhaven Assisted Living & Rehabilitation Center: SE-24003 and TCP2-007-2025**

The Environmental Planning Section (EPS) has reviewed the above-referenced special exception (SE) application, accepted on February 28, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on March 14, 2025. Revised plans were received on March 28, 2025. The EPS finds the application in conformance with Sections 27-317(a)(3), 27-317(a)(7), 27-296(c)(1)(J), 27-296(c)(1)(K), and 24-131 and recommends approval of SE-24003 and TCP2-007-2025 based on the findings and conditions listed at the end of this memorandum.

BACKGROUND
The EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
SE-4197	TCPI-050-95	Zoning Hearing Examiner	Approved	01/21/1997	N/A
N/A	TCPII-098-96	Staff	Approved	01-06-1997	N/A
ROSP-4197-01	N/A	Planning Board	Approved	10/01/1998	PGCPB No. 98-258
ROSP-4197-02	N/A	Planning Board	Dormant	09/29/2000	N/A
ROSP-4197-03	N/A	Planning Director	Approved	04/26/2017	N/A
ROSP-4197-04	N/A	N/A	Withdrawn	04/26/2024	N/A
NRI-073-2024	N/A	Staff	Approved	08/15/2024	N/A
NRI-073-2024-01	N/A	Staff	Approved	11/21/2024	N/A
SE-24003	TCP2-007-2025	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
The current application is a SE for the development of an addition to an existing nursing and care facility for skilled nursing and associated site improvements.

APPLICABLE ENVIRONMENTAL REGULATIONS
The project is subject to 2024 Woodland Conservation Ordinance (2024 WCO) and the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27 because this is an expansion in use that incorporates new land area into the development.

SITE DESCRIPTION
The subject properties are a total of 8.34 acres and are located on the west side of Powder Mill Road, approximately 200 feet south if its intersection with Pleasant Acres Drive. The site is currently developed with an existing nursing and care facility with associated parking and site improvements. Parcels 108 and 24 both contain a single-family detached dwelling. The current zoning for this site is Residential, Rural (RR); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Rural Residential (R-R) Zone. Regulated environmental features (REF) are present on-site in the form of stream buffers from an on-site stream and associated floodplain. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program and provided on PGAtlas, the site is within a Sensitive Species Review Area and the applicant was provided with protective measures for aquatic habitats supporting potential rare, threatened and endangered species.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

Review of Special Exception SE-4197
The Zoning Hearing Examiner's decision of SE-4197 became final and effective on January 21, 1997, for a nursing home on 6.8 acres of property. The approval conditions, which are environmental in nature, are shown in bold and are addressed below:

1. **In order to prevent further impairment of water quality within the unnamed tributary to Paint Branch, all attempts should be made to incorporate some kind of water quality structure in the rear of the site, upslope of the stream buffer. The stormwater concept plan shall be submitted to the Natural Resources Division prior to Grading Permit issuance. Water quality structures added to the site pursuant to this condition are contemplated by this decision and by themselves are not amendments to the approved site plan.**

Condition 1 was addressed with the issuance of the grading permit and construction of the existing facility.

Review of Revision to Site Plan ROSP-4197-01
The ROSP-4197-01 was approved by the Planning Board on October 1, 1998 (PGCPB Resolution No. 98-258) for the redesign of the parking lot approved with SE-4197, reconfiguration of loading areas, and the increase in the total gross floor area. There are no conditions of approval which are environmental in nature.

Review of Revision to Site Plan ROSP-4197-02
The ROSP-4197-02 was submitted for a variety of site plan revisions, but there is no indication that this application was approved and thus is considered dormant.

Review of Revision to Site Plan ROSP-4197-03
The ROSP-4197-03 was approved by the Planning Director on April 26, 2017, for a 400-square foot addition to the west side of the existing nursing home facility with no conditions of approval.

Review of Revision to Site Plan ROSP-4197-04
The ROSP-4197-04 was submitted for an addition to the existing nursing and care facility, but was withdrawn by the applicant as of April 26, 2024.

MASTER PLAN CONFORMANCE
In conformance with Section 27-317(a)(3) of the prior zoning regulations, the SE shall not substantially impair the integrity of any applicable master plans.

***PLAN PRINCE GEORGE'S* 2035 *APPROVED GENERAL PLAN* (2014)**
The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and within the Established Communities of the General Plan Growth Policy of Plan 2035. This project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

APPROVED SUBREGION 1 MASTER PLAN AND SECTIONAL MAP AMENDMENT (2010)
In the *Subregion 1 Master Plan and Sectional Map Amendment,* the Environmental Infrastructure Section contains goals, policies, and strategies. The text in **BOLD** is the text from the master plan, and the plain text provides comments on the plan's conformance.

Policy 1: Protect, preserve and enhance the identified green infrastructure network within the Subregion 1 plan area.

Strategies

- **Preserve or restore regulated areas designated in the plan's green infrastructure network or through the development review process during the review of land development proposals.**

The proposal directs the new development towards the front of the site in Evaluation Areas, away from Regulated Areas. Impacts to the primary management area (PMA) are proposed for stormwater which are addressed in this memorandum. This application proposes a very minor amount of woodland clearing, 0.03 acre, for the installation of a stormwater outfall. As a result of this application, almost the entirety of the Regulated Areas of the on-site green infrastructure network will be preserved. The applicant has proposed to exceed their woodland conservation requirements and preserve the entirety of the woodland on-site, excluding the 0.03 acre of woodland cleared and woodland in the floodplain. In accordance with Section 24-130(b)(5) all areas within the PMA outside of approved impacts, shall be placed into a protected conservation easement. All woodland conservation will be protected through a woodland and wildlife habitat conservation easement in accordance with Section 25-122(d).

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Strategies

- **Address existing flooding concerns in conformance with the County Code on all new development and redevelopment.**

The approved stormwater management concept plan demonstrates control for both managing the stormwater generated from rainfall on-site and for managing the stormwater.

- **Use Low-Impact Development (LID) stormwater management techniques such as green roofs, rain gardens, innovative stormwater outfalls, underground stormwater management, bioretention with appropriate soil mixtures, green streets, cisterns, rain barrels, grass swales, and stream restoration to the fullest extent possible during the development review process.**

The approved stormwater management concept plan shows the use of micro bioretention. The new facility will treat new stormwater volume as well as untreated stormwater volume from existing site features.

Policy 3: Implement the State Storm Water Management Act of 2007 in Subregion I as of the adoption of this plan to enhance water quality and control flooding in the Anacostia and Patuxent River watersheds.

The site is within the Anacostia River watershed. The approved stormwater management concept plan shows the use of micro bioretention. The new facility will treat new stormwater volume as well as untreated stormwater volume from existing site features.

Policy 4: Implement more environmentally sensitive building techniques and reduce overall energy consumption.

The use of green building techniques and energy conservation techniques should be used as appropriate and will be evaluated by the Development Review Division.

Policy 5: Reduce light pollution and intrusion, especially into the Rural Tier and environmentally sensitive areas.

Minimization of light pollution should be encouraged adjacent to the existing stream and the use of full cut optics is encouraged in these areas.

Policy 6: Reduce air pollution by placing a high priority on transportation demand management (TDM) projects and programs.

Any proposed TDM will be evaluated by the Transportation Planning Section.

Policy 7: Reduce adverse noise impacts to meet State of Maryland noise standards.

Noise standards will be evaluated by the Development Review Division.

CONFORMANCE WITH THE GREEN INFRASTRUCTURE PLAN
The site contains Regulated and Evaluation Areas of the 2017 *Green Infrastructure Plan.* The mapped Green Infrastructure network on this site contains Regulated and Evaluation Areas.

The following policies and strategies are applicable to the subject application. The text in **bold** is the text from the master plan and the plain text provides comments on plan conformance.

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan 2035.

Strategies
1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:

a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.
b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.
c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.
d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.
b. Prioritize use of public funds to preserve, enhance, connect, restore, and protect critical ecological systems.

The proposal directs the new development towards the front of the site in Evaluation Areas, away from Regulated Areas. In a letter dated April 10, 2024, the Maryland Department of Natural Resources Natural Heritage Program determined that the site is located within a Sensitive Species Protection Review Area. The site is not within a Special Conservation Area. This proposal is for a very minor amount of woodland clearing and impact to Regulated Areas for the installation of a stormwater outfall. As a result of this application, almost the entirety of the Regulated Areas of the on-site green infrastructure network will be preserved. The applicant has proposed to exceed their woodland conservation requirements and preserve the entirety of the woodland on-site, excluding the 0.03 acre of woodland cleared and areas of wooded floodplain.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.

2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.

2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

The site does not contain Network Gaps. In accordance with this master plan policy and strategies, Subtitles 24-130(b)(5), 27-317(a)(7), and 25-121(b), on-site woodland preservation is proposed which will improve the green infrastructure network. Almost the entirety of the Regulated Areas of the on-site green infrastructure network will be preserved. The applicant has proposed to exceed their woodland conservation requirements and preserve the entirety of the woodland on-site, excluding the 0.03 acre of woodland cleared and areas of wooded floodplain.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.

No new culverts, bridges, or roads are proposed.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

The applicant has proposed to exceed their woodland conservation requirements and preserve the entirety of the woodland on-site, excluding the 0.03 acre of woodland cleared and woodland in the floodplain. In accordance with this master plan policy, Subtitles 24-130(b)(5), 27-317(a)(7), and 25-121(b), all areas within the PMA outside of approved impacts, shall be placed into a protected conservation easement, while all woodland preservation will be protected through a woodland and wildlife habitat conservation easement in accordance with Section 25-122(d).

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.

In accordance with this master plan policy, Subtitles 24-130(b)(5), 27-317(a)(7), the application limits impact to the REF. State regulations require that developments treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. The approved stormwater concept plan shows the use of four planter boxes, three micro-bioretention, and one filterra stormwater management facility.

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

The majority of the wooded stream buffer will be preserved. The applicant has submitted a statement of justification (SOJ) for not reforesting a total of 0.2 acres of unforested stream buffer and EPS staff is in agreement that the areas of unforested stream buffer are not suitable for the establishment of new planting material as these areas have existing utilities and stormwater management facilities.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

In accordance with this master plan policy, Subtitles 24-132, 27-317(a)(7), and 25-121(b), the woodland conservation requirement will be fully met on-site through woodland preservation. This use of off-site banking or fee-in-lieu is not requested.

7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.

Retention of existing woodlands and planting of native species on-site is required by both the 2018 Environmental Technical Manual (ETM) and the Prince George's County Landscape Manual.

7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.

Retention of existing woodlands and planting of native species on-site is required by the Landscape Manual, with both counting toward the tree canopy coverage requirement for the development. In accordance with this master plan policy, Subtitles 24-132(a), 27-317(a), and Subtitle 25 Division 3, woodland conservation and tree canopy coverage requirements are proposed to be met with 2.01 acres of on-site woodland preservation.

Forest Canopy Strategies

7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.

This application proposes 0.03 acre of woodland clearing for the installation of a stormwater management outfall. The edge will be planted with landscape plantings in accordance with Landscape Manual buffer requirements.

7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.

This site does not contain the potential for forest interior dwelling species (FIDS). In a letter dated April 10, 2024, the Maryland Department of Natural Resources Natural Heritage Program determined that the site is located within a Sensitive Species Protection Review Area. In accordance with Section 24-130(b)(5) all areas within the PMA outside of approved impacts, shall be placed into a protected conservation easement. All woodland preservation will be protected through a woodland and wildlife habitat conservation easement in accordance with Section 25-122(d).

7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.

The applicant proposes clearing 0.03 acre of woodland for installation of a stormwater management installation near the northwest corner of the existing care facility building. The total woodland conservation requirement for this project is 1.56 acres, which is proposed to be met and exceed with the preservation of all remaining 2.01 acres of woodland outside of the floodplain.

ENVIRONMENTAL REVIEW

Natural Resources Inventory

Section 27-296(c)(1)(J) requires an approved natural resource inventory (NRI) plan with special exemption (SE) applications. The NRI-073-2024 was approved on August 15, 2024, but it was determined that the environmental feature calculations had an error. A revision, NRI-073-2024-01, was approved on November 21, 2024, to correct the calculations. The on-site REF are in the rear of the site and include a stream, stream buffer, floodplain, and steep slopes. There are 18 specimen trees on-site. An additional tree, T17 was field surveyed and listed in the specimen tree table due to its double trunk; however, post-field work analysis concluded that this tree is 26 inches diameter at breast height (DBH) and does not meet the qualification of a specimen tree. The site contains 0.67 acre of floodplain and 2.71 acres of woodland. In a letter dated April 10, 2024, the Maryland Department of Natural Resources Natural Heritage Program determined that the site is located within a Sensitive Species Protection Review Area.

The provisions of Prince George's County Council Bill CB-022-2024 came into effect July 1, 2024, and established a minimum stream buffer of 100 feet for properties outside of a transit-oriented center. The NRI-073-2024-01 depicts the 100-foot stream buffer in accordance with CB-022-2024; however, this project is submitted under the provisions of the prior Zoning Ordinance and is not subject to CB-022-2024. EPS staff communicated to the applicant that the NRI should depict the 100-foot buffer to avoid a revision to the plan, but the accompanying TCP2 would be subject to a 75-foot stream buffer. The SE and TCP2 show all the required information correctly in conformance with the NRI, apart from the prior 75-foot stream buffer. No revisions are required for conformance with the NRI.

Woodland Conservation

This property is subject to the provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) because the application was accepted after June 30, 2024. Pursuant to Section 25-119(a)(2)(C) of the 2024 WCO, a Type 2 tree conservation plan (TCP2) was submitted for review with this SE since the SE plan will be used for grading and permitting. The minimum woodland conservation threshold for the prior R-R Zone is 20 percent of the net tract area or 1.53 acres.

During the NRI review, the Maryland Department of Natural Resources Natural Heritage Program provided the applicant with protective measures for aquatic habitats supporting potential rare, threatened and endangered species. The draft TCP2 is in accordance with Recommendation 1(a) to address stormwater management runoff through methods such as bioretention and Recommendation 2(a) to minimize clearing and retain forest. The applicant proposes clearing 0.03 acre for the installation of a stormwater management outfall near the northwest corner of the existing care facility building. The total woodland conservation requirement for this project is 1.56 acres, which is proposed to be met and exceed with the preservation of all remaining 2.01 acres of woodland outside of the floodplain.

Per Section 25-121(c)(1)(C) of the 2024 WCO after meeting all other requirements, all remaining unforested riparian buffers on-site shall be afforested and reforested or provide a statement of justification (SOJ) justifying the reasons for not meeting this requirement. The applicant has submitted an SOJ for not reforesting a total of 0.2 acre of unforested stream buffer and EPS staff is in agreement that the areas of unforested stream buffer are not suitable for the establishment of new planting material as these areas have existing utilities and stormwater management facilities.

