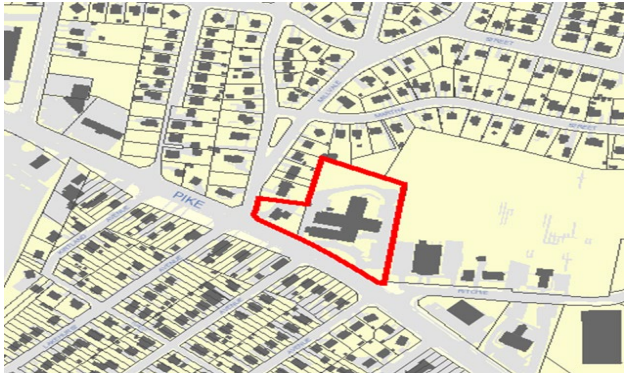




Detailed Site Plan Alternative Compliance Communicare Health

DET-2023-005
ACL-2025-001

REQUEST		STAFF RECOMMENDATION	
DET: Development of a 33,000-square-foot addition to an existing 45,034-square-foot nursing home, with associated infrastructure improvements.		With the conditions recommended herein:	
ACL: Alternative compliance from the requirement of Section 4.7, Buffering Incompatible Uses, of the 2018 <i>Prince George's County Landscape Manual</i> .		• APPROVAL of Detailed Site Plan DET-2023-005	
		• APPROVAL of Alternative Compliance ACL-2025-001	
Location: In the northwest intersection of Marlboro Pike and Ritchie Road.			
Gross Acreage:	3.55		
Zone:	CGO/RSF-65/MIO		
Gross Floor Area:	7,8034 sq. ft.		
Planning Area:	75A		
Council District:	06		
Municipality:	None		
Applicant/Address: Marlboro Leasing Co., LLC 7420 Marlboro Pike District Heights, MD 20747		Planning Board Date:	03/20/2025
Staff Reviewer: Meng Sun Phone Number: 301-952-3994 Email: Meng.Sun@ppd.mncppc.org		Planning Board Action Limit:	04/26/2025
		Staff Report Date:	03/06/2025
		Date Accepted:	12/17/2024
		Informational Mailing:	09/27/2023
		Acceptance Mailing:	12/13/2024
		Sign Posting Deadline:	02/18/2025

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

STAFF REPORT

SUBJECT: Detailed Site Plan DET-2023-005
Alternative Compliance ACL-2025-001
Communicare Health

The Urban Design staff have reviewed the subject application and present 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.**
- B. The 2018 Prince George's County Landscape Manual.**
- C. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.** Pursuant to Section 25-119(a)(2)(B) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), applications for a detailed site plan (DET) shall include a Type 2 tree conservation plan (TCP2) or a standard letter of exemption. If a site requires approval of TCP2, with an associated DET application, the TCP2 will be reviewed simultaneously with the associated plan. In accordance with Section 25-119(g)(6) of the WCO, exemption letters that were valid as of June 30, 2024, shall remain valid until June 30, 2026.
- D. Prince George's County Tree Canopy Coverage Ordinance.** The site is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance.

II. BACKGROUND

- A. Request:** The subject DET proposes development of a 33,000-square-foot addition to an existing nursing home building of 45,034 square feet, which results in a total gross floor area of 78,034 square feet. The addition would increase the number of beds in the facility from 162 to 199. There will be no change in use on the property. As part of the application, the applicant has filed an Alternative Compliance request, ACL-2025-001, from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2018 *Prince George's County Landscape Manual* (Landscape Manual).

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	CGO/RSF-65/MIO	CGO/RSF-65/MIO
Use	Nursing Home/Single-Family Attached Residential	Nursing Home/Single-Family Attached Residential
Lot	1	1*
Parcel	1	1
Total Gross Acreage	3.55	3.55
Total Net Acreage	3.55	3.55
Total Gross Floor Area	45,034 sq. ft.	78,034 sq. ft.
Dwelling Units	1	0

Note: *The subject proposal includes one parcel (Existing Parcel 178) and one lot (Lot 1-A). Lot 1-A is part of this DET submittal, but does not contain any of the proposed development related to the use on Commercial, General and Office (CGO) Zone existing Parcel 178. Lot 1-A is currently improved with a dwelling unit, which is unoccupied and not used by the applicant, and will be razed in the future.

