

Certificate of Adequacy

ADQ- 2022-003

General Information

Project Name: Communicare Health
Case Number: ADQ-2022-003
Associated Preliminary Plan of Subdivision or Final Plat: PPS-2022-005
Use Type: Institutional
Dwelling Unit Type and Number: N/A Gross Floor Area (nonresidential): 78,034 square feet

Project Location

Project Location: At the northern corner of the intersection of Marlboro Pike and Ritchie Road
Lot/Parcel: Existing Parcel 178 Tax Account: 0599167
Property Zone: CGO Council District: 6
Planning Area: 75A Municipality: N/A
Election District: 6 Transportation Service Area: 1
Police District: 8 School Cluster Area: 4

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/N/A)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 1 and designated boundaries of 1	LOS "E" (Critical Lane Volume of 1451-1600)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	Yes	Yes
Parks and Recreation (<i>Transit-Oriented/ Activity Center Zones and Employment Areas</i>)	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation (<i>All Other Zones</i>)	15 acres per 1,000	N/A	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	N/A	No
Fire and Rescue—Residential Use	7 minutes travel time	N/A	No
Fire and Rescue—Non-Residential Use	5 minutes response time	Yes	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	N/A	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Transportation Planning Section (Ryan to Diaz-Campbell, January 3, 2023)*
- *Special Projects Section (Ray to Diaz-Campbell, January 4, 2023)*

Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☒ Approved with the conditions (indicated here):

☐ Denied

1. Total development within proposed the Preliminary Plan of Subdivision shall be limited to uses which generate no more than 27 AM peak-hour trips and 27 PM peak-hour vehicle trips.
2. Prior to the acceptance of the detailed site plan, the applicant shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the pedestrian and bicycle adequacy improvements approved with ADQ-2022-003 consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations.
3. The applicant shall provide a network of on-site pedestrian and bicycle facilities consistent with Section 24-4506(c)(1)(A) of the Prince George's County Subdivision Regulations. The details of the on-site facilities shall be provided as part of the Detailed Site Plan submission.
4. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
 - a. Installation of 3 shared-lane pavement markings (sharrows) and 2 R4-11 "Bicycles May Use Full Lane" signage assemblies along the north side of Marlboro Pike, between Donnell Drive and Forestville Road.
 - b. Installation of 3 shared-lane pavement markings (sharrows) and 2 R4-11 "Bicycles May Use Full Lane" signage assemblies along the south side of Marlboro Pike, between Donnell Drive and Forestville Road.
 - c. Installation of a thermoplastic crosswalk crossing Ritchie Road at its intersection with Marlboro Pike.
 - d. Installation of a thermoplastic crosswalk crossing Lakehurst Avenue at its intersection with Marlboro Pike.

SIGNATURE

Andree Green Checkley, Esq. Digitally signed by Andree Green Checkley, Esq
Date: 2023.01.17 16:58:20 -05'00'

Planning Director

01/17/2023

Date of Approval

This certificate of adequacy is valid for 12 years from the date of approval, subject to the additional expiration provisions of Section 24-4503(c).



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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Countywide Planning Division
Transportation Planning Section


301-952-3680

Date: January 3, 2022

MEMORANDUM

TO: Eddie Diaz-Campbell, Subdivision Section, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division


VIA:  William Capers III, PTP, Transportation Planning Section, Countywide Planning Division

SUBJECT: **ADQ-2022-005 – Communicare Health**

Proposal:

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with Preliminary Plan of Subdivision (PPP) application, PPS-2022-005, which proposes the subdivision of land for the expansion of an existing nursing home. The transportation planning section's review of the referenced Certificate of Adequacy (ADQ) application was evaluated under Section 24-4500 of the current Subdivision Regulations, specifically Section 24-4505 for motor vehicle adequacy and Section 24-4506 for pedestrian and bicycle adequacy.

Criteria for Establishing Transportation Adequacy

The subject property is subject to the Transportation Service Area (TSA) 1 adequacy requirements for the analysis of vehicular traffic described in Section 24-4502 of the Subdivision Regulations. .

Additionally, the site is located within the Commercial, General Office (CGO) zoning district and is therefore subject to the bicycle and pedestrian adequacy requirements, described in Section 24-4502 and the "2022 Transportation Review Guidelines Supplement.

Analysis of Traffic Impacts

Trip Generation

As previously mentioned, the PPS application considers the expansion of an existing 126 bed nursing home facility with 37 additional beds. As provided in Section 24-4505 of the subdivision regulations and 2022 Transportation Review Guidelines Supplement, transportation adequacy is based on the impact of all new trips generated by a site. As shown in the trip generation table below, the proposed expansion will generate no more than five new peak-hour trips which is deemed de minimus per "2022 Transportation Review Guidelines Supplement" and therefore, meets the requirements of 24-4505 for motor vehicle adequacy. However, the total site generated

trips to include the existing trips that are currently on the network as well as the proposed new trips associated with the PPS application will be used as the basis of the site's overall trip cap.