Two specimen trees are proposed to be removed with this application. The applicant will be required to either replace the specimen trees with a total of 18 inches of DBH or a fee-in-lieu of $250 per inch diameter of replacement requirement. The specimen tree worksheet proposes a replacement that well exceeds the requirement (a total of 124 trees) and appears to be a typographical error. All specimen tree mitigation planting must be separate from any other planting requirements, such as for Landscape Manual requirements. At time of certification, the TCP2 shall be revised to identify locations of proposed specimen tree replacement planting per the Subtitle 25-119(d)(7)(A) tree removal worksheet.

Specimen Trees
Specimen trees are required to be protected under Section 24-4301 of the Environmental Standards of the Subdivision Regulations.

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." The code, however, is not inflexible.

The authorizing legislation of Prince George's County's WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in Prince George's County's 2024 WCO are set forth in Section 25-119(d). Section 25-119(d)(6) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance from Section 25-122(b)(1)(G) is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25 (the 2024 WCO), provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by a statement of justification (SOJ) stating the reasons for the request and how the request meets each of the required findings. A Subtitle 25 variance application and a SOJ in support of the variance were submitted with this application. This variance requests the removal of T2 and T18. Pursuant to the 2024 WCO, Section 25-119(d)(7), the removal of specimen trees are subject to replacement requirements if the variance is approved.

Specimen Tree No.	Common Name	Scientific Name	DBH (Inches)	Condition Rating	Condition Comments	Disposition
T2	American sycamore	*Platanus occidentalis*	38	Average	English ivy, broken limbs	To be removed
T18	Silver maple	*Acer saccharinum*	34	Average	Broken branches, English ivy, wisteria surrounding plant	To be removed

Note: T19 is a willow oak which is a species with medium to good tolerance and is proposed to have 19.5 percent critical root zone (CRZ) impact. T19 is proposed to be retained and is not requested for removal. An additional tree, T17, was surveyed and listed on the specimen tree table due to its double trunk; however, post field work analysis concluded that this tree is less than 30 inches in DBH and does not meet the qualification of a specimen tree and is not evaluated here.

Evaluation
Section 25-119(d) contains six required findings [text in **bold** below] to be made before a variance from the 2024 WCO can be granted. An evaluation of this variance request with respect to the required findings is provided below.

(A) Special conditions peculiar to the property have caused the unwarranted hardship

In relation to other properties in the area, special conditions peculiar to the subject property would cause an unwarranted hardship if the applicant were required to retain the specimen trees. Those "special conditions" relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

The SOJ indicates that the expansion of the existing facility is limited due to the location of steep slopes and REF in the rear of the property, leaving limited areas for additional development at the front of the site when considering requirements for parking and stormwater management. Due to the limited developable space, two specimen trees are proposed to be removed due to impacts to their CRZ exceeding 30 percent.

T2 is an American sycamore which is a species with medium construction tolerance and is proposed to have 46 percent of CRZ impact. T2 is located along the eastern property boundary of the site and is already impacted due to an existing driveaway. This existing access point is required to be widened due to fire access regulations for access of emergency vehicles. This access point was requested to be relocated southerly from its current location to comply with the buffering requirements of the Landscape Manual which requires screening for incompatible uses adjacent to residential areas. Due to these requirements, the driveway improvements will require the removal of T2.

T18 is a Silver maple species with poor construction tolerance that is limited by physical injury and root zone impacts and is proposed to have 80 percent of CRZ impact. The tree is located along the site's frontage away from REF in the preferred area of development and is proposed to be impacted by the building addition and associate parking

Alternative designs such as expansion of development in the rear property would also require removal of specimen trees and additional impacts to REF. Under this proposal, the majority of the specimen trees are retained in the rear of the lot and are proposed to be included in areas of woodland preservation. If the site were to be majorly reconstructed, it would constitute hardship as it would require the relocation of existing residents in the existing assisted living facility. To save these trees and limit the impacts to the CRZs would cause the applicant an unwarranted hardship.

B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their CRZ, would deprive the applicant of rights commonly enjoyed by others in similar areas with comparable zoning.

All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of 2024 WCO as codified in Subtitle 25 and in the 2018 Environmental Technical Manual (ETM) for site specific conditions. Specimen trees grow to such a large size because they have been left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site.

When other development proposals encounter trees in a similar condition and in a similar location on a site, the same considerations were provided during the review of the required variance application.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants

Not granting the variance would prevent the project from being developed in a functional and efficient manner like other developments of similar size and use. This is not a special privilege that would be denied to other applicants. When other properties contained specimen trees of this species in a similar condition and location on a site, the same considerations were provided during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant. The removal of the specimen trees would be the result of the construction site improvements, including stormwater management and parking facilities. The request to remove the trees is solely based on the location on the site, the species, and the condition of the trees with respect to the location of the improvements.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property

There are no existing conditions on the neighboring properties or existing building uses that have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size under natural conditions and have not been impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality

Granting this variance request will not violate State water quality standards nor cause measurable degradation in water quality. Requirements regarding stormwater management (SWM) will be reviewed and approved by the Department of Permitting, Inspections and Enforcement. Erosion and sediment control requirements are reviewed and approved by the Prince George's County Soil Conservation District. Both SWM and sediment and erosion control requirements are to be met in conformance with State and local laws to ensure that the quality of water leaving the site meets the State's standards. State standards are set to ensure that no degradation occurs.

Recommendation of Variance Request
The required findings of Section 25-119(d) of the 2024 WCO have been adequately addressed for the removal of two specimen trees, identified as T2 and T18 on the TCP2. Staff recommend that the Planning Board approve the requested variance for the removal of two specimen trees for the construction an addition to an existing nursing and care facility with associated site improvements, as shown on TCP2-007-2025.

Regulated Environmental Features (REF)
Section 27-285(b)(5) of the Zoning Ordinance states that the Planning Board may approve a SE 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 Section 24-130(b)(5) of the Subdivision Ordinance. The on-site REF includes streams, 100-year floodplain, associated buffers, and steep slopes.

Section 24-130(b)(5) of the Subdivision Ordinance states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impact 1 – 0.03 acre (1,301 square feet)
This impact is for the colocation of a proposed stormwater management outfall and utility line. The impact is proposed at the place of least impact and is considered necessary. 237 square feet of this impact is temporary for site access. Staff is in support if Impact 1 as proposed and shown on the approved stormwater management plan.

Impact 2 – 270 square feet
This impact is for an existing stormwater management facility that was constructed with TCPII-098-96. This feature is shown on the approved stormwater management plan, and it is proposed to remain. Relocating this existing feature outside of the PMA would require additional impacts to the PMA to remove the feature and would result in increased stormwater management requirements. Staff is in support of Impact 2 as proposed and shown on the approved stormwater management plan.

Conclusion
Two PMA impacts are proposed with this application. Both impacts are associated with the site's stormwater management and are considered necessary impacts.

Stormwater Management
In accordance with Section 27-317(a)(5) and (7), an approved Concept Plan (#43689-2024-SDC/P00880-2024-SDC) was submitted with the revised material, which shows the use of micro-bioretention, planter box, and filterra. This stormwater management plan was approved on November 26, 2024, and expires on November 26, 2027.

Only the proposed outfalls and utility connections impact the PMA.

Soils
In accordance with Section 24-131, this application was reviewed for unsafe land restrictions. This application will use the prior Subdivision Regulations, and Section 24-131(a) states "The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes."

According to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service Web Soil Survey, soils present include Christina-Downer complex, Sassafras-Urban land complex, and Sassafras and Croom soils. A geotechnical report was included with this application which included a global stability investigation and analysis for the proposed retaining wall in accordance with Techno-Gram 002-2021 Retaining Wall requirements. There are no geotechnical concerns with this application.

Erosion and Sediment Control
Development shall comply with the requirements for sedimentation and erosion control in accordance with accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code. The County requires the approval of an Erosion and Sediment Control Plan. The TCP2 must reflect the ultimate limits of disturbance (LOD), not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. Prior to certification of the TCP2, a copy of the Erosion and Sediment Control Technical Plan must be submitted so that the ultimate LOD for the project can be verified and shown on the TCP2.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS has completed the review of SE-24003 and TCP2-007-2025, and recommends approval, subject to the following findings and conditions:

Recommended Findings

1. The required findings of Section 25-119(d) have been adequately addressed for the removal of two specimen trees identified as T2 and T18.

2. In conformance with Section 24-130(b)(5) of the prior Subdivision Regulations, based on the level of design information currently available, the limits of disturbance shown on the Type 2 tree conservation plan, and the Impact exhibits provided, the regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible. Staff find that the primary management area (PMA) Impacts 1 and 2 are necessary for construction and are reasonable for the orderly and efficient redevelopment of the subject property.

Recommended Conditions:

1. Prior to certification of the special exception, revise the Type 2 tree conservation plan to identify the location of proposed specimen tree replacement planting per the Subtitle 25-119(d)(7)(A) tree removal worksheet.

2. In accordance with Section 25-122(d), prior to the certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

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

3. Prior to certification of the Type 2 tree conservation plan, a copy of the draft Erosion and Sediment Control Technical Plan must be submitted so that the ultimate limits of disturbance for the project can be verified and shown on the Type 2 tree conservation plan.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section

301-952-3680

April 21, 2025

MEMORANDUM

TO: Evan King, Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division ***TWG***

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division ***JAS***
Tyler Smith, Historic Preservation Section, Countywide Planning Division ***TAS***
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division ***AGC***

SUBJECT: **SE-24003 Hillhaven Assisted Living and Rehabilitation Center**

The subject property comprises 8.34 acres and is located on the west side of Powder Mill Road, approximately 200 feet south of its intersection with Pleasant Acres Drive. The subject property was zoned Rural Residential(R-R), per the prior Zoning Ordinance, and is located within the 2010 *Approved Subregion 1 Master Plan* area. The subject application proposes an addition to an existing nursing and care facility containing 36 skilled nursing beds, additional parking, and associated improvements.

Parcel 23 is adjacent to the Gallant House (Historic Site 61-013) located at 3124 Powder Mill Road. Gallant House is a multipart frame, gable-roof house with a two-and-one-half-story antebellum main block and twentieth-century additions. The house was built in the mid-nineteenth century and rebuilt in the 1920s. The nucleus of the structure was used as a dwelling for Owen Carroll, who operated a nearby mill. The 1920s reconstruction incorporated Craftsman-style decorative details.

The 2010 *Approved Subregion 1 Master Plan* contains goals and policies related to historic preservation (pages 101-142). One strategy of *Policy: Preserve and Maintain Natural Environment* regarding the Calverton Living Area is to *establish and maintain the historic Powder Mill and Gallant House sites, as well as the Paint Branch Stream and valley as a gateway/wooded area* (page 117).

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 two-story south elevation of the proposed addition facing the historic site will be clad mostly in brick, with some cementitious siding panels. The subject site does not adjoin the Gallant House Historic Site; therefore, a landscape buffer is not required to separate the uses. However, a 4.7-1 landscape buffer will be provided between the subject property and the existing single-family detached dwelling on Parcel 22, at 3202 Powder Mill Road. The elevation closest to the Gallant House will have a 50-foot building setback with a 20-foot-deep landscape yard.

The elevation closest to the Gallant House will be buffered with plantings including Redbud, Black Gum, Dwarf Southern Magnolias, American Hollys, and Canadian Service Berry. The proposed buffer will soften the impact on the Gallant House Historic Site.

The applicant's proposed lighting plan for the building addition on Parcel 23, adjacent to the Gallant House Historic Site, includes a single, wall-mounted, full-cutoff LED light. The illuminance levels along the portion of the property adjacent to the Historic Site range from 0.0 to 0.1 foot-candles, with an average of 0.021 foot-candles along the property line. The proposed lighting should minimize the spillover of light onto the Gallant House Historic Site.

Historic Preservation staff recommends the approval of SE-24003, Hillhaven Assisted Living and Rehabilitation Center, with no conditions.

April 4, 2025

MEMORANDUM

TO: Evan King, Planner II, Zoning Section

FROM: Mara Greenwell, Planning Technician III, Permit Review Section

SUBJECT: SE-24003 Hillhaven Assisted Living & Rehabilitation Center

1. Provide parking space dimensions on the site plan.
2. Provide drive aisle widths and arrows on the site plan.
3. Provide the building dimensions, height width and square footage on the building.
4. Provide proposed building setbacks on the site plan.
5. The Permit Review Section offers no additional comments at this time on this development application.

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department Headquarters

Office of the Fire Marshal

March 17, 2025

Evan King, Planner II
Zoning Section
The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

Dear Mr. King:

The Office of the Fire Marshal of the Prince George's County Fire/EMS Department has reviewed the referral for SE-24003 Hillhaven Assisted Living & Rehabilitation Center. We have the following comment:

1) Please provide entrance drive aisles with at least 22' of clear width in accordance with County Subtitle 11-276. The southern entrance appears to diminish to 19.8'.

Sincerely,

James V. Reilly
Project Coordinator III

MEMORANDUM

April 4, 2025

TO: Evan King, Urban Design Section
Development Review Division, M-NCPPC

FROM: Rey De Guzman, P.E., Associate Director *Reynaldo de Guzman*
Site/Road Plan Review Division, DPIE

Re: Hillhaven Assisted Living & Rehabilitation Center
SE-24003

CR: Powder Mill Rd (MDSHA)
Pleasant Acres Dr (County)

This memorandum is in response to the SE-24003 Hillhaven Assisted Living & Rehabilitation Center referral. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The proposed development is located on the west side of Powder Mill Road. Approximately 200 feet south of its intersection with Pleasant Acres Drive.

- The development consists of adding an addition to an existing nursing and care facility, additional parking & associated site improvements.

- SE-24003 is consistent with the Site Development Concept 43689-2024-SDC, approved on November 26, 2024

- DPIE has no objections to SE-24003

<u>DPIE Site Road Traffic Comments:</u>

- In the fine grading permitting stage, the applicant shall provide ultimate ROW frontage improvements along Pleasant Acres Drive. Improvements include, but are not limited to, right-of-way dedication, 5-foot sidewalks, grass buffer, ADA-compliant pedestrian ramps with detectable warning surfaces (DWS), street trees, and LED streetlights.

- There is a state-maintained roadway fronting this site along Powder Mill Road (MD 212). As such, we defer all other comments on this roadway to MDOT- SHA.

DPIE Water and Sewer Comments:

- No Comments.

DPIE Floodplain Comments:

- FPS 850148 governs. Floodplain easement is required at the time of technical stage.