- C. Location:** The subject property is located within Planning Area 75A and Council District 6. Geographically, it is located in the northwest intersection of Marlboro Pike and Ritchie Road. The property has a designated address which is at 7420 Marlboro Pike.

The subject property is bounded to the west and northwest by single-family homes in the Residential, Single-Family-65 (RSF-65) Zone, in the North Forestville subdivision; to the northeast and east by the Epiphany Episcopal Church and Cemetery (Historic Site 75A-006) in the RSF-65 Zone; and to the south by Marlboro Pike, and beyond with single-family detached homes in the RSF-65 Zone.

- D. Proposed Uses:** A nursing home is a permitted use in the CGO Zone, subject to the applicable standards in Section 27-5102(d)(4)(A) of the Prince George's County Zoning Ordinance, and an allowed use within the RSF-65 Zone, pursuant to a special exception.

The subject DET proposes to develop an addition to its existing single use of nursing home on the property. There will be no changes in use. The existing nursing home use was approved by the Prince George's County District Council in January 1965, via Special Exception SE-1137, without conditions.

- E. Previous Approvals:** SE-1137 was approved by the District Council in January 1965 (Council Resolution No. 22 1965), for development of a nursing home.

SE-1442 was approved by the District Council in October 1966 (Council Resolution No. 754 1966), to allow use of the property as a special hospital. However, this use no longer exists on the property, leaving the original nursing home as the only remaining use.

SE-4259 was approved by the Zoning Hearing Examiner in July 1997, to develop a 12,000-square-foot addition to the existing building, including a 2,500-square-foot physical therapy suite which was defined as an accessory use. However, the addition to the building was never constructed.

Preliminary Plan of Subdivision PPS-2022-005 was approved by the Prince George's County Planning Board on February 23, 2023 (PGCPB Resolution No. 2023-12), for subdivision of the property into one parcel, to support the existing development and 33,000 square feet of additional development.

Certificate of Adequacy ADQ-2022-003 was approved by the Prince George's County Planning Director on January 17, 2023. The ADQ is valid for 12 years from the date of its approval, subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George's County Subdivision Regulations.

F. Design Features:

1. **Architecture**—The DET proposes a two-story addition to an existing two-story building, both of which are 22 feet, 7 inches in height. Due to the steep topographical descent from the south to the north of the property, the building's lower floor sits below the Marlboro Pike street level, creating the appearance of a one-story structure from Marlboro Pike. The addition proposed with this DET is primarily located to the northwest of the existing building and occupies almost half of the rear portion of the property. The addition sits approximately 10–12 feet below the street level. Therefore, the addition will not likely be seen from Marlboro Pike. The main entrance to the entire nursing home, which is located at the south side of the building, facing Marlboro Pike, remains unchanged. The proposed addition will provide three additional building entrances: two entrances on the west side and one entrance on the east side. Both the existing building and proposed addition have direct access to the two courtyards in the middle of the building.

The architectural elevations submitted with this DET show a variety of building materials used for the proposed addition, including bricks, brick veneer, and fiber cement panels. The materials are shown in a variety of colors, such as bark, rich espresso, and timber bark. The existing building façades feature dark brown brick, and the existing roof is mansard roof with brown asphalt shingles. The proposed addition maintains the existing mansard roof shape. The standing seam metal roof will be used uniformly throughout both the existing building and new addition, enhancing visual cohesion and durability. The proposed façade and roof materials ensure a seamless and cohesive transition between the existing building and proposed addition. Upon reviewing the black-and-white elevation, staff find an inconsistency in the roof materials labeling. A condition is included herein to revise the black-and-white architectural elevation with clear labels, ensuring consistency in roof material labeling.

