



# Certificate of Adequacy

ADQ- 2024-018**General Information**Project Name: Sterling Care HillhavenCase Number: ADQ-2024-018Associated Preliminary Plan of Subdivision or Final Plat: 4-24012Use Type: NonresidentialDwelling Unit Type and Number: N/A Gross Floor Area (nonresidential): 118,027 sq. ft.**Project Location**Project Location: On the west side of MD 212 (Powder Mill Road) south of its intersection with Pleasant Acres Drive.Lot/Parcel: Lots 1 and 2; Parcels 23, 24, and 108 Tax Account: 0065318, 0065326, 0034835, 0018911, and 0065292Property Zone: RR Council District: 01Planning Area: 61 Municipality: N/AElection District: 01 Transportation Service Area: 2Police District: VI School Cluster Area: N/A**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 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	N/A	No
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	Yes	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	Yes
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 (Patrick to Bartlett, May 23, 2025)
- Special Projects Section (Ray to Bartlett, May 27, 2025)
- Department of Parks and Recreation (Thompson to Bartlett, May 23, 2025)


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

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

☐ Denied

1. Total development within the subject property shall be limited to uses which generate no more than 27 AM and 31 PM peak-hour vehicle trips.
2. Prior to the issuance of a non-residential certificate of occupancy for a new building, the applicant and the applicant's heirs, successors, and/or assignees shall have:
  - a. Installed (and shall thereafter maintained) a sprinkler system at each building that complies with National Fire Protection Association (NFPA) 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party.
  - b. Installed (and shall thereafter maintained) automated external defibrillators (AEDs) at each building, in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), in sufficient numbers, so that no employee is more than 500 feet from an AED.

**SIGNATURE**

  
Lakisha Hull (Jun 13, 2025 09:29 EDT)  
Planning Director

06/13/2025

Date of Approval

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



May 23, 2025

**MEMORANDUM**

TO: Jason Bartlett, Zoning Section, Development Review Division

FROM: *BP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

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

*CH* Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: ADQ-2024-018, Sterling Care Hillhaven

**Proposal**

The referenced Certificate of Adequacy (ADQ) application is being reviewed with the Preliminary Plan of Subdivision (PPS) 4-24012, which proposes the subdivision of land to expand the existing facility from 126 beds to 162 beds within the Residential, Rural (RR) zone. The Transportation Planning Section's (TPS) review of the referenced ADQ application was evaluated under the current Zoning Ordinance and Subdivision Regulations.

**Criteria for Establishing Transportation Adequacy**

The subject property is located within TSA 2, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.

For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed and the standard of CLV is 1,150 or less.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation

Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed, and the standard of CLV is 1,150 or less.

### **Analysis of Traffic Impacts**

Given the proposed development generates fewer than 50 peak-hour trips, a full traffic impact study (TIS) is not required. The applicant performed peak hour counts and provided a traffic memo for staff review and analysis for the determination of adequacy.

### **Trip Generation**

It is important to note that the trips generated by the existing facility and single-family home are included in this analysis as a basis for establishing a trip cap within the boundary of ADQ-2024-018. The existing uses generate 24 AM and 27 PM peak hour trips, while the proposed expansion of the facility will generate 3 AM and 4 PM peak hour trips, noting that the existing single-family home will be converted to an accessory building of the nursing or care home facility. Should redevelopment be pursued for this site, a new adequacy evaluation will be required.

The table below summarizes trip generation for each peak period that will be used in reviewing site traffic-generated impacts and developing a trip cap for the site:

Trip Generation Summary: ADQ-2024-018 Sterling Care Hillhaven								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Nursing Home (Beds, ITE-620)	64	Beds	9	3	12	4	7	11
Assisted Living (ITE-254)	62	Beds	7	4	11	6	9	15
Single-Family Housing	1	DU	0	1	1	1	0	1
Total Existing Trips			24			27		
Nursing Home (Beds, ITE-620)	36	Beds	2	1	3	1	3	4
Total New Trips			3			4		
Overall Trip Cap Recommendation			27			31		

The traffic generated by the proposed application would impact on the following intersections in the transportation system:

1. MD 212/ Site Access (unsignalized)
2. MD 212/Site Access (unsignalized)
3. MD 212/Cherry Hill Road (signalized)

### **Existing Traffic**

The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

<b>EXISTING TRAFFIC CONDITIONS</b>				
Intersection	<u>Critical Lane Volume</u> <u>(AM &amp; PM)</u>		<u>Level of Service (LOS, AM &amp; PM)</u>	
1. MD 212/Site Access (unsignalized*) <i>Step 1: HCS Delay Test</i> <i>Step 2: Minor Street Volume</i>	>50 sec <100 veh	>50sec <100 veh	Fail Pass	Fail Pass
2. MD 212/Site Access (unsignalized*) <i>Step 1: HCS Delay Test</i> <i>Step 2: Minor Street Volume</i>	>50 sec <100 veh	>50 sec <100 veh	Fail Pass	Fail Pass
3. MD 212/Cherry Hill Road (signalized)	1250	1303	C	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. A v/c ration greater than 0.850 is generally considered unacceptable; however, the operating agency can deem, in writing, a v/c ration between 0.850 and 0.900 to be acceptable.				

The traffic analysis indicates that all study intersections operate within the adequacy standards.

### Background Traffic

There are no background developments whose impact would affect study intersections. An annual growth of 2% over two years was applied to the traffic counts.

<b>BACKGROUND TRAFFIC CONDITIONS</b>				
Intersection	<u>Critical Lane Volume</u> <u>(AM &amp; PM)</u>		<u>Level of Service (LOS, AM &amp; PM)</u>	
1. MD 212/Site Access (unsignalized*) <i>Step 1: HCS Delay Test</i> <i>Step 2: Minor Street Volume</i>	>50 sec <100 veh	>50 sec <100 veh	Fail Pass	Fail Pass
2. MD 212/Site Access (unsignalized*) <i>Step 1: HCS Delay Test</i> <i>Step 2: Minor Street Volume</i>	>50 sec <100 veh	>50 sec <100 veh	Fail Pass	Fail Pass
3. MD 212/Cherry Hill Road (signalized)	1300	1356	C	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. A v/c ration greater than 0.850 is generally considered unacceptable; however, the operating agency can deem, in writing, a v/c ration between 0.850 and 0.900 to be acceptable.				

The traffic analysis indicates that all study intersections operate within the adequacy standards under background conditions.

### **Total Traffic**

The study intersections, when analyzed with total developed future traffic, operate as shown below.

<b><u>TOTAL TRAFFIC CONDITIONS</u></b>				
Intersection	<u>Critical Lane Volume</u> <u>(AM &amp; PM)</u>		<u>Level of Service (LOS, AM &amp; PM)</u>	
1. MD 212/Site Access (unsignalized*) <i>Step 1: HCS Delay Test</i> <i>Step 2: Minor Street Volume</i>	>50 sec <100 veh	>50 sec <100 veh	Fail Pass	Fail Pass
2. MD 212/Site Access (unsignalized*) <i>Step 1: HCS Delay Test</i> <i>Step 2: Minor Street Volume</i>	>50 sec <100 veh	>50 sec <100 veh	Fail Pass	Fail Pass
3. MD 212/Cherry Hill Road (signalized)	1301	1357	D	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. A v/c ration greater than 0.850 is generally considered unacceptable; however, the operating agency can deem, in writing, a v/c ration between 0.850 and 0.900 to be acceptable.				

Based on the results of the traffic analysis staff find that the access points and study intersection will operate within the adequacy standards under existing, background, and total traffic conditions.

### **Analysis of Bicycle & Pedestrian Impacts Statement**

The subject property is in the Residential, Rural (RR) zoning district and is, therefore, not subject to Section 24-4506 for pedestrian and bicycle adequacy.

### **Conclusion**

Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision as required in accordance with Subtitle 24 if the application is approved with the following condition:

- 1) Total development within the subject property shall be limited to uses that would generate no more than 27 AM and 31 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.



Countywide Planning Division  
Special Projects Section

May 27, 2025

**MEMORANDUM**

**TO:** Jason Bartlett , Planner II, Subdivision Section, DRD

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

**SUBJECT:** **4-24012 + ADQ-2024-018 Sterling Care Hillhaven**

**Project Summary:**

The project proposes the creation of one parcel for the development of 118,027 square feet of institutional use (94,282 square feet is existing) located on the west side of Powder Mill Road approximately 200 feet south of the intersection with Pleasant Acres Drive. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on March 24, 2025. .