- DPIE has no objection to SE-24003

If you have any questions or require additional information, please contact Mr. Koji Harada, P.E., the District Engineer for the area, at (301) 636.2060.

cc: Koji Harada, P.E., District Engineer, S/RPRD, DPIE
Hillhaven SNF Realty LLC, 3210 Powder Mill Road Adelphi, MD 20783
AMT Engineering, 700 King Farm BLVD, Suite 300, Rockville, MD 20850

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

November 10, 1998

MEMORANDUM

TO: Faroll Hamer
Development Review Division
Maryland National Capital Park and Planning Commission

FROM: Clerk of the Council

RE: Notification concerning: ROSP SE-4197/01

Location: Northwest side of Powder Mill Road, 200 feet south of Pleasant Acres Drive, 3210 Powder Mill Road; 6.84 acres; R-R Zone

Name: Joyce Malin

This is to advise you that:

(X) No appeal was received during the 30-Day period. Therefore, the Planning Board's decision stands final.

PRINCE GEORGES COUNTY
SPECIAL EXCEPTION
APPLICATION NUMBERS

SE 7 13

S.E. # 713

Date 11/30/61

Receipt # 6248

By C.C.N

GRANTED

APPLICATION FOR SPECIAL EXCEPTION

PRINCE GEORGE'S COUNTY, MARYLAND

November 6, 19 61

Grace E. Smith

I, and Cleo B. Smith
(Name of Applicant)

owner/~~agent~~ hereby make application for permission to use for the purposes

of ~~GUEST HOME FOR NOT EXCEEDING FIVE (5)~~ NURSING
(Intended use)

Nursing Home

the premises of a parcel of land containing .587 of an acre, being
(Description and location of property)

part of the Childress Tract in Vansville (1st) District, located

on the northerly side of Powder Mill Road, now known as 3210 Powder Mill Road, Hyattsville, Maryland

now zoned R-R
(Zoning Classification)

Grace E. Smith
Cleo B. Smith
(Signature of Applicant)

3214 Powder Mill Road
(Post Office address of applicant)

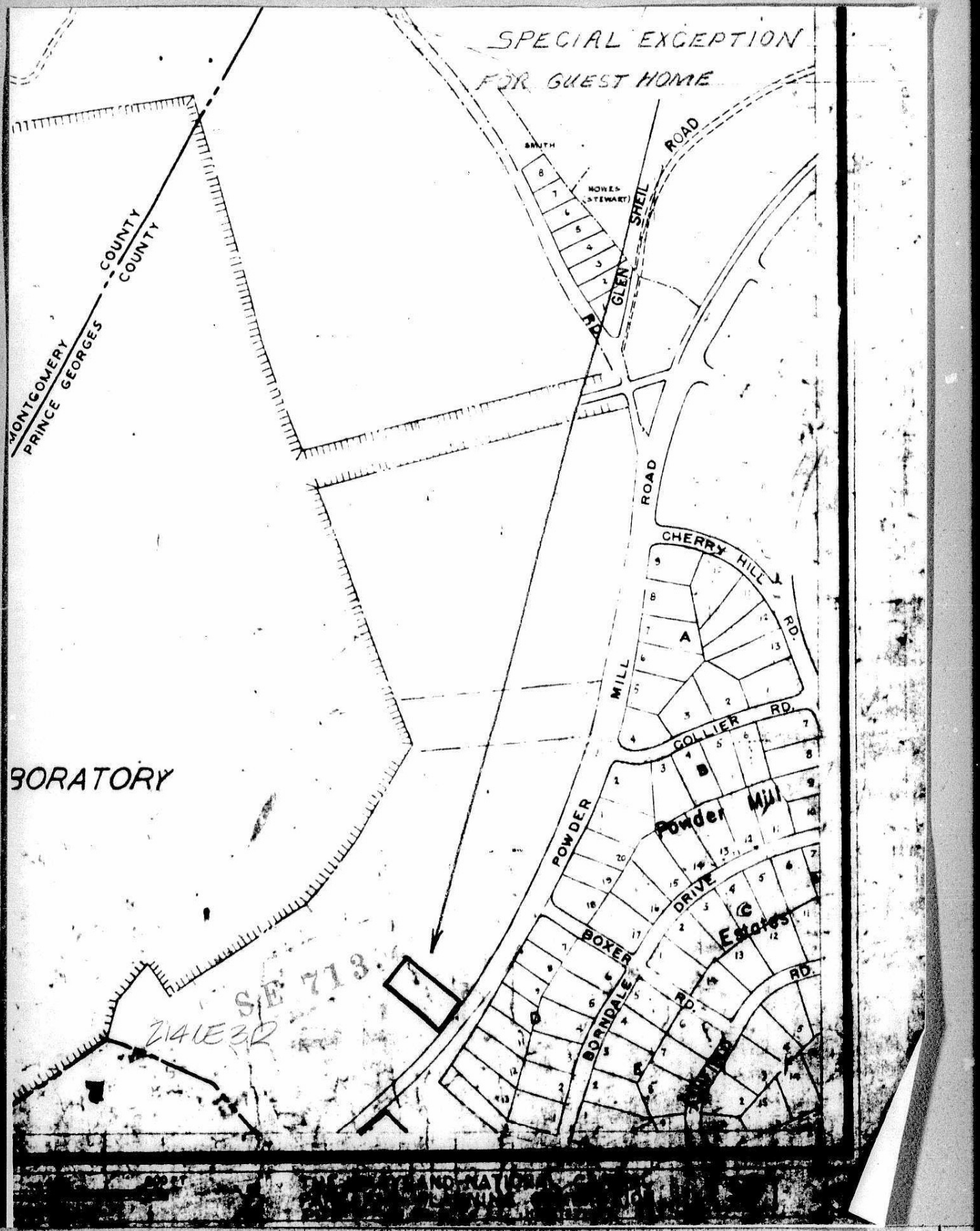
Hyattsville, Md.

We 5 6116
(Telephone number of applicant)

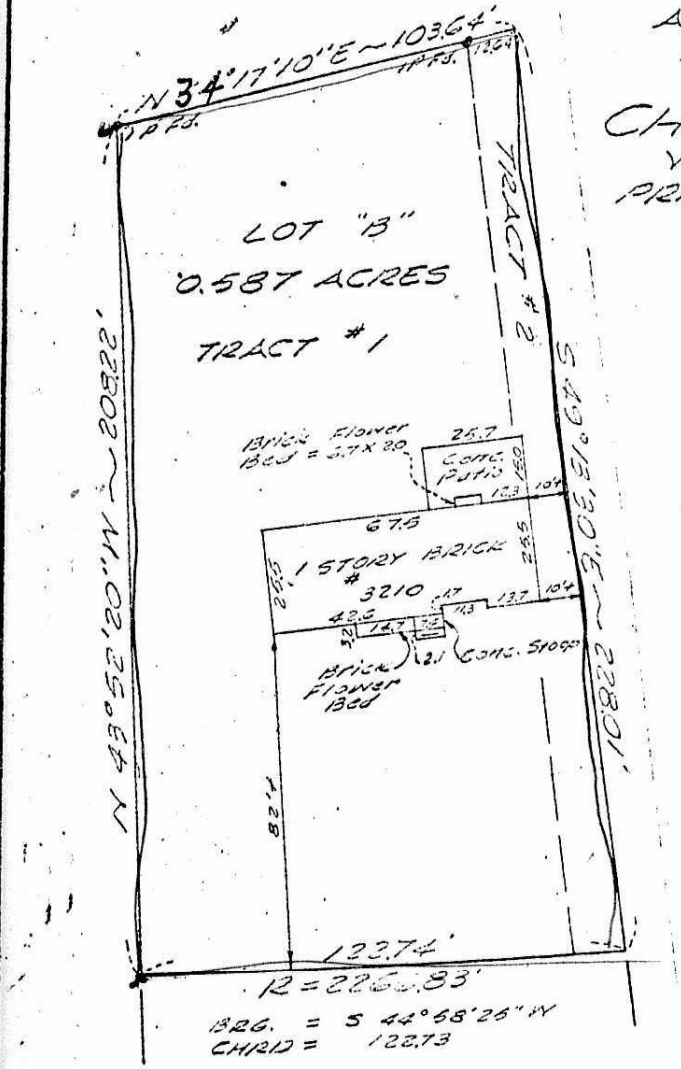
RECEIVED
NOV 6 1961

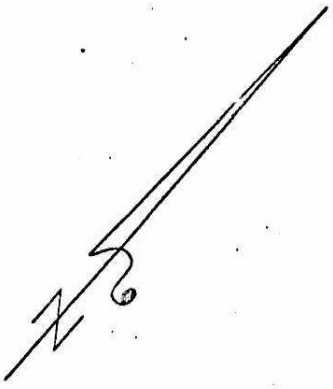
MD. NATL. CAP. PK. & PL. COMM.
PR. GEO. REGIONAL OFFICE
RECEIVED
NOV 30 1961
PLANNING & ENGINEERING DEPT.
Ref. to

S E 713


SPECIAL EXCEPTION
FOR GUEST HOME
SMITH
HOWES (STEWART)
GLEN SHEIL ROAD
RD.
MONTGOMERY COUNTY
PRINCE GEORGES COUNTY
ROAD
CHERRY HILL RD.
MILL
COLLIER RD.
POWDER
Powder Mill
DRIVE
Estates
BOXER RD.
BORNDALE
RD.
BORATORY
SE 713
214 E 3 R

HOUSE LOCATION
3210 POWDER MILL ROAD
LOT "B" AND
ADJACENT 12.5' IN WIDTH BY
FULL DEPTH OF 25' R/W
PART OF THE
CHILDRESS TRACT
YANSVILLE DISTRICT
PRINCE GEORGES COUNTY
MARYLAND





POWDER MILL 50' ROAD

M.T. # 11458

Note: Lot corners have not been set by this survey; unless otherwise indicated 12-56-64

ENGINEER'S CERTIFICATE	REFERENCE	PARKWAY SURVEYS
I hereby certify that I have carefully surveyed the property shown and described hereon, in accordance with record description, and have located all of the existing improvements thereon by a transit-tape, and that corners have been found or placed as shown, and that there are no encroachments either way across the property except as indicated. Clinton B Light Jr. P.E. & L.S. MD# 715	Plat Book: Plat Number: Liber: 1528 Folio: 329	6219 BALTIMORE AVENUE RIVERDALE, MARYLAND UN 4-7458 Checked: IS Scale: 1"=40' Date: 7-13-64 Record No. 54-2333

TRANSCRIPT OF PROCEEDINGS

BOARD OF COUNTY COMMISSIONERS
FOR
PRINCE GEORGE'S COUNTY
SITTING AS THE DISTRICT COUNCIL
ZONING HEARING

Application of:

Grace E. Smith, et al.

} Number
Special Exception

Hyattsville, Maryland
County Service Building
Dec. 15, 1961

SE 713

HART & HARKINS
SHORTHAND AND STENOTYPE REPORTING
930 F STREET, N.W. WASHINGTON, D. C.
NATIONAL 8-0343

Blair
by db

BOARD OF COUNTY COMMISSIONERS

FOR

PRINCE GEORGE'S COUNTY

SITTING AS

THE DISTRICT COUNCIL

- - - - - -

ZONING HEARING

Application of	:	
	:	
GRACE E. SMITH and	:	
CLEO B. SMITH,	:	Special Exception
Owners.	:	

Friday, December 15th, 1961
County Service Building
Hyattsville, Maryland

The application of GRACE E. SMITH and CLEO B. SMITH, Owners, for permission to use fot the purposes of guest home for not exceeding five (5) the premises of a parcel of land containing .587 of an acre, being part of the Childress Tract in Vansville (1st) District, located on the northerly side of Powder Mill Road, now known as 3210 Powder Mill Road, Hyattsville, Maryland, now zoned R-R, came on for hearing before the Board of County Commissioners for Prince George's County, sitting as the District Council, on Friday, December 15th, 1961, County Service Building, Hyattsville, Maryland,

at 1:55 p.m., Friday the 15th of December, 1961, County Service Building, Hyattsville, Maryland, President Jesse S. Baggett presiding.

PRESENT:

JESSE S. BAGGETT: Chairman
HERBERT W. REICHELT, Commissioner
FRANK J. LASTNER, Commissioner
A. PRESTON PERRIE, Commissioner
M. BAYNE BROOKE, Commissioner

STAFF MEMBERS:

D. LEONARD DYER, Clerk
ROBERT B. MATHIAS, County Attorney
MRS. KATHERINE PUMPHREY, Secretary

Appearing on behalf of the petitioners:

J. EDWIN HUTCHINSON, ESQUIRE

Also present:

C. WARREN GIAUQUE,
On behalf of the Maryland-National Capital Park and Planning Commission

- - - - -

P R O C E E D I N G S

CHAIRMAN BAGGETT: Next case please?

MR. DYER: Application of Grace E. Smith and Cleo B. Smith, Owners, for permission to use for the uporses of guest house for not exceeding five (5) the premises of a parcel of land containing .587 of an acre being part of the Childress Tract in Vansville (1st) District, located on the

northerly side of Powder Mill Road, now known as 3210 Powder Mill Road, Hyattsville, Maryland, now zoned R-R.

MR. HUTCHINSON: My name is J. Edwin Hutchinson --

MR. MATHIAS: What would this be -- a rooming house?

MR. HUTCHINSON: No, what it really is is a nursing home for old people. They have it adjoining the property now, and they are converting this property.

MR. MATHIAS: Well, here is the situation: they have a guest home, have they not, for not exceeding five persons?

COMMISSIONER REICHELT: It is not an overnight place, is it -- stopping overnight?

MR. HUTCHINSON: No.

COMMISSIONER REICHELT: Well, it is a guest home.

CHAIRMAN BAGGETT: Off the record.

(Off the record.)

COMMISSIONER PERRIE: Back on the record.

We had better see if there is anyone opposing it.

CHAIRMAN BAGGETT: Yes.

Is there any opposition to this application of Grace E. Smith and Cleo B. Smith, Owners, for permission to use, for the purposes of guest home, for not exceeding five, the premises of a parcel of land being part of the Childress Tract in Vansville, (1st) District?

COMMISSIONER LASTNER: I move that special exception

of Grace E. and Cleo B Smith, Owners, for permission to use for the purposes of a care or nursing home for not exceeding five persons, be approved.

COMMISSIONER REICHELT: Second the motion.

CHAIRMAN BAGGETT: Will all those in favor of the motion let it be known by saying "aye"?

All those opposed?

It is so ordered.

(Therepon, at 2:00 p.m., the hearing in the above-entitled matter was concluded.)

Taken and transcribed
by Joan C. Blair
Hart and Harkins

OFFICE OF

COUNTY COMMISSIONERS

Prince George's County

UPPER MARLBORO, MARYLAND

#5

November 6, 19 61

PUBLIC HEARING on APPLICATION FOR SPECIAL EXCEPTION of

Grace E. and Cleo B.Smith

for Guest Home

has been set for FRIDAY, DECEMBER 15, 19 61,

at 1:30 P. M., at the Office of the County Commissioners of Prince George's County, County Service Building, Hyattsville, Maryland.

D. Leonard Dyer

PLEASE BE PRESENT AT THIS HEARING

cr Clerk.

DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY, MARYLAND

ZONING PROPOSAL NO. 286 - 1968

ZONING RESOLUTION NO. 286 - 1968

To grant a special exception to the Zoning Regulations for the Maryland-Washington Regional District of Prince George's County.

WHEREAS a petition for a special exception to the Zoning Regulations has been filed by Cleo B. and Grace E. Smith, Owners, Blair H. Smith, Attorney, (Application No. 1757)

to use the property known as 3210 Powder Mill Road, located on the north side of Powder Mill Road approximately 180 feet west of Pleasant Acres Drive, containing 31,260± square feet,

in the R-R zone for the purpose of a nursing home where eleven (11) or more persons are cared for (to maximum of 18),

WHEREAS after public hearing the County Commissioners for Prince George's County, sitting as the District Council of the Maryland-National Capital Park and Planning Commission, has found that the proposed use is in harmony with the purpose and intent of the general plan for the physical development of the District, and will not affect adversely the health and safety of the residents or workers in the area and will not be detrimental to the use of development of adjacent properties or the general neighborhood,

SECTION 1. Be it resolved by the County Commissioners for Prince George's County, sitting as the District Council of the Maryland-National Capital Park and Planning Commission. That the special exception as requested be and it is hereby granted, subject to a limitation of no more than 18 patients.

SECTION 2. And be it further resolved, That this resolution shall take effect from the date of its adoption.

ADOPTED THIS 17th DAY OF July 1968

COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY, MARYLAND.

ATTEST:

Edward J. Schmuhl
CLERK

BY Gladys Noon Spellman
PRESIDENT

SE 1757

PRINCE GEORGE'S COUNTY
Courthouse, Upper Marlboro, Maryland 20870
TELEPHONE: 627-3000 (AREA CODE 301)

COUNTY COMMISSIONERS
GLADYS NOON SPELLMAN, CHAIRMAN
FRANCIS B. FRANCOIS, VICE CHAIRMAN
FRANCIS J. ALUISI
JESSE S. BAGGETT
M. BAYNE BROOKE

OFFICE OF CLERK TO
COUNTY COMMISSIONERS

NO. S.E. #1757
SMITH

NOTICE OF FINAL DECISION
OF DISTRICT COUNCIL

Pursuant to Section 79(e), Chapter 780, Laws of Maryland, 1959, as amended by Chapter 898 of the Laws of Maryland, 1965, requiring service of the final decision of the District Council, you will find enclosed herewith a copy of the Board Order setting forth the action taken by the District Council in your case on July 17, 1968.

CERTIFICATE OF SERVICE

This is to certify that on August 9, 1968, the above notice and attached Board Order were mailed, postage prepaid, to the following named persons of record at the District Council's Hearing:

Blair H. Smith, Esq.
Applicant or Applicant's Representative

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Anthony J. Goldwin

Oscar F. Ellis

SE 1757

Jean M. Schmuhl, Clerk
Board of County Commissioners

jb

24. PROPOSAL NO. 286 - 1968, RESOLUTION NO. 286 - 1968

Upon motion of Commissioner Baggett, seconded by Commissioner Brooke, and unanimously passed, it was Ordered that Application No. 1757, CLEO B. AND GRACE E. SMITH, Owners, Blair H. Smith, Attorney, for a SPECIAL EXCEPTION to use the premises now known as 3210 Powder Mill Road, located on the north side of Powder Mill Road approximately 180 feet west of Pleasant Acres Drive, containing 31,260± square feet, property now zoned R-R, for the purpose of a NURSING HOME WHERE ELEVEN (11) OR MORE PERSONS ARE CARED FOR (TO MAXIMUM OF 18), be APPROVED, subject to a limitation of no more than 18 patients.

Commissioners Francois, Aluisi, Baggett, and Brooke voted in the affirmative.

25. PROPOSAL NO. 287 - 1968, RESOLUTION NO. 287 - 1968

Upon motion of Commissioner Baggett, seconded by Commissioner Brooke, and unanimously passed, it was Ordered that Application No. 1760, UNIVERSITY OF MARYLAND, OWNER, AND POTOMAC ELECTRIC POWER CO. (PEPCO), CONTRACT PURCHASER, Thomas E. O'Dea, Attorney, for a SPECIAL EXCEPTION to use the premises located on the east side of PEPCO's Takoma/Burtonsville transmission line right-of-way, having frontage on the north side of Metzerott Road, approximately 2,000 feet east of its intersection with Adelphi Road, containing 29.275± acres, property now zoned R-R, for the purpose of ERECTING AND MAINTAINING THEREON PUBLIC UTILITY BUILDINGS AND STRUCTURES, be DISAPPROVED.

In support of his motion, Commissioner Baggett made the following statement which was adopted by the District Council:

"Due to the fact this is right in the center of a subdivision and these homes are some of the finest in Prince Georges' County, these people are entitled to the protection of this Board, and as the applicant did not prove beyond any reasonable doubt that this could not be located elsewhere, I move this application be denied."

Commissioners Francois, Aluisi, Baggett, and Brooke voted in the affirmative.

26. PROPOSAL NO. 288 - 1968, RESOLUTION NO. 288 - 1968

Upon motion of Commissioner Brooke, seconded by Commissioner Aluisi, and unanimously passed, it was Ordered that Application No. 1761, POTOMAC ELECTRIC POWER COMPANY (PEPCO), Owner, Thomas E. O'Dea, Attorney, for a SPECIAL EXCEPTION to use the premises identified as Parcel A, located on the south side of Tucker Road at the intersection of Tucker and Bock Roads, containing 36.711± acres, property now zoned R-R, for the purpose of AMENDING THE SPECIAL EXCEPTION GRANTED TO IT ON 1/20/67 (RESOLUTION NO. 24-1967) TO ERECT AND MAINTAIN ON THE FOLLOWING DESCRIBED PROPERTY PUBLIC UTILITY BUILDINGS AND STRUCTURES, be APPROVED, subject to a revision of the site plan to include the retention of a 50-foot screen-planting strip along the easterly edge of the subject property, as provided in the previously approved site plan, and to maintain proper landscape screening along the northerly side of the facility fronting on Tucker Road, in accordance with the recommendations of the Park and Planning Commission.

Commissioners Francois, Aluisi, Baggett, and Brooke voted in the affirmative.

SE 1757

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

SE3505 (Malin)

DECLARATION OF FINALITY
FINAL DECISION

The decision of the Zoning Hearing Examiner in this case was filed with the District Council for Prince George's County, Maryland on April 23, 1984. A copy of the decision was sent to all persons of record on that date. Since no appeal of that decision has been filed with the District Council by any person of record or the People's Zoning Counsel, and since this case is not one which the County Zoning Ordinance requires to be transmitted to the District Council for final disposition, nor one which the District Council has elected itself to render a final decision, the decision of the Zoning Hearing Examiner on Special Exception No. 3505, became final and effective on May 23, 1984, in accordance with Section 27-490(b) of the Zoning Ordinance for Prince George's County, Maryland.

CERTIFICATE OF SERVICE

This is to certify that on May 25, 1984, the Clerk of the Council's Declaration of Finality of Decision by the Zoning Hearing Examiner in the above-cited case was mailed, postage prepaid to the following named persons of record:

Mr. & Mrs. David P Malin
Applicant or Applicant's Representative

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PEOPLE'S ZONING COUNSEL — Robert A. Manzi, Esq.

DEPARTMENT OF ASSESSMENTS

PROPERTY STANDARDS DIVISION

Jean M. Schmuhl
Clerk, County Council of
Prince George's County, Maryland

DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY, MARYLAND
OFFICE OF ZONING HEARING EXAMINER

SPECIAL EXCEPTION
3505

DECISION
April 23, 1984

Application: Nursing Home
Applicants: David & Joyce Malin
Opposition: None
Hearing Date: February 22, 1984
Hearing Examiner: Barry S. Cramp
Disposition: Approval with conditions

NATURE OF REQUEST

The subject application seeks permission to expand a nursing home by adding forty-two (42) beds to an existing eighteen (18) bed home. The application is recommended for denial by the staff because it finds the use as proposed a detriment to the neighborhood and in derogation of the Master Plan.

FINDINGS

Location

(1) This R-R zoned property contains 5.5 acres fronting on Powder Mill Road near Pleasant Acres Drive. The front portion of the property is improved with a dwelling known as 3210 Powder Mill Road.

(2) Directly across Powder Mill Road is Paint Branch United Church of Christ and Paint Branch Park. Behind the property is the Naval Surface Weapons Center. Located along the southern boundary, is a nursing home, park land and three homes. On the northeast side are homes backing up to the property. The one closest to this property is owned by the owners of the subject property. All of these adjoining areas are zoned R-R.

Neighborhood

(3) The property is within a neighborhood which is delineated by the park lands, located south and west of the property, the weapons center and Coffman Road to the north, Cherry Hill Road to the east and Rt. I-95 southeast of the property. (Exh. 19, p.3; T.41-42)

Site Plan

(4) This proposal for a sixty bed care home consists of using the existing dwelling and adding on to the rear a one-story 16,400 square foot extension. The new addition will hardly be visible from Powder Mill Road because the land on which it is to be constructed is considerably higher than the road surface, a difference of approximately sixteen feet. (Exh. 19, p.4) The parking compound is to be located along the existing driveway. Plantings are to be put between the parking compound and the adjoining yard to the east.[1]

Master Plan

(5) The property is just within the area of the Fairland-Beltsville Master Plan, approved September 24, 1968.[2] The land use map shows by symbol and colorations two different uses for the subject property, nursing home on the rear portion and rural residential (R-R Zone) on the front portion. An adjoining parcel to the southwest is also so designated on the map by way of coloration and symbol. This adjacent property is the location of the Paint Branch Nursing Home, a home approved by Special Exception 3120. The subject property has been the subject of two approved nursing home special exceptions, one in 1961 and another in 1968.[3]

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[1] The staff notes that more than just plantings are required, Section 27-419(a)(7)(A) requires screening for adjoining residential property. (Exh. 19) "Screening" must meet the limitations, etc., stated in Section 27-106.1.

[2] District Council Resolution No. 378-1968.

[3] Special Exception 173, approved December 1961 for up to five beds and S. E. 1757, approved July 17, 1968, for up to eighteen beds. (Exh. 19, p.2) It is to be noted that the application in S. E. 1757 requested only eighteen beds.

CONCLUSIONS

(1) The applicant has met the burden of proof and persuasion regarding all aspects of this case. Because the Master Plan was not accurately applied by the staff and because the facts do not substantiate their fears of noncompatibility of uses within the neighborhood, we cannot agree with the staff's basic determinations.

Master Plan

(2) The map and text of the Master Plan, read together, do support the location of a nursing home on the subject property. The rear portion of the subject property is colored blue on the Land Use and Highway map. This blue area covers also the adjoining nursing home property. Blue means "church and institution" in the legend. Specifically, "nursing home" is the institution shown by the symbol "N" on this blue area. "N" means nursing home according to the legend. That the blue or symbol "N" need not be site specific, is made clear by the text and other maps. Maps on pages 24 and 84 contain the symbol "NH" which is spread across property lines and is not shown just on the adjoining property. At page 84, the Land Use and Highway Plan map is described, as to public facilities, as being flexible.[4] The subject property was already the subject of two special exceptions for nursing homes at the time of the review and approval of the Master Plan. This may well have been the reason that the subject property was partially included under the coloration and symbol for nursing home of the Plan's map of land use. Regardless, we must find then, that the approval of a nursing home on the property will not impair the integrity of the Master Plan.

Compatibility

(3) Will the character of the neighborhood or community be adversely affected because another nursing home is permitted? The staff says the history of use on the property indicates that an increase in beds is inappropriate. It goes on to point out that the District Council denied an expansion of the home in one case and limited the home to eighteen beds in another. The special exception denied was S. E. 961, denied without any findings in 1961. The District Council approved S. E. 1757 in 1968 finding

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[4] "Proposed public facilities are shown on the Land Use and Highway Plan map by symbol to allow flexibility in site selection at the time of acquisition." (Text, p.84) Nursing homes are included as a public facility.

the use was compatible.[5] It did not limit the use to any less beds than applicant requested. In 1979 the District Council approved S. E. 3148 for the property of Paint Branch Nursing Home, permitting 120 beds. The instant request would add 48 beds. What the additional beds will do to the neighborhood is not made clear, but it is clear that the history of District Council actions in the neighborhood does not support the thesis put forward in the report of the staff.

(4) The impact on the neighborhood as measured by the staff is mostly to the next door residence, which is owned by the applicant, and which can be ameliorated. The additional traffic assumed will not reduce the levels of service on Powder Mill Road and the activities on site will not be visible to traffic on that route. Although there is to be an increase in density on the site by this special exception, the impact of that increase is expected and is not beyond what is expected from any special exception for a nursing home regardless of its location in the R-R Zone. Certainly then, there will be no nuisance value in this expansion due to noise, traffic, number of patients or persons cared for, or type of physical activity. We can expect exactly the nature and degree of impact, reduced by at least half, which results from the adjoining nursing home. This leads us to conclude that this use will not adversely affect the present character or future development of the surrounding residential community.

DISPOSITION

Approval of S. E. 3505. Subject, however, to the condition that there be received in the record of this case a revised site plan which:

(1) Conforms to Section 27-419(a)(7)(A) with respect to the eastern boundary and its screening, and

(2) Conforms to Section 27-425(3) & (4) with respect to screening and distance, or evidence of a departure from design standards is included.

This special exception shall become effective upon receipt and approval of the revised site plan by the Office of Zoning Hearing Examiner.

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[5] Zoning Resolution No. 286-1968: "...and will not affect adversely the health and safety of the residents or workers in the area and will not be detrimental to the use or development of adjacent properties or the general neighborhood."

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

February 3, 1997

RE: S. E. 4197 (Joyce Malin)

DECLARATION OF FINALITY
OF THE ZONING HEARING EXAMINER'S DECISION

The decision of the Zoning Hearing Examiner in this case was filed with the District Council of Prince George's County, Maryland, on November 20, 1996. A copy of the decision was sent to all persons of record on that date. Since no appeal of that decision was filed with the District Council by any person of record or the People's Zoning Counsel, and since the District Council did not elect to make the final decision, the decision of the Zoning Hearing Examiner became final and effective on January 21, 1997, in accordance with the provisions of Section 27-312 of the Zoning Ordinance of Prince George's County, Maryland.

CERTIFICATE OF SERVICE

This is to certify that on February 3, 1997, this notice was mailed, postage prepaid, to all persons of record.

Joyce T. Sweeney
Clerk of the Council

(3/94)

County Administration Building — Upper Marlboro, Maryland 20772

OFFICE OF ZONING HEARING EXAMINER

FOR PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF DECISION

Councilmanic District: 1

S.E. 4197 (Joyce Malin)
Case Number

On the 20th day of November, 19 96, the attached Decision of the Zoning Hearing Examiner in Case No. S.E. 4197 was filed with the District Council.