The building elevations feature multiple aluminum storefront system and insulated metal door system. The proposed window panels are comprised of vinyl fixed window system and fiber cement panel board (timber bark). Those features complement the existing building façades by maintaining consistent window and wall configurations, as well as a cohesive color scheme. The proposed additional entrances and building corners are differentiated by special panels with different colors and materials. The panel at entrances extends upward, adding visual interest and breaking up the building massing. Overall, the elevation design provides a seamless transition between the existing building and proposed addition, while providing a variety in materials and colors.

The subject development will encourage a stronger sense of place, encourage pedestrian access, be compatible with surrounding land uses, and improve the physical appearance of the area as a whole. The two internal gardens provide an enhanced sense of place by providing an enhanced open space at the center of the property.



Figure 1: South Building Elevation Facing Marlboro Pike

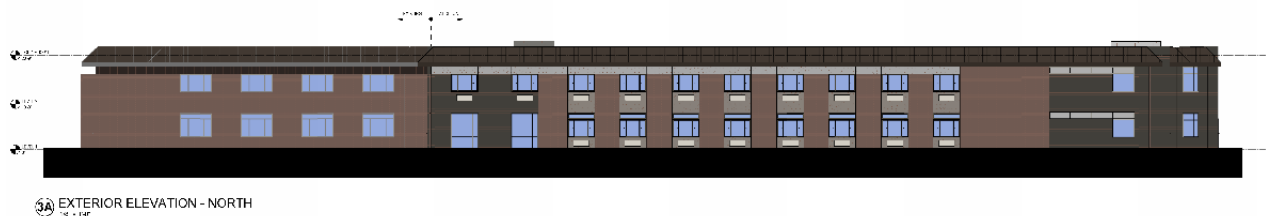


Figure 2: North Building Elevation

2. **Parking**—The applicant proposes to extend the existing asphalt parking lot to the north, providing additional parking capacity. As shown in the plan set submitted with this application, parking requirements are met.
3. **Signage**—The subject property includes one existing freestanding sign to remain, located to the east of the main entrance. The applicant proposes one new directional sign to the left of the main entrance, next to the stacking spaces designated for drop off and pick up in front of the building.
4. **Lighting**—The DET includes a photometric plan and lighting details. Lighting is proposed throughout the surface parking lot, internal driveway, and along vehicular entrances to Marlboro Pike. Wall-mounted lights, surface-mounted lights, post-top lights, and bollard lights are provided for the two internal garden areas.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

A. Detailed Site Plan Decision Standards (Section 27-3605(e))

- (1) **The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

The applicable standards of this Subtitle consist of those required in the CGO Zone. Specifically, the Intensity and Dimensional Standards in Section 27-4203(d)(2); the use specific standards for a nursing home, in Section 27-5102 (d)(4)(A)(ii), and the applicable Development Standards of Part 27-6 of the Zoning Ordinance as follows:

1. **Standards Applicable in the CGO Zone, Intensity and Dimensional Standards**

The DET is in conformance with the applicable CGO Zone, Intensity and Dimensional Standards, as shown below:

CGO ZONING STANDARDS		
SETBACKS: Yard Depth, min (ft)	REQUIRED	EVALUATED
Front	0	approx. 32
Side	0	approx. 25
Rear	0	approx. 55
Principal Structure Height max. (ft)	No requirement	22 feet, 7 inches

2. **Use Specific Standards for Nursing Home**

Nursing or Care Home in the CGO Zone Where 11 or More Persons Are Cared For:

- (aa) **Total area – Two acres, or 300 square feet per person cared for, whichever is greater;**
- (bb) **Street frontage – 150 feet;**
- (cc) **Setback – 25 feet from all boundary lines of the property.**

The nursing home, with expansion, will take care of a maximum of 199 people. The property area is 3.55 acres, which exceeds the minimum requirement. The subject property has a street frontage of 610 feet, with setbacks from all property boundary lines ranging from 25 and 110.9 feet. The standards in this section have been met.