**4-24012**

**The following preliminary plan is being reviewed for public facility standards per the findings of Section 24-122.01. as follows:**

- (a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

**Water and Sewer:**

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that:

.... 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 for preliminary or final plat approval.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, "Community System". Additionally, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

**Capital Improvement Program (CIP):**

The subject project is located in Planning Area 61-Fairland-Beltsville & Vicinity. The *2025-2030 Fiscal Year Approved CIP Budget* identifies the following new construction projects for this Planning Area:

- Beltsville Fire / EMS Station No. 831 located in the Beltsville area (3.51.0009)

**Conformance to the Master Plan:**

This preliminary plan of subdivision was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The *2010 Approved Subregion 1 Master Plan* contains a Public Facilities section that identifies the following vision:

- Public facilities are provided in locations that serve and promote a livable community in the Subregion 1 area. Schools are at or below capacity and are conveniently located to foster learning. Police, fire and rescue services are located where response time is minimal, and library services are located within easy access of all residents in the Subregion 1 area.

The proposed development will not impede achievement of the above-referenced vision. The Fire Response time standard was not met for the site and mitigation in the form of a public safety mitigation fee will be required. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, all other public safety facilities and Water & Sewer service are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

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.

**ADQ-2024-018**

**Police Facility Adequacy:**

Per Table 24-4502 of the current Subdivision Regulations, the test for Police Response Times is not applicable to Non-Residential development. The proposed use (nursing home) is a "Health Care Use" as defined by the Principal Use Category.

**Fire and Rescue Adequacy:**

Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

**24-4509. Fire and Rescue Adequacy**

**(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.

(3) Subsection (b)(2), above, does not apply to commercial or industrial applications

Table 24-4502 ("Summary of Public Facility Adequacy Standards") of the current Subdivision Regulations requires a fire and rescue standard of four (4) minutes travel time for any non-residential uses, which includes one (1) minute of "turn-out" time. The Fire Department uses the metric of "travel time" in their evaluation, which is assessed at the time the station receives notice and initiates a response. The subject property is served by Calverton Station #841 located at 3939 Powder Mill Road, Beltsville, MD 20704 as the first due station. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of March 24, 2025.

*The development proposed with 4-24012 ADQ-2024-018 Sterling Care Hillhaven appears to **fail** the four-minute travel time test for commercial development from the closet or 'first due' Fire/EMS station. The closest station is Station 841- Calverton.*

Should nonresidential development not meet the response time test, the applicant may provide Pur mitigation through:

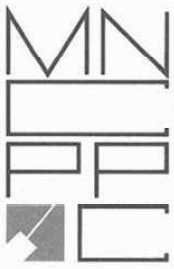
- (i). The installation and maintenance of a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party; and
- (ii). The installation and maintenance of automated external defibrillators (AEDs) in accordance with COMAR 30.06.01-05, including a requirement for a sufficient number of AEDs to be installed so that no employee is more than 500 feet from an AED.

### **Schools Adequacy:**

Per Table 24-4502 of the current Subdivision Regulations, the test for school adequacy is not applicable to Non-Residential development. The proposed use (nursing home) is a "Health Care Use" as defined by the Principal Use Category.

### **CONCLUSION**

As of the writing this referral the Special Projects Section finds that pursuant to the mitigation required by Section 24-4509(C)(1)(D) of the Subdivision Regulations the Public Facilities standards of Section 24-4500 of the Subdivision Regulations are met.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Department of Parks and Recreation



6600 Kenilworth Avenue Riverdale, Maryland 20737

## MEMORANDUM

DATE: May 23, 2025

TO: Jason Bartlett, Planner II  
Subdivision Section, Development Review Division  
Planning Department

VIA: Sonja Ewing, Division Chief   
Jameka Smith, Assistant Division Chief   
Park Planning and Environmental Stewardship Division  
Department of Parks and Recreation

FROM: Dominic Quattrocchi, Planning Supervisor   
Ivy R. Thompson, AICP   
Land Acquisition/Management & Development Review Section  
Park Planning and Environmental Stewardship Division  
Department of Parks and Recreation

SUBJECT: **4-24012 Sterling Care Hillhaven**

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The Department of Parks and Recreation (DPR) has reviewed and evaluated this Preliminary Plan of Subdivision (PPS) application as it pertains to public parks and recreational facilities.