The Zoning Hearing Examiner's decision shall become final 30 calendar days after the above filing date unless:

(1) Written appeal within 30 days of the above date is filed* with the District Council by any person of record or by the People's Zoning Counsel; or

(2) The District Council directs the case be transmitted to the Council for final disposition by the Council.

Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772
952-3644

*Instructions regarding appeals and oral argument are found on the reverse side of this notice.

cc: Robert A. Manzi, Esquire, 14440 Old Mill Road, Upper Marlboro, MD 20772
Joyce Malin, 3210 Powder Mill Road, Adelphi, MD 20783
Carlton M. Green, Esquire, Green, Leitch & Steelman, 7309 Baltimore Avenue, Suite 115, College Park, MD 20740
Blair Smith, Emma G. Smith & Terry C. Smith, c/o Carlton M. Green, Esquire, 7309 Baltimore Avenue, Suite 115, College Park, MD 20740
Charles F. Wilson, 13100 New Hampshire Avenue, Silver Spring, MD 20904
Jane Zuke, 3315 Powder Mill Road, Adelphi, MD 20783
Gregory K. Wells, People's Zoning Counsel, County Administration Building, 2nd Floor, Upper Marlboro, MD 20772

INSTRUCTIONS FOR FILING

I. Appeal of the Examiner's Decision Shall Be:

a) In writing;
b) In a format in which each ground for appeal is numbered in sequence;
c) Specific as to the error(s) which are claimed to have been committed by the Examiner;

(The page and paragraph numbers of the Examiner's Decision should be identified.)

d) Specific as to those portions of the record, including the hearing Examiner's Decision, relied upon to support your allegation of error(s) committed by the Examiner.

(The exhibit number, transcript page number, and/or the page and paragraph numbers of the Examiner's Decision should be identified.)

II. Requests for Oral Argument:

If you desire oral argument before the District Council, request must be made, in writing, at the time of filing your appeal.

III. Notification to All Persons of Record:

Your appeal and any accompanying request for oral argument must contain a certificate of service to the effect that a copy thereof was sent by you to all persons of record by regular mail.

(A list of these persons and their addresses is included in this notice of Examiner's decision sent to you herewith or available from the Clerk to the Council.)

IV. When to File:

Your appeal and any request for oral argument must be filed within 30 calendar days after the Examiner's Decision has been filed with the District Council.

V. Where to File:

Clerk of the County Council
County Administration Building
Upper Marlboro, Maryland 20772
Phone: 952-3600

INSTRUCTIONS FOR REPLY TO AN APPEAL FILED BY ANOTHER PARTY AND ANY REQUEST FOR ORAL ARGUMENT

If you are notified that another person of record has appealed, you may:

1) Participate in the hearing if there is oral argument, and/or
2) Reply, in writing, to the District Council, to the appeal made by the other person. Such reply must be served on the Clerk and all persons of record no later than five (5) business days before the date of oral argument.

DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY, MARYLAND
OFFICE OF THE ZONING HEARING EXAMINER

SPECIAL EXCEPTION
4197

DECISION

Application:	Nursing Home
Applicant:	Joyce Malin
Opposition:	None
Hearing Date:	October 11, 1995
Examiner:	Richard A. Romine
Disposition:	Approval With Conditions

NATURE OF PROCEEDINGS

S.E. 4197 is a request to use approximately 6.8 acres of R-R Zoned land located on the northwest side of Powder Mill Road approximately 200 feet southwest of Pleasant Acres Drive for a Nursing Home in accordance with Section 27-364(a) of the Zoning Ordinance.

FINDINGS

Subject Property

(1) The subject property is a 6.8 acre lot located on the northwest side of Powder Mill Road approximately 200 feet southwest of Pleasant Acres Drive. The site is improved with a 27,000 square foot, one story building - made up of a converted residential structure closest to Powder Mill Road and several expansions toward the rear portion of the property. The site is also improved with an asphalt parking lot located to the northeast of the existing facility. The improvements on the site sit on a plateau approximately 4 to 12 feet above Powder Mill Road. The property slopes down to the rear to the Paint Branch stream valley. The rear portion of the subject property is wooded and contains a stream as well as steep slopes (See Exhibit 31).

Surrounding Property

(2) The property is surrounded by the following uses.

Northeast - Residences in the R-R Zone (Pleasant Acres Subdivision)

Southeast - Across Powder Mill Road, Paint Branch Unitarian Church and Montessori School

Southwest - Several single family homes and a nursing home in the R-R Zone

Northwest - U.S. Naval Surface Weapons Laboratory

Neighborhood

(3) The neighborhood boundaries for this special exception are defined as follows:

North - Coffman Road

East - Cherry Hill Road

South - Powder Mill Community Park

West - Paint Branch Stream Valley Park

Northwest - U.S. Naval Surface Weapons Laboratory

Master Plan

(4) The subject property is in that area covered by the Subregion I Master Plan which was approved in March 1990. The Master Plan recommended public or quasi-public uses for most of the subject property. The Sectional Map Amendment, adopted in July 1990, retained the subject property in the R-R Zone (See Exhibit 26).

Applicant's Proposal

(5) (a) This use on the subject property has existed since the early 1960's. Special Exception 713 was approved in December 1961 to permit a nursing home for a maximum of five beds. In 1968, the maximum number of beds was increased to 18 pursuant to the approval of SE-1757. Finally, in 1984, SE-3505 was approved which allowed an increase to 60 beds as well as an expansion to the physical structure as it appears today. There was a minor alteration to the site subsequent to the approval of SE-3505. This minor revision included a relocation of parking spaces as well as the approval of a freestanding sign along Powder Mill Road.

(b) The applicant has operated Hillhaven Nursing Center from the subject property since 1978. The applicant's current operation is described as a 60 bed comprehensive care nursing center. The facility provides 24 hour nursing care to meet the multiple health problems of its residents. The facility currently employs 82 persons in shifts. There is a maximum of 22 employees working on a shift. (T. 6-7)

(c) The applicant is proposing to increase the current nursing home from a 60 bed to a 126 bed facility. The applicant proposes to add 6 additional comprehensive rare beds and 62 assisted living beds. There will be approximately 20 additional persons employed on the premises during any one of the three shifts to service the needs of the additional residents. The employees include health care providers, activity directors, dietary aides, a manager, a receptionist and housekeepers. The applicant also proposes to provide van service to the residents. It is anticipated that this van service would be utilized by the residents for doctor's visits, shopping and social/entertainment trips. (T. 8-3)

(d) As part of the expansion, the applicant proposes to incorporate 1.3 additional acres of land into its site. These two lots are currently owned by the applicant and developed with two single family homes. The site is currently developed with a 27,000 square foot facility. This will be expanded to include a 54,536 square foot two-story addition which will be located adjacent to and directly north of the current one-story nursing home. Much of the improvements will be visually separated from Powder Mill Road and the surrounding neighborhood. The existing facility is located at an elevation approximately 4 to 12 feet higher than the existing elevation of Powder Mill Road. The property slopes away from these improvements toward the stream at the rear of the property. The proposed expansion has been designed into this slope to mask its appearance from Powder Mill Road.

(e) The applicant also proposes a new parking lot to be located in the southeast corner of the site. Forty-two on-site parking spaces are required under the Zoning Ordinance and 42 spaces have been provided in the applicant's proposal. The parking lot will be accessed via a new driveway entrance in the southeast corner of the site. Traffic will exit the site via the existing driveway.

Landscape/Alternative Compliance

(6) "Alternative Compliance is requested for Section 4.7, Buffering Incompatible Uses, along the southwest property line adjacent to single family detached development.

"REQUIRED

"Buffer required: "B" buffer

"Building Setback: 30 ft.
Landscaped Yard: 20 ft.
Plant Materials: 80 pu/100 ft.; for 300 linear ft., 240 pu required

"PROVIDED

"Buffer proposed

"Building Setback: 25 feet or more
Landscaped Yard: 20 feet
Total linear feet: 761 (61 percent of buffer is in existing woodlands)
Total Linear feet not in woodlands: 300
Plant materials: 266 plant units provided

"JUSTIFICATION OF RECOMMENDATION

"The required 30 foot setback cannot be provided at one location where a portion of the existing building is located 25 feet from the property line. The proposed addition to the building meets the 30 foot setback. The landscaped yard exceeds the number of required plant materials and a number of the existing evergreen trees are mature and provide superior screening and landscape composition value and therefore meets the intent of the Landscape Manual." (Exhibit 47)

Stormwater Management

(7) "A site visit was conducted on 14 July 1995 to specifically look at the development expansion and potential impacts to the existing stream and buffer along the western half of the property. The unnamed tributary flows directly to Paint Branch, a Class III Brown Trout stream. In order to sustain healthy fish populations, the State recommends analysis of potential thermal discharges and utilization of stormwater management. It appears that the existing buffer will be maintained, however, because of the increase in impervious surface area, attenuation of storm flows should be provided. Currently, the Site Plan proposes two (2) bioretention facilities along Powder Mill Road, and what is labeled as a water quality U/G sand filter facility in the rear. Because staff has not reviewed the stormwater concept plan, it is not known whether the facility in the rear provides for quantity control. Thus, in order to prevent an increase in surface flows down the steep slope in the rear, which may erode the adjoining stream channel, the Natural Resources Division strongly recommends that stormwater attenuation measures be incorporated into the design prior to permit issuance." (Exhibit 31)

(8) "Following the 21 August 1995 memo, staff has had the opportunity to discuss the stormwater management and water quality issues with the appropriate personnel.

"While the impervious surface area has increased, Gary Wimberly from Greenhorne and O'Mara, has stated that an attempt will be made to divert a majority of the roof top runoff to the front of the site, away from the wooded stream buffer in the rear. Additionally,

the Department of Environmental Resources has stated verbally that flow attenuation will not be required because there is no downstream flooding. Rather than mandating quantity control, the County may only require a fee in lieu.

"At this time, however, a stormwater concept has not been approved by the Department of Environmental Resources. Since there is overall concern about the lack of water quality in the rear of the site, and engineering and grading plans have not been finalized, staff is recommending the following condition:

"o In order to prevent further impairment of water quality within the unnamed tributary to Paint Branch, all attempts should be made to incorporate some kind of water quality structure in the rear of the site, upslope of the stream buffer. The stormwater concept plan shall be submitted to the Natural Resources Division prior to Grading Permit issuance." (Exhibit 36)

Tree Conservation

(9) "A Forest Stand Delineation and Type I Tree Conservation Plan have been submitted. Due to the fact that the Special Exception depicts site grading and layout, a Type II TCP could have been prepared. However, since details regarding tree protective devices and appropriate scale are not inclusive, a Type 11 will need to be submitted prior to grading permit issuance. The TCP shows preservation of the environmental envelope in the rear, which encompasses a slope, stream, wetlands and 100-year floodplain. In accordance with State and County Woodland laws, stream buffers are considered high priority for preservation. The R-R zone mandates a minimum threshold of 20% of the net tract, and under this proposal, 33.9% will be preserved. Staff therefore recommends approval of the Type I Tree Conservation Plan (TCP I/50/95)." (Exhibit 31)

LAW APPLICABLE

(1) A nursing home is permitted in the R-R Zone by Section 27-441(b) only by approval of a special exception in accordance with Sections 27-317 and 27-364(a) of the Zoning Ordinance.

(2) A special exception may only be approved if the District Council finds:

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

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

(c) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Plan, the General Plan.

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

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

(f) The proposed site plan is in conformance with an approved Tree Conservation Plan (Section 27-317).

(3) Section 27-364(a)(6) lists specific requirements for a nursing or care home where this use is permitted by special exception in other than the C-O Zone, and where eleven (11) or more persons are cared for:

(a) Total area - 1/2 acre, plus 1,000 contiguous square feet for each person cared for above 10,

(b) Street frontage - 150 feet,

(c) Setback - 25 feet from all boundary lines of the Special Exception.

(4) Landscaping is to be approved on property subject to a special exception request at the time of approval of the special exception in accordance with the requirements of the Landscape Manual. However, the District Council may require additional landscaping, screening or buffering if needed to adequately protect adjacent properties. (Section 27-328.02)

"(a) The standards contained in ... (the landscape) ... Manual are intended to encourage development which is economically viable and environmentally satisfying. The standards are not intended to be arbitrary or to inhibit creative solutions. Project conditions may justify approval of alternative methods of compliance with the standards. Conditions may arise where normal compliance ... (with the Landscape Manual) ... is impractical or impossible, or where maximum achievement of the County's objectives can only be obtained through alternative compliance. Requests for alternative compliance will be accepted..... (by the Planning Director) . . . for any application to which the requirements of... (the Landscape) ... Manual apply, when one or more of the following conditions are met:

"1. Typography, soil, vegetation or other site conditions are such that full compliance is impossible or impractical; or improved environmental quality would result from the alternative compliance.

"2. Space limitations, unusually shaped lots, and prevailing practices in the surrounding neighborhood may justify alternative compliance for in-fill sites, and for improvements and redevelopment in older communities.

"3. Change of use on an existing site increases the buffer required by Section 4.7 more than it is feasible to provide.

"4. Safety considerations make alternative compliance necessary,

"5. An alternative compliance proposal is equal or better than normal compliance in its ability to fulfill the Design Criteria in Section 3." (Section 1.3.a., Landscape Manual)

(b) "Requests for alternative compliance shall be accompanied by sufficient explanation and justification, written and/or graphic, to allow appropriate evaluation and decision." (Section 1.3. e., Landscape Manual)

(c) "A request for alternative compliance shall be submitted to the Director of the Planning Department (or designee) at the time the plan is submitted. In the case of those plans for which no public hearing is required, the decision of the Director of the Planning Department (or designee) will be final, unless the applicant appeals the decision to the Planning Board. In the case of those plans for which a Planning Board or other public hearing is required: (1) the request for alternative compliance will be accepted no less than 21 calendar days prior to the scheduled date of the hearing and (2) the Director of the Planning Department (or designee) will forward a recommendation to the proper hearing authority a minimum of 5 working days prior to the hearing." (Section 1.3.d.,Landscape Manual)

(d) To be approved, a "proposed alternative compliance measure must be equal or better than normal compliance in terms of quality, effectiveness, durability, hardiness, and ability to fulfill the Design Criteria in Section 3." (Section 1.3.6., Landscape Manual)

(e) Once approved, "[a]lternative compliance shall be limited to the specific project under consideration and shall not establish precedents for acceptance in other cases." (Section 1.3.c., Landscape Manual)

(f) "In a situation where compliance with (the Landscape) Manual is not possible, there is no feasible proposal for alternative compliance which is, in the judgement of the Director of the Planning Department (or designee), equal or better than normal compliance, then the applicant must apply for an appropriate Departure from Design Standards in accordance with the provisions of Section 27-239.1 of the Zoning Ordinance." (Section 1.3.f., Landscape Manual)

(g) "In order to use and understand Table IV, Bufferyard Types, the following notes apply:

"1. Where a greater building setback is required by the Zoning Ordinance to compensate for the height of the building, one (1) additional foot of landscaped yard shall be required for every three (3) feet of required building setback in excess of the setbacks required above.