3. **Applicable Development Standards**

The DET is consistent with the applicable standards in Part 27-6. The following analysis is offered:

a. **Section 27-6200—Roadway Access, Mobility, and Circulation**

The DET is in conformance with the applicable standards in Section 27-6200 of the Zoning Ordinance, as follows:

Section 27-6202. Consistency with Plans

The design and construction of access and circulation systems associated with this DET is consistent with the transportation goals, objectives, and actions in the County's 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (sector plan) addressing transportation.

Plan 2035

Plan 2035 includes the following relevant policies and strategies:

- **Policy 4: Use complete and green street practices to design, operate, maintain, and retrofit the transportation network in order to improve travel conditions for pedestrians, bicyclists, transit riders, and vulnerable populations consistent with the surrounding area's character** (page 156).
- **TM4.4: Design new transportation systems to accommodate all modes of transportation. Continuous sidewalks on both sides of the road and on-road (bike lanes) bicycle facilities should be included, to the extent feasible and practical, and based on the type and location of the facility proposed** (page 156).

The subject property is abutting Marlboro Pike to the south. Marlboro Pike is identified as a collector road in the MPOT. The site plan includes existing 5-foot-wide sidewalks along the property frontage. The applicant has proposed to reconstruct the existing sidewalk along the property frontage and enhance pedestrian mobility and visibility in the area by adding Americans with Disabilities Act (ADA)-compliant curb

ramps and crosswalks at the site access points. The new sidewalk along Marlboro Pike will connect to an internal network of sidewalks within the subject property, providing residents and employees an opportunity to traverse the Marlboro Pike corridor.

MPOT and Sector Plan Pedestrian and Bike Facilities

The MPOT recommends a bike lane along the property's frontage of Marlboro Pike. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

- **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.**
- **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.**
- **Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.**

The sector plan includes the following recommendations:

- **Policy 2: Implement a boulevard streetscape between main street areas throughout the corridor to improve the overall look and function of the corridor.**
- **Policy 3: Enhance and provide pedestrian-friendly amenities throughout the corridor that assist in transforming the corridor into a safe and comfortable environment.**

- **Policy 5: All road frontage improvements and road capital improvement projects within the developed and developing tiers shall be designed to accommodate all modes of transportation.**

The site plan includes existing 5-foot-wide sidewalks along the property frontage. The applicant has proposed to install crosswalks along each site access point. A condition is included herein to recommend ADA-compliant curb ramps be installed with crosswalks.

The DET submitted on December 17, 2024, included a 10-foot-wide bicycle lane along the subject property frontage on Marlboro Pike. During the Subdivision and Development Review Committee (SDRC) meeting on January 17, 2025, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) recommended the bike lane be eliminated, and for the applicant to continue the discussion with DPIE about providing a bicycle facility on Marlboro Pike. To address DPIE's comment, the applicant submitted a revised DET on February 7, 2025, eliminating the 10-foot-wide bike lane. A condition is included herein requiring the applicant to provide written correspondence from DPIE addressing the modification of the bike lane. Alternatively, the applicant shall revise the DET by showing the 10-foot-wide bike lane, if such correspondence is not received.

Bicycle parking is provided on-site to encourage multimodal commutes to and from the site. A bicycle lane along the Marlboro Pike corridor can be constructed as part of a future Capital Improvement Project. Staff find the proposed facilities and amenities meet the intent of both the MPOT and sector plan policies to the extent feasible.

Staff recommend that the applicant work with the Marlboro Pike Partnership Community Development Corporation and other community partners to establish and implement a theme for the corridor streetscape. There is an ongoing Marlboro Pike Branding, Wayfinding, and Street Beautification study through the Prince George's County Planning Department's Planning Assistance to Municipalities and Communities program.

Master Plan Right-of-Way

The property has frontage on Marlboro Pike (C-410), which is a master-planned collector roadway, with an 80- to 100-foot ultimate right-of-way. There is no right-of-way

dedication required with this application since there is already sufficient right-of-way along the property frontage.

