



Certificate of Adequacy

ADQ- 2024-025

General Information

Project Name: John-Lynn

Case Number: ADQ-2024-025

Associated Preliminary Plan of Subdivision or Final Plat: 5-24071

Use Type: Residential

Dwelling Unit Type and Number: 20-bed congregate living facility Gross Floor Area (nonresidential): N/A

Project Location

Project Location: In the northwest quadrant of the intersection of Brinkley Road and Joyce Drive.

Lot/Parcel: Lot 1, Block A (existing) / Lot 15, Block A (proposed) Tax Account: 0625277

Property Zone: RSF-95 Council District: 08

Planning Area: 76B Municipality: N/A

Election District: 06 Transportation Service Area: 01

Police District: IV School Cluster Area: 05

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	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	Yes	No
Fire and Rescue—Residential Use	7 minutes travel time	Yes	No
Fire and Rescue—Non-Residential Use	5 minutes response time	N/A	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 (Patrick to Bartlett, June 3, 2024)*
- *Special Projects Section (Walker to Bartlett, June 3, 2024)*

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 that would generate no more than 2 AM and 4 PM peak-hour vehicle trips.

SIGNATURE


Lakisha Hull (Nov 8, 2024 10:29 EST)

Planning Director

11/08/2024

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).



Countywide Planning Division
Transportation Planning Section

June 3, 2024

MEMORANDUM

TO: Jason Bartlett, Subdivision Section, Development Review Division

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

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

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

SUBJECT: **ADQ-2024-025 5-24071 John-Lynn, Lot 15 Block A**

Proposal

The referenced Certificate of Adequacy application (ADQ) is being reviewed in conjunction with the final plat 5-24071 which proposes the subdivision for a congregate living facility with 20 beds. The site has frontage along Brinkley Road and Joyce Drive and is located within the Residential, Single Family-95 (RSF-95) zoning district. The Transportation Planning Section's review of the referenced ADQ application was evaluated using the standards of Section 24 of the current Zoning Ordinance.

Criteria for Establishing Transportation Adequacy

The proposed development is subject to the Transportation Service Area (TSA) 1 adequacy requirements for the analysis of vehicular traffic.

Trip Generation

In accordance with 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 subdivision will generate no more than five new peak-hour trips which is deemed de minimis per the 2022 *Transportation Review Guidelines Supplement* and therefore, meets the requirements of 24-4505 for motor vehicle adequacy.

Trip Generation Summary									
	Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Proposed	Congregate Care Facility (ITE code 253)	20	DU	1	1	2	2	2	4
Total Trip Cap Recommendation				2			4		

Bicycle & Pedestrian Adequacy

The subject property is in the Residential, Single Family-95 (RSF-95) 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 conditions:

1. Total development within the subject property shall be limited to uses that would generate no more than 2 AM and 4 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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Special Projects Section

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

June 3, 2024

MEMORANDUM

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

FROM: TW Tineya Walker, Planner I, Special Projects Section

VIA: BR Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

SUBJECT: ADQ-2024-025 John Lynn

Project Summary:

The project proposes a congregate living facility for 20 beds. The 0.325-acre site is located at 6313 Joyce Drive, Temple Hills, MD 20748. This certificate of adequacy (ADQ) application was accepted for processing by the Planning Department on May 8, 2024.

ADQ-2024-025

Certificate of Adequacy ADQ-2024-035 is being reviewed for public facility adequacy, per the findings of the current Subdivision Regulations Section 24-4500, as follows:

- (1) This Section establishes public facility adequacy standards. They are summarized in Table 24-4502: Summary of Public Facility Adequacy Standards. The standards are established in Sections 24-4504, Public Facility Adequacy-Generally, through Section 24-4510, Schools Adequacy, below.
- (2) An application listed in Section 24-4502(a) above shall not be approved until a certificate of adequacy or conditional certificate of adequacy is approved in accordance with the procedures and standards of this Section. No certificate of adequacy or conditional certificate of adequacy shall be approved unless and until it is reviewed and approved in conjunction with one of the applications or subdivision reviews identified in Section 24-4502(a) above and Section 24-4503(a).

Police Facility Adequacy:

Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for police adequacy involves the following:

24-4508. Police Facility Adequacy

(b)Adopted LOS Standard-Police

- (2) To demonstrate compliance with this LOS standard, the Chief of Police shall submit the following information, on an annual basis, to the Planning Director:

- (A) A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the *Public Safety Master Plan* for police stations in the vicinity of the area of the proposed subdivision; and
- (B) A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of Police personnel on-scene or other police response, as appropriate.

The subject property is served by Police Division IV Oxon Hill located at 5135 Indian Head Highway, Oxon Hill, MD 20745. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated May 14, 2024, that stated the Department "has an adequate amount of equipment for our current sworn officers".

Pursuant to Section 24-4508.B the subject police response times for the site meets the standard of 25 minutes for non-emergency calls and 10 minutes for emergency calls. The test is applied on the date the application is accepted or within the following three (3) monthly cycles. The times are based on a rolling average for the preceding 12 months. The application was accepted by the Planning Department on May 8, 2024.

Police Response Times (Section 24-4508.B) District IV

Reporting Cycle	Reporting Month	Priority	Non-Priority
Acceptance Date	December 2024	8:00	12:00

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.

The subject property is served by the Morningside/EMS Station #827 located at 6200 Suitland Road, Morningside, MD 20746 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 May 30, 2024, the project passes the seven-minute travel test for residential development.

Schools:

Per Table 24-4502 of the Subdivision Regulations, school facilities are not an applicable area of review for senior housing.

CONCLUSION

At the writing of this referral the Special Projects Section finds that the applicable public facility standards are met pursuant to 24-4500 of the Subdivision Regulations.