"2. Surface parking and loading areas may be located only[1] in that part of the bufferyard created by the minimum building setback which is not part of the minimum landscaped yard.

"3 Number of plants required:

"A. Any combination of shade trees, ornamental trees, evergreen trees, and shrubs may be used to achieve the desired buffering effect as long as the proposed combination of plants yields a total number of plant units equal to or greater than the requirement. Plant unit equivalencies are as follows:

1 shade tree	=	10 plant units
1 evergreen tree	=	5 plant units
1 ornamental tree	=	5 plant units
1 shrub	=	1 plant unit

"B. When existing woodland is located within the entire minimum landscaped yard, preservation of that woodland will be allowed to substitute for the required plant materials. When existing woodland is located in only part of the minimum landscaped yard, the number of plant units required may be reduced in proportion to the percentage of the area of the landscaped yard occupied by existing woodland.

"C. If a five (5) foot high berm or six (6) foot high sightly, opaque fence or wall is located within the bufferyard, plant unit requirements may be reduced by up to 50%. The wall, fence, or berm must be located so as to provide the maximum concealment." (Table IV, Landscape Manual) Emphasis added.

(5) "T[he] Court (of Appeals of Maryland)... has frequently expressed the applicable standards for judicial review of the grant or denial of a special exception use. The special exception use is a part of the comprehensive zoning plan sharing the presumption that, as such, it is in the interest of the general welfare, and therefore, valid. The special

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[1] The words "shall," "must," "may only" or "may not" are always mandatory and not discretionary. The word "may" is permissive. (Sections 27-108.01(a)(19) and 27-124.03, Zoning Ordinance)

exception use is a valid zoning mechanism that delegates to an administrative board a limited authority to allow enumerated uses which the legislature has determined to be permissible absent any fact or circumstance negating this presumption, The duties given the Board are to judge whether the neighboring properties in the general neighborhood would be adversely affected and whether the use in the particular case is in harmony with the general purpose and intent of the plan.

'Whereas, the applicant has the burden of adducing testimony which will show that his use meets the prescribed standards and requirements, he does not have the burden of establishing affirmatively that his proposed use would be a benefit to the community. If he shows to the satisfaction of the Board that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest, he has met his burden. The extent of any harm or disturbance to the neighboring area and uses is, of course, material. If the evidence makes the question of harm or disturbance or the question of the disruption of the harmony of the comprehensive plan of zoning fairly debatable, the matter is one for the Board to decide. But if there is no probative evidence of harm or disturbance in light of the nature of the zone involved or of factions causing disharmony to the operation of the comprehensive plan, a denial of an application for a special exception use is arbitrary, capricious, and illegal. Turner v. Hammond, 270 Md. 41, 54-55, 31 0 A-2d 543, 550-51 (1973); Rockville Fuel & Feed Co. v. Board of Appeals of Gaithersburg, 275 Md. 183, 187-88, 262 A.2d 499, 502 (1970); Montgomery County v. Merlands Club, Inc., 202 Md. 279, 287, 96 A.2d 261, 264 (1953); Anderson v. Sawyer, 23 Md. App. 612, 617, 329 A.2d 716, 720 (1974). These standards dictate that if a requested special exception use is properly determined to have an adverse effect upon neighboring properties in the general area, it must be denied." Schultz v. Pritts , 291 Md. 1, 432 A.2d 1319,1325 (1981), Mossberg v. Montgomery County, 107 Md. App. 1, 666 A.2d 1253 (1995).

"...[Tlhe appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use proposed and the particular location proposed would have any adverse effects above and beyond those inherently association with such a special exception use irrespective of its location within the zone. Turner v. Hammond, 270 Md. 41, 54-55, 310 A.2d 543, 550-51 (1973); Deen v. Baltimore Gas & Electric Co., 240 Md. 317, 330-31; 214 A.2d 146, 153 (1965); Anderson v. Sawyer, 23 Md. App. 612, 617-18, 329 A.2d 716, 720, 724 (1974)." Schultz v. Pritts, 291 Md. 1, 432 A.2d 1319, 1331 (1981); Mossberg v. Montgomery County, 107 Md. App. 1, 666 A.2d 1253 (1995).

(6) The purposes of the Zoning Ordinance listed in Section 27-102 are as follows:

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

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

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

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

(e) To provide adequate light, air, and privacy,

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

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

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

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

(j) To prevent the overcrowding of land,

(k) 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,

(l) To insure the social and economic stability of all parts of the County,

(m) 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,

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

(o) To protect and conserve the agricultural industry and natural resources (Section 27-102).

CONCLUSION

(1) SE 4197 is in harmony with the purposes of the Zoning Ordinance in that

(a) The proposal will protect and promote the health, safety, morals comfort, convenience and welfare of the present and future inhabitants of the County by providing additional comprehensive care beds and an assisted living facility.

(b) This proposal will implement the Subregion I Master Plan since it will provide additional housing for senior citizens in a manner which allows for ample outdoor living space as well as recreation facilities.

(c) The proposal will promote the conservation of an existing community through the provision of additional comprehensive care beds and the introduction of an assisted living facility within an existing community already adequately served by public facilities necessary for its operation.

(d) This proposal will guide the orderly growth of the County since it is not introducing a new use to the community but rather expanding that use in such a manner that respects the adjacent residential community.

(e) Adequate light; air and privacy will be provided. The applicant has designed the expansion in such a manner as to take advantage of the natural slope on the subject property so as to mask the actual height of the facility. The applicant's proposal also meets and in some instances exceeds the Landscape Manual and in so doing has provided adequate buffering between the proposed development and adjacent properties (See Exhibit 35).

(f) As stated above, the applicant has taken advantage of the environmental features of the property and in doing so has provided the most beneficial relationship between the uses of land and buildings which will protect adjoining landowners from any adverse impact of this development.

(g) The proposal will not result in a dangerous situation and will therefore protect the County from fire, flood, and other damages.

(h) Numerous aspects of the proposed expansion will contribute towards providing sound, sanitary housing in a suitable and healthy living environment, The architecture of the expansion has been designed to provide a pleasant living environment to the future residents of the facility, Meeting rooms, porches, and a gazebo are some of the areas provided on site for social and recreational functions. Such will help residents maintain good health conveniently without having to travel beyond the facility.

(i) The proposal will provide for the employment of an additional 20 employees to serve the residents of the expansion. (T.10)

(j) This proposal will not overcrowd the land in that the existing facility and expansion are below the lot coverage limitations.

(k) The Transportation and Public Facilities Division of the Maryland-National Capital Park and Planning Commission concluded that adequate transportation facilities will exist to serve the proposed expansion (See Exhibit 24).

(l) The proposed expansion will help insure social and economic stability in the County in that it will provide an alternative housing type for elderly residents.

(m) The proposal has been designed to protect and preserve those portions of the property closest to the Paint Branch stream valley and therefore preserve the scenic view offered by the stream valley.

(n) The proposed expansion has been designed in such a manner as to protect the environmental features on the subject property. In so doing, the applicant has provided significant open space and protected the scenic beauty offered by the Paint Branch stream valley.

(o) Although this development is not agricultural in nature, it does go to great lengths to protect and conserve natural resources. Nearly one third of the site is preserved with woodlands as are the extensive steep slopes (See Exhibits 14 and 15).

(2) The proposal complies with Section 27-364(a)(6). Four and eight one-hundredth acres of property are required based upon 166 beds (1/2 acre plus 1,000 contiguous square feet for each person cared for above 10). The subject property is 6.84 acres. There is also 467 feet of frontage (150 is required) and the building (existing and proposed) is set back 25 feet from the southeast property line and 38 feet from the northeast property line. Applicant provides the required parking.

(3) The existing structure on site was approved in its current configuration in 1984 by approval of SE 3505. The Landscape Manual was first effective on January 1, 1990 by District Council adoption of CB-1-1989. The non-conformity with the Landscape Manual is occasioned by a pie shaped sliver, at the most, 5 feet encroachment of the existing building unto the required 30 foot building setback on the northwest side of the property. All other provisions of the Landscape Manual are complied with by both the existing building and proposed addition. Thus, existing site conditions are such that full compliance with the Landscape Manual is impractical. That is, it is impractical to require the owner to tear down a part of the building to satisfy a buffering regulation enacted after the building was constructed. Thus, the application is acceptable and approvable.

(4) The proposed expansions will not substantially impair the integrity of the approved Master Plan for Subregion I. A majority of the existing facility and the proposed expansion

are located on Lots 1 and 2 of the Malin Subdivision. A portion of the proposed expansion is located on Parcel 24. The Master Plan recommends Lots 1 and 2 for public or quasi-public land uses. Lot 24 is recommended for residential development at low suburban density. The plan also indicates that most of the property is in the perceptually sensitive area. The proposed use of this site for a nursing home is in accordance with the quasi-public land use recommendation. Additionally, the expansion has been designed in such a manner as to preserve the integrity of the conditional reserve area to the rear of the site.

(5) The proposed use will not adversely affect the health, safety, or welfare of residents or workers of the area. The applicant submitted a traffic analysis which was reviewed by the Transportation Planning Staff. Staff concluded that there will be adequate transportation facilities to serve the proposed project. Additionally, there was some concern raised by Staff as to the site distance to the proposed access points to the site. The applicant's traffic engineer, in a memorandum dated September 22, 1995, stated that the proposed exit meets the site distance requirements for left-hand turns (See Exhibit 33).

(6) The applicant is proposing a 54,536 square foot expansion to its existing facility. Such an intensification could potentially have an adverse affect on the use and development of adjoining properties. However, the proposed expansion has been designed in such a manner as to buffer its impact on the adjoining properties as well visually separate the facility from Powder Mill Road. Furthermore, the applicant amended its site plan to provide an additional landscape screening on the northern sector property line. This screening will provide additional buffering between the proposed expansion and the residential properties to the northeast.

(7) The site plan is in conformance with the approved Tree Conservation Plan.

DISPOSITION

SE - 4197 is Approved subject to the following condition:

1. In order to prevent further impairment of water quality within the unnamed tributary to Paint Branch, all attempts should be made to incorporate some kind of water quality structure in the rear of the site, upslope of the stream buffer. The stormwater concept plan shall be submitted to the Natural Resources Division prior to Grading Permit issuance. Water quality structures added to the site pursuant to this condition are contemplated by this decision and by themselves are not amendments to the approved site plan.

TCPI/50/1995 is Approved. (Exhibit 14)

Alternative Compliance (AC 95081) is Approved. (Exhibit 47)

The Site Plan is Exhibit 39.

The Landscape Plan is Exhibit 44(b).

PGCPB No. 98-258 Permit No. ROSP-SE-4197/1

Prince George's County Revision of Site Plan (Minor Change) Speical Exception Application No. 4197

Applicant: Joyce Malin, Owner
Robert A. Manzi, Correspondent

Location: The subject property is located at the northwest side of Powder Mill Road, 200 feet south of Plasant Acres Drive

Request: Minor revision for a Nursing Home/Assisted Living Residence in accordance with Section 27-325(c)(1)

RESOLUTION

WHEREAS, the applicant requests Planning Board approval of a minor change to an approved site plan (SE-4197) to allow a change to redesign the parking lot and loading configuration and increase the total gross floor area; and

WHEREAS, the advertisement of the public hearing was posted on the property in accordance with the adopted Rules of Procedure of the Prince George's County Planning Board; and

WHEREAS, the applicant submitted a revised Site Plan in accordance with the conditions recommended in the Technical Staff Report; and

WHEREAS, after consideration of the testimony and Technical Staff Report at its regular meeting on October 1, 1998, the Prince George's County Planning Board AGREED with the staff recommendation; and

WHEREAS, the Planning Board decision is based on the findings and conclusions found in the Technical Staff Report and the following additional DETERMINATIONS:

A. Location and Field Inspection: The subject property is located on the northwest side of Powder Mill Road (MD 212), approximately 0.5 miles south of Cherry Hill Road. It has approximately 467 feet of frontage on Powder Mill Road. The site consists of approximately 6.8 acres of land. It is developed with a one-story, 27,000-square-foot building that houses a 60-bed nursing home facility. Two single-family detached dwellings are located to either side of the building. An asphalt parking lot is located to the northeast of the existing facility. The improvements sit on a plateau approximately 4 to 12 feet above Powder Mill Road. The property slopes down to the rear, to the Paint Branch Stream Valley. The rear portion of the property is wooded and contains a stream as well as steep slopes.

B. Request: The applicant requests Planning Board approval of a minor change to an approved site plan (SE-4197) to allow a change to redesign the parking lot and loading configuration and increase the total gross floor area.

C. Neighborhood and Surrounding Uses: The neighborhood in which the subject site is located, is generally defined by Coffman Road to the north, Cherry Hill Road to the east, Powder

Mill Community Park to the south, Paint Branch Stream Valley Park to the west and US Naval Surface Weapons Laboratory to the Northwest. The immediate area surrounding the site is characterized by single-family residential dwellings and institutional uses.

The property is surrounded by single-family homes (Pleasant Acres Subdivision) to the northeast, single-family homes and a small nursing home (Paint Branch Home) to the southwest in the R-R Zone and the US Naval Surface Weapons Laboratory to the northwest in the O-S Zone. Paint Branch Unitarian Church and Montessori School are located across Powder Mill Road to the southeast of the subject property.

D. Minor Change Provision: **Section 27-325(c)(1) permits changes of site plans for property of greater than five (5) acres, provided that either of the following two situations exists:**

(A) Situation No. 1

(i) There is a proposed increase in gross floor area of a building or in land area covered by a structure other than a building (over that approved on the original site plan) which is not greater than fifteen percent (15%) of the gross floor area or covered land area; or

(B) Situation No. 2

(i) There is a proposed change in the design of a parking lot or loading area.

(ii) There is a proposed change in a landscape plan.

Finding: The proposed revision involves an 11,559-square-foot increase in gross floor area (GFA) of the building, over the 81,195 square feet approved on the site plan in SE-4197. With a total GFA of 92,754 square feet, the proposed revision represents a 14.2 percent increase. This is within the 15 percent maximum increase permitted.

There is a discrepancy between the total GFA figure shown on the current approved special exception site plan and the total GFA figure on the proposed site plan. However, after reviewing all information contained in the records of both the approved SE-4197 and the current application as well as clarifications by the applicant, staff finds that the total 70,384 square feet GFA figure on the approved plan is incorrect, and that the correct figure is 81,195 as indicated in the current proposal. The various building components shown on the approved site plan add up to 81,195 square feet. It appears that the engineer simply erred in computing the total figure.