TRIP GENERATION SUMMARY: ADQ-2022-005									
				AM Peak Hour			PM Peak Hour		
	Land Use	Quantity	Metric	In	Out	Total	In	Out	Total
Existing	Nursing Home	162	Beds	16	6	22	7	15	22
Proposed	Nursing Home	37	Beds	4	1	5	2	3	5
	Total Trips					27			27
	Total Trip Cap Recommendation			27			27		

Bicycle & Pedestrian Adequacy

The subject property is in the CGO zoning district and is, therefore subject to Section 24-4506 for pedestrian and bicycle adequacy. The cost cap for the proposed development's off-site facilities was determined based on a calculation of \$300 per dwelling unit (in this case bedroom units) consistent with Section 24-4506(c)(1)(B)(i) of the Subdivision Regulations. The cost cap for referenced application is \$11,100, which was indexed for inflation to a total cost cap of \$14,078.

Off-Site Adequacy

The applicant submitted a Bicycle and Pedestrian Impact Study (BPIS) which evaluated several off-site pedestrian and bicycle improvements to meet pedestrian and bikeway adequacy.

The applicant proposes the following options:

- Installation of 3 shared-lane pavement markings (sharrows) and 2 R4-11 "Bicycles May Use Full Lane" signage assemblies along the north side of Marlboro Pike, between Donnell Drive and Forestville Road.
- Installation of 3 shared-lane pavement markings (sharrows) and 2 R4-11 "Bicycles May Use Full Lane" signage assemblies along the south side of Marlboro Pike, between Donnell Drive and Forestville Road.
- Installation of a thermoplastic crosswalk crossing Ritchie Road at its intersection with Marlboro Pike.
- Installation of a thermoplastic crosswalk crossing Lakehurst Avenue at its intersection with Marlboro Pike.

Estimated total: \$14,375

The applicant's proposed BPIS improvements exceed the cost cap as required by Section 24-4506 by approximately \$300. The applicant has proffered the difference in order to provide the recommended off-site facilities to appropriately offset the site's incremental impacts. Staff finds the applicants proposal to be suitable and is acceptable in meeting the requirements for off-site improvements as detailed above.

Demonstrated Nexus

Staff concludes that the recommended improvements to offset the site's pedestrian and bicycle impacts will provide sufficient pedestrian and bicycle facilities to the east and west of the subject property that will offset future impacts generated by the site. These improvements will also help establish greater bicycle safety and walkability in the immediate vicinity of the subject site.

Pursuant to Sec. 24-4506(c)(1)(B), staff find that there is a demonstrated nexus between the proposed off-site facilities and improvements for the proposed development and nearby destinations.

On-Site Adequacy

On-site pedestrian and bicycle adequacy facilities are also required pursuant to Sec. 24-4506(a). The applicant's BPIS submission depicts a continuous sidewalk along its frontage of Marlboro Pike. The site development concept plan depicts a new pedestrian access point to the building at the northern bounds of the subject site, directly west of the proposed parking extension. At the time of detailed site plan review, the applicant shall demonstrate a continuous network of onsite pedestrian and bicycle facilities in accordance with Prince George's County standards or other nationally recognized design standards as provided in Section 24-4506(c)(1)(F) of the subdivision requirements.

Transportation Planning Review:

As stated above, the new site trips generated with the proposed development is deemed de minimus per 2022 Transportation Review Guidelines Supplement and meets the requirements of 24-4505 for motor vehicle adequacy.

The applicant has provided a detailed list of off-site pedestrian and bicycle facilities to meet pedestrian and bikeway adequacy. Staff evaluated the BPIS and accepts the applicant's preferred off-site improvements to offset the pedestrian and bicycle impact generated by the site.

The Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-4505 and Section 24-4506 of the Prince George's County Code.

Recommendations

Based on the findings presented above, staff conclude that the multimodal transportation facilities will exist to serve the proposed subdivision as required under the prior and current Subtitle 24, if the following conditions are met:

1. Total development within proposed the Preliminary Plan of Subdivision shall be limited to uses which generate no more than 27 AM peak-hour trips and 27 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new Preliminary Plan of Subdivision.
2. Prior to the acceptance of the detailed site plan, the applicant shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the pedestrian and bicycle adequacy improvements approved with ADQ-2022-003 consistent with Section 24-4506(c)(G) of the Prince George's County Subdivision Regulations.