### **PROPOSAL**

This application is to create two parcels for the development of a 162-bed nursing/ care facility with accessory building, parking, and stormwater management facility. Parcel one will be improved with the addition of 23,745 square feet to an existing 94,282 square feet building for a total of 118,027 square feet for Institutional Development. Parcel two will contain the existing home.

### **BACKGROUND**

This 8.34 -acre property, zoned Rural Residential (R-R), is addressed as 3210 Powder Mill Road, Adelphi, MD 20783. The property is located at the northwest quadrant of the intersection of MD 212 and Pleasant Drive. The existing nursing care home operation, an institutional use, consists of a 126-bed facility within a 92,754 square foot building developed via Special Exception SE-4197.

### **Master Plan Conformance**

The property is subject to the 2010 *Subregion 1 Master Plan and Sectional Map Amendment*; *Plan, Plan Prince George's 2035 Approved General Plan*; the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*. Parks staff reviewed this preliminary plan of subdivision for conformance to the master plan per Section 24-121 (a)(5) of the Subdivision Regulations. The proposed development has no impact on the master plan park and open space recommendations.

#### 4-24012 Sterling Care Hillhaven

##### **DISCUSSION:**

Park and recreation amenities serving the subject property include Powder Mill Park, Paint Branch Stream Valley Park and Edgefield Drive Park which are within one mile of the development site.

##### ***Parks & Recreation Adequacy [Section 24-4507]***

Staff analysis has determined that the project, as shown, will generate an additional 36 people in the local community.

Per 24-4507(b)(1)(B) of the Prince George's County Subdivision Regulations 15 acres of improved public parks per 1,000 residents is the adopted Level of Service standard for Parks and Recreation in Prince George's County. The 2022 Land Preservation, Parks, and Recreation Plan (LPPRP) shows that there are 26.5 acres of improved public parkland per 1,000 persons in the county inclusive of Federal, State, M-NCPPC, County and Municipal owned lands.

Therefore, Parks staff find the LOS adequate.

##### **FINDINGS:**

Pursuant to the prior Prince George's County Subdivision Regulations, Section 24-134 and 24-135, which pertain to the Mandatory Dedication of Parkland, provisions are made for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private onsite recreational facilities. This institutional development proposal is exempt from Subdivision Regulations 24-134 and 24-135. Parcel two is also exempt from Subdivision Regulations 24-134 and 24-135 as the Subdivision Ordinance stipulates that any lot created by the subdivision of land upon which a dwelling legally exists at the time of subdivision is exempt from the Mandatory Parkland Dedication requirement. Consequently, both lots are exempt from the Mandatory Parkland Dedication requirement.

The property is not adjacent to, nor does it adjoin M-NCPPC owned lands. DPR staff recommends the provision of outdoor recreation facilities such as raised bed gardens, edible plants, fruit bearing bushes, and landscaping should include shade trees to serve future residents. The SDRC response cites the inclusion of *Amelanchier canadensis*, which has edible fruits, in the plant palette. Shade trees are proposed throughout the site in addition to the onsite woodland conservation. Also, outdoor recreation will be further developed with Special Exception SE-24003. The recreation plan proposes a landscaped courtyard and a sitting area as passive onsite recreation.

##### **RECOMMENDATION**

The Department of Park and Recreation staff recommends approval of the Preliminary Plan of Subdivision 4-24012 Sterling Care Hillhaven.

cc: Leonard Pettiford

Signature:   
sonja Ewing (May 28, 2025 10:14 EDT)

Email: Sonja.Ewing@pgparks.com

Signature: *Dominic Quattrocchi*

Email: dominic.quattrocchi@pgparks.com

Signature: *Jameka Smith*  
Jameka Smith (May 28, 2025 09:59 EDT)

Email: jameka.smith@pgparks.com