There is also a discrepancy with regard to the total number of beds for the facility. All the documentation contained in the record of SE 4197 including those provided by the applicant,

the technical staff report, correspondence from other divisions, and agencies, refer to the proposed expansion as an increase from a 60-bed facility to a 126-bed facility. A notation for the parking schedule on the approved site plan also refers to a 126-bed facility.

As well, the Zoning Hearing Examiner's decision is based on a 126-bed facility. However, there is a discrepancy at one point where the Examiner, discussing the applicant's proposal gave two conflicting figures. On page 3 of the Examiner's decision the first two statements under (c) read as follows:

> "The applicant is proposing to increase the current nursing home from a 60-bed to a 126-bed facility. The applicant proposes to add 6 additional comprehensive rare (care) beds and 62 assisted living beds . . ."

The applicant contends that 6 and 62 beds is a correct representation of the original request and that the "126" figure in the first statement is a typographical error and should read "128" (60+62+6). Consequently, the applicant's site plan for the current proposal shows a 128-bed facility.

Staff has requested the Zoning Hearing Examiner to clarify the matter. By memorandum dated September 11, 1998, Examiner Cramp has offered the following comments:

> " The revision requested is to the site plan, Exhibit 39. (Letter of Bean 8/6/98) Although they request various area changes as buildings and parking, which seem minor amendments, the "Legend" is being amended to increase the number of beds to 128 from 126. Also, of necessity, parking spaces shown in the Legend would have to increase due to the increased beds. These latter changes are alterations that increase the useable area of buildings, structures, improvements or uses otherwise allowed as minor amendments. The bedroom density change cannot be approved under section 27-325, minor changes, because they are not of the type included as minor amendments. If the increase in beds includes alterations that increase the useable area of a building (beyond the limits allowed as minor change), then Section 27-322(a) is applicable, requiring a new special exception."

The applicant's statement of justification indicates that there will be no additional rooms added as a result of the proposed revision. However, in view of the Examiner's comments which confirm approval of a 126-bed facility, the proposed revision would result in two additional beds over what was approved in SE-4197. The site plan must be revised to show a 126-bed facility.

The notation "FUTURE ADDITION 1 story 10 beds", that is placed on the site plan is not sanctioned in the special exception approval. Furthermore, the maximum 126 beds are proposed to be located in the other two main buildings. Therefore, this notation should be removed from the site plan.

The applicant's statement indicates that the proposed revised site plan reflects a slightly different parking and loading layout. With regard to the parking area, the proposed reconfiguration will result in 11 additional spaces but will not increase the impervious surface of the parking area. The Loading area will be relocated to increase its set back and reduce its visibility from Powder Mill Road.

The applicant's proposal meets the requirements of the *Landscape Manual* with the exception of the western property line where the proposal fails to meet the required 30-foot building setback. Alternative Compliance No. 95081 has been approved for the building setback deficiency in conjunction with SE-4197.

E. Specific Requirements: **Pursuant to Section 27-364(a) (6) of the Zoning Ordinance Nursing or care home in all other zones (except C-O) where this use is permitted by Special Exception, where eleven (11) or more persons are cared for:**

(A) Total area - 1/2 acre, plus 1,000 contiguous square feet for each person cared for above 10;

(B) Street frontage - 150 feet;

(C) Setback - 25 feet from all boundary lines of the Special Exception.

Finding: The proposal complies with all of these requirements.

F. Parking Regulations: **Section 27-568 of the Zoning Ordinance requires one parking space for every three beds.**

Finding: According to the parking schedule on the proposed plan, 51 parking spaces are provided for the proposed facility, exceeding the required number of spaces by 9, based on the approved beds. In order to correctly quantify the total number of spaces the site plan should indicate the number of spaces for each group located in the different sections of the parking lot. In addition, the compact spaces must be labeled as such on the site plan and the method of identifying them "in the field" should be indicated.

The site plan provides for five handicap parking spaces in accordance with Section 27-566(b). However, it appears that additional ramps or depressed curb cuts are needed to facilitate direct access from the handicap parking areas to the sidewalks. The site plan must be revised to show additional ramps or depressed curbs in accordance with current ADAAG requirements.

The proposed driveway, as shown on the site plan, meets the zoning requirement. However, the State Highway Administration (SHA) has made specific recommendation regarding the width and design of the proposed access driveway on MD 212 (refer to attachment). SHA also has made recommendation with regard to the existing pavement markings on MD 212

along the property's frontage. In a letter dated August 25, 1998, the applicant has indicted that al rnative designs are being filed with SHA to satisfy the requirement for access. The site plan must be revised in accordance with SHA's specifications or alternative designs approved by the SHA for access permit approval.

The existing driveway on Powder Mill Road measures 21 feet in width, and therefore, it does not meet the 11-foot minimum width requirement for each lane. It must be widened or labeled as one-way to comply with the requirement or a departure from Section 27-563 is required. However, if the SHA requires alternative design for the existing driveway, the proposal, must comply with this decision and the site plan must be revised accordingly.

G. Loading Requirements: **Section 27-582 of the Zoning Ordinance requires one loading space for a nursing home comprising between 10,000 to 100,000 square feet of gross floor area (GFA).**

Finding: The proposal conforms to this requirement. One loading space is required and provided for the proposed nursing home which comprises 92,754 square feet of gross floor area. However, the site plan must be revised to provide the minimum 22-foot width requirement for access to the loading facility in accordance with section 27-581 of the Zoning Ordinance.

H. *Landscape Manual* Requirements: **Section 27.328.02(a) — Landscaping, Buffering and Screening:**

Except for uses which do not require the construction, enlargement or extension of a building, all land uses requiring the approval of a special exception shall comply with the landscaping, buffering and screening requirements set forth in the *Landscape Manual* through the approval of a landscape plan.

Findings: Upon reviewing the applicant's site and landscape plans, Laxmi Srinvas of the Urban Design Review Section, has provided the following comments:

> "... The proposal complies with the requirements of the *Landscape Manual*. For the encroachment of the existing building into the 30-foot wide setback along the west property line, an Alternative Compliance application has already been approved. Therefore, no additional planting or application for Alternative Compliance is required."

I. Zone Standards: Barbara Windsor of the Permit Review Section, has offered the following comments:

> "... The site plan is not indicating the use of the existing house (to remain); is this house to be used for the purpose of the nursing center, or is the house still being occupied as a single-family dwelling? Please identify on the site plan the use within

the existing house. The landscape plan is indicating "storage." What exactly is being stored? Has parking (garage) for this use been included within the parking schedule?

"If the house is still being used as a single-family dwelling, the loading space must be at least 50 feet from the dwelling."

The applicant must specify the intended use of the existing one-story house.

J. Sign Regulations: The existing freestanding sign on the property was approved in Revision of Site Plan Special Exception No. 3505 in 1991. The proposed site plan shows the sign in the right-of-way of Powder Mill Road with a notation "Ex. Sign to remain". The sign must be located behind the right-of-way line in accordance with Section 27-614(a)(4). Pursuant to Section 27-617, there is no setback requirement (behind the street line) for signs of institutional uses. However, the signs must meet area and height standards and the 15-foot setback requirement from adjoining land in a Residential Zone. The subject use is permitted one sign per street the property fronts on (must face street frontage).

The site plan also shows a second "FUTURE SIGN" located 12 feet behind the right-of-way line. No reference was made, with regard to additional signs, in the statement of justification. As noted, pursuant to Section 27-617 a(5) the subject use is allowed only one sign per street frontage.

K. Required Findings: **Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:**

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

Finding: The fundamental purposes of the Zoning Ordinance, as found in Section 27-102, are to protect the health, safety and welfare of the public and promote compatible relationships between the various types of land uses. With the recommended conditions, the proposed site plan revisions are truly minor in nature, and they do not alter the council's previous finding of conformance with the requirement.

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

Finding: Alternative Compliance No. 95081 was approved for the property and the existing use in conjunction with Special Exception No. 4197 in 1996. With the recommended conditions, the proposed site plan revision conforms with all other requirements of the Zoning Ordinance.

(3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.**

Finding: The proposed revision will not result in substantial impairment of the 1990 Subregion I Master Plan which recommended the subject property for a residential development at low-suburban density and the subsequent Sectional Map Amendment retained the property in the R-R Zone. Steve Fisher from the Community Planning Division, has offered the following comment regarding the proposal's compliance with the Master Plan:

> "The applicant's request to revise the approved site plan in order "... to enlarge common areas and individual rooms in accordance with new industry standards" is in conformance with the following guideline of the *Master Plan for Subregion I*."
>
> > "**Elderly housing developments should provide ample-sized meeting rooms and recreational facilities for the comfort and convenience of the occupants.**"

Mr. Fred Shaffer of the Transportation Planning Section who reviewed the site plan for Master Plan Trail Compliance has also offered the following comment:

> "The Adopted and Approved Subregion I Master Plan recommends that Powder Mill Road (MD 212) be designated as a Class III bikeway with appropriate signage. Because Powder Mill Road is a State right-of-way, the applicant, and the applicant's heirs, successors, and/or assigns shall provide the installation of one "Share the Road with a Bike" sign in accordance with State requirements. However, prior to the Planning Board conditioning the placement of the signs, SHA should have the opportunity to review the proposed locations to ensure they are acceptable. The developer would purchase the signs from the State and install them in accordance with the State's Manual on Uniform Traffic Control Devices dealing with the section on bicycle facilities. A note shall be placed on the final record plat that installation will take place prior to the issuance of the first building permit. See attached letter from SHA dated February 28, 1996."

This suggested condition relates more to the provisions of public facilities rather than compatibility and conformance with the master plan. While the suggestion may be appropriate in a subdivision application, it can not be imposed as a condition of special exception approval.

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

Finding: The proposed modifications of the design of the facility, and the parking and loading areas will not adversely impact the health, safety and welfare of residents and workers in the area, provided that the recommended conditions of approval are met.

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

Finding: With the recommended conditions, and in particular with regard to the approved Alternative Compliance for the building setback along the western property line, the use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

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

Finding: A Tree Conservation Plan (TCP I/50/1995) is approved for the subject property in conduction with SE-4197 in 1997.

NOW, THEREFORE, BE IT RESOLVED, that this application for Revision of Site Plan (Minor Change) Special Exception Application No. 4197/1 is hereby APPROVED, subject to the following conditions:

1. The site plan shall be revised to reflect:

   a. The maximum number of beds is 126.

   b. Compliance of the existing and proposed driveways on MD 212 with the requirements of Sections 27-563 and 27-581 or with SHA requirements.

   c. The method of marking compact parking spaces.

   d. The number of parking spaces in each group located in the various sections of the parking lot.

   e. Additional ramps or depressed curb cuts to facilitate direct access from the handicap parking areas to the sidewalks.

   f. The existing sign moved back behind the existing street line.

   g. Delete the label "FUTURE ADDITION 1 story 10 bed."

   h. Delete the label "FUTURE SIGN" and the drawing it identifies.

i. The use and purpose of the existing house and the parking and storage associated with it.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Dabney, seconded by Commissioner McNeill, with Commissioners Dabney, McNeill and Hewlett voting in favor of the motion, and with Commissioners Brown and Boone absent, at its regular meeting held on Thursday, October 1, 1998, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 1st day of October 1998.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:ET:aj

AGENDA ITEM: **9**
AGENDA DATE: **12-07-00**

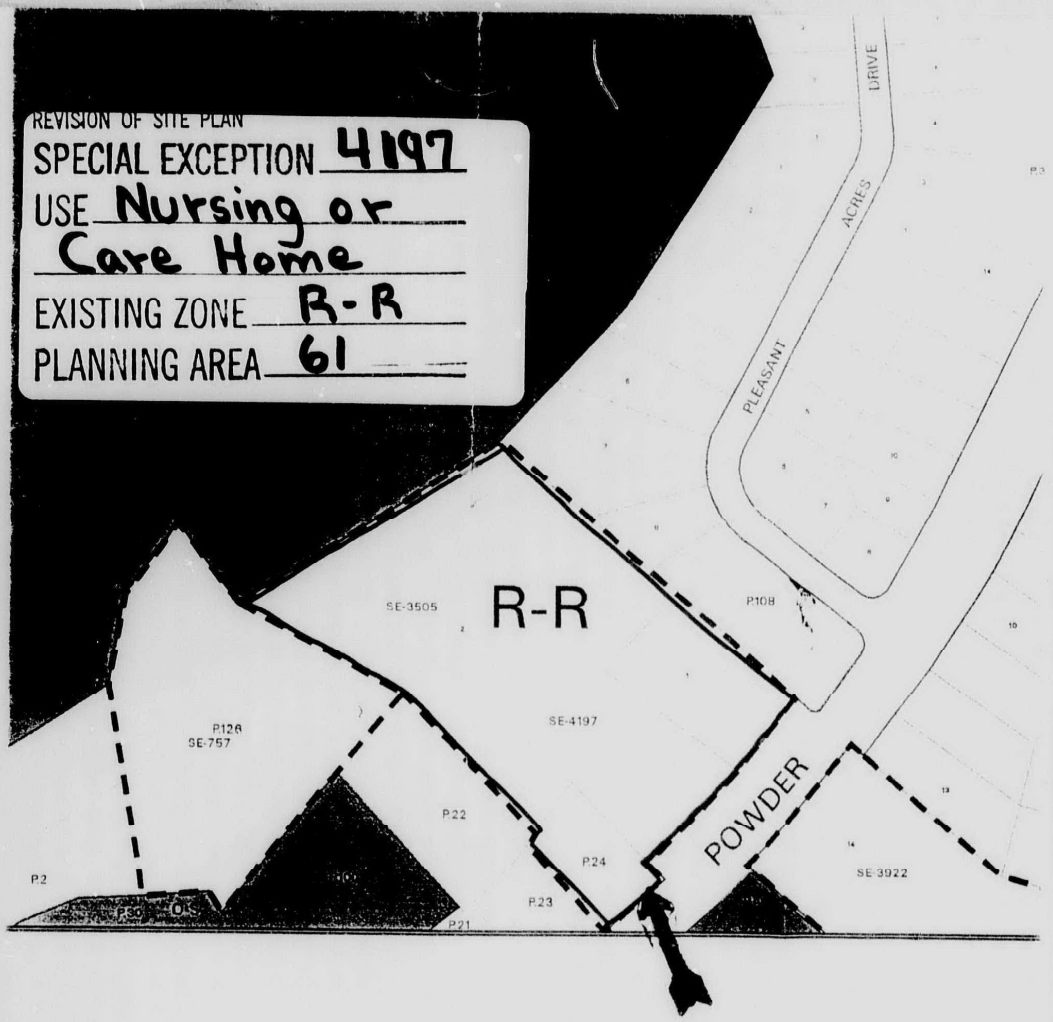
Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

MINOR REVISION OF SITE PLAN SPECIAL EXCEPTION APPLICATION NO. 4197/ 2(AC-95081)

Application	General Data	
Project Name: Hillhaven Nursing Home **Location** Northwest side of Powder Mill Road approximately 200' southwest of Pleasant Acres Drive. **Applicant/Address** Robert Manzi 14440 Old Mill Road Upper Marlboro, Maryland 20772 **Correspondent** Gary Wimberly 9001 Edmonston Road Greenbelt, MD 20770	Date Accepted	9/29/00
	Planning Board Action Limit	N/A
	ZHE Hearing Date	N/A
	Plan Acreage	6.84 acres
	Zone	C-S-C
	Dwelling Units	N/A
	Square Footage	N/A
	Planning Area	61
	Council District	01
	Municipality	N/A
	200-Scale Base Map	214NE3

Purpose of Application	Notice Dates	
Revision of Site Plan for potential fire access, ramps, handicapped spaces, remove part of canopy, revise deck, gazebo, arbor structure, and eliminate some of walkway. Also, revision of the landscape plan to accommodate the site plan revisions.	Adjoining Property Owners (CB-15-1998)	10/4/00
	Previous Parties of Record (CB-13-1997)	11/27/00
	Sign(s) Posted on Site	11/17/00
	Adjoining Property Owners (CB-15-1998)	10/4/00

Staff Recommendation		**Staff Reviewer**: Elsabett Tesfaye	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



◯ R-C-O ◯ I-D-O	MAXIMUM ALLOWABLE NOISE LEVELS (dBA) FOR RECEIVING LAND USE CATEGORIES
◯ L-D-O ◯ R-O-D	EFFECTIVE DATE: MARCH 28, 1983
ZONING LINE	COMAR 26.02.03.03A(1)
SE LINE	
P.A. BND	
MUNICIPAL BND	
Z.M.A. BND	
T.D.O.Z. BND	
BND UNDER REVIEW	

DAY/NIGHT	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
DAY	75	67	65
NIGHT	75	62	55

MAP NO. **214NE03**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

November 29, 2000

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board

VIA: Arie Stouten, Zoning Supervisor

FROM: Elsabett Tesfaye, Senior Planner

SUBJECT: **Revision of Site Plan (Minor Change) Special Exception Application No. SE-4197/2 Including AC-95081**

REQUEST: **Minor revisions to the approved special exception site plan and landscape plan**

RECOMMENDATION: **APPROVAL with condition**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date indicated above. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Development Review Division at the address indicated above. Please call 301-952-3530 for additional information.