3. The applicant shall provide a network of on-site pedestrian and bicycle facilities consistent with Section 24-4506 (c) (1) (A) of the Prince George's County Subdivision Regulations. The details of the on-site facilities shall be provided as part of the Detailed Site Plan submission.
4. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
 - a. Installation of 3 shared-lane pavement markings (sharrows) and 2 R4-11 "Bicycles May Use Full Lane" signage assemblies along the north side of Marlboro Pike, between Donnell Drive and Forestville Road.
 - b. Installation of 3 shared-lane pavement markings (sharrows) and 2 R4-11 "Bicycles May Use Full Lane" signage assemblies along the south side of Marlboro Pike, between Donnell Drive and Forestville Road.
 - c. Installation of a thermoplastic crosswalk crossing Ritchie Road at its intersection with Marlboro Pike.
 - d. Installation of a thermoplastic crosswalk crossing Lakehurst Avenue at its intersection with Marlboro Pike.



Countywide Planning Division
Special Projects Section

14741 Governor Oden Bowie Drive
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January 4, 2023

MEMORANDUM

TO: Eddie Diaz-Campbell, Planner III, Subdivision Section, DRD

FROM: **BR** Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

SUBJECT: PPS-2022-005 + ADQ-2022-003 - Communicare Health

Project Summary:

The project is a preliminary plan of subdivision proposing an extension to the existing building (nursing home) and additional parking spaces for the site located at 7420 Marlboro Pike, District Heights, 20747. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on November 15, 2022.

This preliminary plan of subdivision is being reviewed consistent with Section Sec. 24-4500 "Public Facility Adequacy" of the current Subdivision Regulations and pursuant to the standards set forth in Section 24.4502.b. "Applicability of Public Facility Adequacy Standards". Pursuant to Table 27-5101(c) of the Zoning Ordinance "Nursing or Care Homes" are classified as "Public, Civic, and Institutional Uses". As a non-residential use the applicable area of review is Fire and Rescue.

Sustainable Growth Tier (Section 24-4404(a))

In accordance with the Sustainable Growth and Agricultural Preservation Act (Map 3 of Plan 2035 Prince George's County Sustainable Growth and Agricultural Preservation Act of 2012 (SB236) Map, Adopted November 20th, 2012, as may be amended from time to time), the water and sewer standard for residential subdivisions is:

- *A subdivision in the Sustainable Growth Tier I in the General Plan or applicable Functional Master Plan shall be served by public sewer.*

The subject property is located in Sustainable Growth Tier I and is served by public water and sewer, pursuant to Water and Sewer Category 3, discussed below.

Water and Sewer (Section 24-4405)

For purposes of determining whether water and sewerage complies with the standards of this Section, the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage and compliance with the standards for the provision of public sewer and water.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer.

Master Plan Conformance (Section 24-4101(b)(1))

24-4101 (b) – Conform to Comprehensive Master Plan

- (1) *Preliminary plans of subdivision (minor and major) and final plats shall be consistent with the General Plan and shall conform to all applicable Area Master Plans, Sector Plans, or Functional Master Plans, and as referenced in Sections 24-3402(d) and 24-3402(e) of this Subtitle.*

The active community plan for the property is the *2010 Approved Marlboro Pike Sector Plan and Sectional Map Amendment (SMA)*. Chapter VI of the Master Plan “Public Facilities” establishes the following overall goal for public facilities within the Subregion:

- **PUBLIC FACILITIES GOAL:** Improve and maintain public facilities throughout the Marlboro Pike sector plan area, and ensure that they are modern, attractive and well located to serve existing communities and future development.

The proposed development will not impede achievement of any of the above-referenced goals. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, public facilities are adequate to serve the proposed development. Fire & Rescue and Water & Sewer service are adequate for the development in response to the Goals, Strategies and Policies of the Sector Plan. The master plan does not propose any police, fire and emergency medical service facilities, schools, parks, or libraries on the subject property. As discussed in the findings below, the public facility analysis has determined that the studied facilities are adequate to serve the proposed development.

The *2008 Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

Fire and Rescue (Section 24-4509):

24-4509 (b) - Adopted LOS Standard for Fire and Rescue

- (1) *The population and/or employees generated by the proposed subdivision, at each stage of the proposed subdivision, will be within the adequate coverage area of the nearest fire and rescue station(s) in accordance with the Public Safety Guidelines.*
- (2) *The Fire Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director:*
- (A) *A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the Public Safety Master Plan for fire stations in the vicinity of the area where the subdivision is proposed to be located; and*
- (B) *A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.*

Pursuant to the above-referenced standard, Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of November 28, 2022, the proposed non-residential project passes the 4-minute travel time test from the first due station. The subject property is served by the ***Forestville VFD / EMS Station Co. 823, located at 8321 Old Marlboro Pike, Upper Marlboro, MD 20772***. The department reported that there is adequate equipment available.

RECOMMENDATIONS

At the writing of this referral the Special Projects Section recommend approval of PPS-2022-005 + ADQ-2022-003 for Communicare Health with no mitigation.