FINDINGS:

A. Location and Field Inspection: The subject property is located on the northwest side of Powder Mill Road (MD 212), approximately 0.5 miles south of Cherry Hill Road. It has approximately 467 feet of frontage on Powder Mill Road. The site consists of approximately 6.8 acres of land and is developed with a one-story, 27,000-square-foot building that houses a 60-bed nursing home facility. A single-family detached dwelling is located on the southwestern portion of the property. An asphalt parking lot is located to the northeast of the existing facility. The improvements sit on a plateau approximately 4 to 12 feet above Powder Mill Road. The property slopes down to the rear, to the Paint Branch Stream Valley. The rear portion of the property is wooded and contains a stream as well as steep slopes. A three-story addition that was approved in Special Exception 4197 and Revision of Site Plan SE 4197/ 1 is currently under construction on the northern portion of the property.

B. History: The property was placed in the R-R Zone by adoption of the 1949 Comprehensive Zoning Map. Special Exception 713 was approved on November 30, 1961, permitting a nursing home with five beds on the site. Special Exception 1757 was approved on July 17, 1968, to permit expansion of an existing nursing home with 18 beds. Special Exception 3505 was approved on May 23, 1984, to permit expansion of an existing nursing home with 60 beds. The property was retained in the R-R Zone by adoption of the Subregion I Sectional Map Amendment on October 2, 1990. Revision of Site Plan SE-3505 was approved on April 4, 1991, to permit a freestanding sign and relocation of parking spaces. Special Exception 4197, was approved on January 21, 1997 to permit expansion of an existing nursing home to a 126-bed facility with a two-story (54,536 GFA) addition. Alternative Compliance No. 95081 was approved in 1997 in conjunction with SE-4197. Revision of Site Plan SE 4197/1 was approved on October 6, 1998 to allow changes to redesign the parking lot and loading configuration, and to increase the total gross floor area to 92,754 sq. ft., containing 126 beds.

C. Master Plan Recommendation: The 1990 Subregion I Master Plan recommends the site for Suburban Residential use at a density of 1.85 dwellings per acre.

D. Request: The applicant requests Planning Board approval of a minor change to an approved site plan for a nursing home (ROSP SE-4197/1) to allow several minor modifications. The proposed revisions are needed to provide for potential fire access, ramps and handicap spaces, to remove part of the canopy, revise deck, gazebo and arbor structure, and to eliminate some of the walkway. The proposal also includes a revision of the landscape plan to accommodate the site plan revisions.

E. Neighborhood and Surrounding Uses: The neighborhood in which the subject site is located, is generally defined by Coffman Road to the north, Cherry Hill Road to the east, Powder Mill Community Park to the south, Paint Branch Stream Valley Park to the west and the US Naval Surface Weapons Laboratory to the Northwest. The immediate area surrounding the site is characterized by single-family residential dwellings and institutional uses.

The property is surrounded by single-family homes (Pleasant Acres Subdivision) to the northeast, single-family homes and a small nursing home (Paint Branch Home) to the southwest in the R-R Zone and the US Naval Surface Weapons Laboratory to the north-northwest in the

O-S Zone. Paint Branch Unitarian Church and Montessori School are located across Powder Mill Road to the southeast of the subject property.

F. Minor Change Provisions: **Section 27-325(c)(1) permits changes of site plans for property of greater than five (5) acres, provided that either of the following two situations exist:**

(A) Situation No. 1

(i) There is a proposed increase in gross floor area of a building or in land area covered by a structure other than a building (over that approved on the original site plan) which is not greater than fifteen percent (15%) of the gross floor area or covered land area; or

(ii) There is proposed relocation (in any direction) of any improvement (approved on the original plan) which is not greater than fifteen percent (15%) of the distance to the boundary line of the Special Exception property of (20) feet, whichever is less.

(B) Situation No. 2

(i) There is a proposed change in the design of a parking lot or loading area; or

(ii) There is a proposed change in a landscape plan.

The applicant is proposing to make the following revisions to the site and landscape plans:

1. Relocate two of the handicap parking spaces to accommodate the entrance for a potential fire access road (gravel).

2. Relocate the pedestrian ramp in the service area to the back of the trash enclosure.

3. Eliminate the enclosed connection between the addition to the basement of the existing building as well as the wood deck that was to cover it on the main level.

4. Eliminate a portion of the canopy that covered the walks in the front of the building. A canopy remains over the drop-off area and connects to the building at the main entry.

5. Revise the retaining walls in the front of the building, including the grading in front of the building and the sidewalk connecting the building area.

6. Add underground stormwater piping in the courtyards, rather than splash blocks, to collect runoff from the adjacent roofs.

7. Eliminate some of the walkways and potential arbor structure in the courtyard of the addition.

8. Revise the wood deck in the back of the addition to a "future wood deck." Also revise the Gazebo structure in the front of the building to "future Gazebo" to allow the construction of these elements at a later date.

9. Adjust the elevation of the loading dock/ramp to eliminate a 3-inch step-down from the door into the building at this area. The ramp has also been extended approximately 10 to 12 feet to intersect the curb in this location.

10. Extend the small retaining wall on the front northeast corner of the building. The grading in this area had to be lowered to accommodate the HVAC units that project from the building. The retaining wall has to be extended to accommodate the changes in slope.

11. Minor adjustment to the elevations of the retaining wall between the service drive and the existing building

12. Move back the "relocated sign" 10 feet behind the right-of-way line.

13. Adjust the location of the fence enclosure at the service yard to provide more room for utilities and adjust the sidewalk to conform to the new fence location.

14. Revise the landscape plan to accommodate the proposed site plan revisions.

These proposed revisions will not change the foot print or/and gross floor area of the building (92,754 square feet) that was approved in ROSP SE-4197/1. Moreover, the revisions will not affect the size of the previously approved green area and would not reduce the number of parking and loading spaces. The revisions, however, result in a slight decrease (less than one percent) in lot coverage. No improvement is proposed to be relocated 20 or more feet from the boundary line of the special exception property.

The applicant's proposal meets the requirements of the *Landscape Manual* with the exception of the southwestern property line where the proposal fails to meet the required 30-foot building setback. Alternative Compliance No. 95081 has been approved for the building setback deficiency in conjunction with SE-4197.

G. Specific Special Exception Requirements: **Pursuant to Section 27-364(a) (6) of the Zoning Ordinance, a nursing or care home for 11 or more persons is permitted, subject to the following requirements:**

(A) Total area - ½ acre, plus 1,000 contiguous square feet for each person cared for above 10;

(B) Street frontage - 150 feet;

(C) Setback - 25 feet from all boundary lines of the Special Exception.

Based on the subject nursing home's 126-bed capacity, a total area of 137,780 square feet (3.16 acre) is required [(21,780 + (126-10)x1000) = 137,780 square feet (3.16

acres)]. The subject property has 467 feet of frontage on Powder Mill Road from which it is accessed. The facility, including the proposed expansion is setback at least 25 feet from all boundary lines.

The proposal complies with all of these requirements.

H. Parking Regulations: **Section 27-568 of the Zoning Ordinance requires one parking space for every three beds.**

According to the parking schedule on the proposed plan, 51 parking spaces, including five spaces for the physically handicapped are provided for the proposed facility, exceeding the required number of spaces by 9, based on the approved number of beds. With the exception of the proposed relocation of the two handicap parking spaces, there is no new change introduced with regard to the general parking area lay out or the number of parking spaces. The two handicap parking spaces will be relocated immediately south of their previous location to accommodate the entrance for the proposed 15-foot-wide fire access road.

I. Loading Requirements: **Section 27-582 of the Zoning Ordinance requires one loading space for a nursing home comprising between 10,000 to 100,000 square feet of gross floor area (GFA).**

The proposal conforms to this requirement. One loading space is required and provided for the proposed nursing home which comprises 92,754 square feet of gross floor area. With the proposed revision, the ramp from the loading dock in the service area will be modified to eliminate a three-inch step-down from the door into the building in this area. The ramp has also been extended approximately 10-12 feet to intersect the curb in this location.

J. *Landscape Manual* Requirements: **Section 27.328.02(a) — Landscaping, Buffering and Screening:**

Except for uses which do not require the construction, enlargement or extension of a building, all land uses requiring the approval of a special exception shall comply with the landscaping, buffering and screening requirements set forth in the *Landscape Manual* through the approval of a landscape plan.

Alternative Compliance, AC-95081 was granted for the subject property in 1995 for the encroachment of the existing building into the 30-foot-wide setback along the southwestern property line. Upon reviewing the applicant's site and landscape plans, the Urban Design Review Section has indicated that the previously approved Alternative Compliance is still valid given that no disturbance is proposed along the southwestern property line.

The Urban Design Review Section further stated that the subject property is exempt from the requirements of the *Landscape Manual* with respect to the proposed construction, because the site revisions do not increase the intensity of the current use on the site nor do they propose any additional gross floor area. No physical increases to existing building footprints or parking compound are proposed at this time. The application is acceptable in terms of layout, circulation and open space.

K. Zone Standards: The proposal meets all other requirements of the R-R Zone.

L. Sign Regulations: The site plan shows a " RELOCATED SIGN" (freestanding) 10 feet behind the right-of-way line. The location of the sign complies with condition of approval 1(f) of ROSP SE 4197/1. Pursuant to Section 27-617, there is no setback requirement (behind the street line) for signs of institutional uses. The sign does meet the 15-foot setback requirement from adjoining land in a Residential Zone. It must also meet the area and height standards. The site plan does not provide these figures.

M. Other Issue: The existing one-story structure that is located on the southwestern portion of the property is labeled as "nurse quarters and storage" on the site plan and only as a "storage" on the landscape plan. Clarification should be provided as to the specific use of the house and both the site and landscape plans should be revised accordingly.

N. Required Findings: **Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:**

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

The fundamental purposes of the Zoning Ordinance, as found in Section 27-102, are to protect the health, safety and welfare of the public and promote compatible relationships between the various types of land uses. With the recommended condition, the proposed site plan revisions are truly minor in nature, and they do not alter the Council's previous finding of conformance with this requirement.

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

Alternative Compliance No. 95081 was approved for the property and the existing use in conjunction with Special Exception No. 4197 in 1996. With the recommended condition, the proposed site plan revisions conform with all requirements of the Zoning Ordinance.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Master Plan, the General Plan.

The proposed revisions will not result in substantial impairment of the 1990 Subregion I Master Plan which recommends the subject property for a residential use at low-suburban density. The previously approved site plan ROSP SE 4197/1 was found to be consistent with the Master Plan's guide lines with respect to elderly housing developments. There is no evidence to suggest that the currently proposed revisions would alter that finding. In addition, the Community Planning Division has indicated that the proposed revisions do not raise any master plan issues.

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

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

Through the findings of SE 4197, and ROSP SE 4197/1, it has been established that the expansion of the subject nursing home would not adversely impact the health, safety and welfare of residents and workers in the area. It was also established that with the approved Alternative Compliance for the building setback along the southwestern property line, the use will not be detrimental to the use or development of adjacent properties or the general neighborhood. As noted, the currently proposed revision of the site plan does not represent changes in terms of building foot print, density, parking area layout, number of parking spaces, setbacks, number of beds and landscaping. Therefore, with the proposed revisions of the site plan the subject use will remain in compliance with these requirements.

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

A Tree Conservation Plan (TCP I/50/1995) was approved for the subject property in conjunction with SE-4197 in 1997. The Environmental Planning Section indicated that the property is subject to the requirements of the Woodland Conservation Ordinance since a Type II Tree Conservation Plan (TCP II/98/96) was previously approved .

CONCLUSION:

Based on the preceding analysis and findings, it is recommended that ROSP-SE-4197/2 and AC-95081 be APPROVED, subject to the condition that the site and landscape plans shall be revised to clearly identify the use of the existing building on the southeast portion of the site that was formerly used as a single-family dwelling.

CERTIFICATE OF APPROVAL
The Maryland-National Capital Park and Planning Commission
Prince George's County, Maryland

HILLHAVEN NURSING CENTER
ROSP-4197-03

This application was approved by the Planning Director of The Maryland-National Capital Park and Planning Commission on April 24, 2017, in accordance with Subtitle 27, the Prince George's County Zoning Ordinance.

This application proposes to add a 400-square foot addition to the west side of the existing nursing home building.

The Planning Director's approval is consistent with the required findings of Section(s) 27-325 and 27-317 of the Prince George's County Zoning Ordinance. There are no conditions to the approval of this application.

Sheet No. 2 of 2

Any change to this plan shall require the approval of a new application.

CERTIFIED ON: 04/26/2017 **BY AUTHORITY OF:**
Andree Checkley, Planning Director

By: _____
Henry Zhang, Supervisor, Urban Design Section
Development Review Division