Section 27-6203. Multimodal Transportation System

Integrated access and circulation systems are provided for multiple travel modes (pedestrian, bicycle, and vehicular). Access to the site will be from Marlboro Pike, via a full access driveway. Five bicycle racks providing parking for 10 bicycles are provided on-site, and sidewalks are provided on all sides of the building, for pedestrian access. Two bicycle racks are located near the primary entrance of the building, and the other three racks are located near the western entrance of the building.

Section 27-6204. Circulation Plan or Site Plan Required

The applicant has submitted the site plan demonstrating vehicle and pedestrian movement through the site. The applicant has also submitted a bicycle and pedestrian facilities plan showing all on-site bicycle and pedestrian improvements, including an existing sidewalk along the site's frontage of Marlboro Pike, sidewalks along the internal driveway at the front of the building, sidewalks throughout the development connecting existing and proposed entrances and parking area, crosswalks at the point of vehicle entry, and bicycle parking near building entrances. Staff find the proposed facilities are sufficient based on the development's size and its relationship with existing and planned transportation systems. However, staff notice the bicycle and pedestrian facilities plan shows a "Pick up/Drop off only" sign on the proposed sidewalk. A condition is included herein to revise the plan to be consistent with the DET and to remove the sign from the sidewalk.

Section 27-6205. Developer Responsible for On-Site Street Improvements

The applicant will be responsible for all costs regarding on-site street improvements.

Section 27-6206. Vehicular Access and Circulation

The proposed development is served by two existing driveways along a collector roadway. The easternmost driveway is full movement access, while the westernmost access serves as an egress only, to accommodate a one-way driveway, with parking and circulation fronting the property. Signage currently exists at the western access to prohibit ingress to the site. Pedestrian circulation is separated from vehicle circulation by a network of crosswalks and sidewalks, which staff find acceptable for the proposed building addition. The existing parking area and driveway conform to the stacking regulations of Sections 27-6206(m)(1)(A) and

27-6206(m)(2) of the Zoning Ordinance. Further, the proposed addition is expected to generate a minimum number of trips that will not impact the surrounding roadway network. Staff find the applicable standards are satisfied.

A waiver from the cross-access requirement of Section 27-6206(e) of the Zoning Ordinance is requested. The cross-access toward the historic church site to the east is undesirable, since there are historical site environmental settings with an operating cemetery. It would be contrary to the existing and proposed buffers separating the two incompatible uses. In addition, the applicant proposes a 6-foot-high fence around its project, as required under Section 4.7 of the Landscape Manual, due to incompatibility between the surrounding uses. Cross-access toward the western side is not applicable since the adjoining parcels contain a single-family detached residential use.

As such, the waiver request for vehicular cross-access to the abutting historic site is recommended for approval, pursuant to Section 27-6207(e)(2)(C) of the Zoning Ordinance.

Section 27-6207. Pedestrian Access and Circulation

The site plan includes an existing 5-foot-wide sidewalk along the property frontage of Marlboro Pike, and a connecting sidewalk from Marlboro Pike to the building entrance of the proposed building addition. Crosswalks are provided across the vehicular access points. These facilities must be updated to be ADA-compliant.

A waiver from the cross-access requirement of Section 27-6207(b)(2) of the Zoning Ordinance is requested. The applicant's project involves an institutional use and is bordered by the church and a single-family neighborhood. The applicant proposes improvements to the existing sidewalk in front of and along Marlboro Pike, and this is sufficient to satisfy its obligation under the existing conditions. This pedestrian connection allows continued pedestrian access. The cross-access requirement is not applicable to single-family detached residential uses. With respect to the church, any connection between the applicant's parking and the church would make landscape buffers and fencing ineffective to the historic site. Transportation Planning staff find that connections will be fulfilled via an existing sidewalk along the property's frontage, connecting to the adjacent properties.

As such, the waiver request that pedestrian cross-access be waived to the abutting historic site is recommended for approval, pursuant to Section 27-6207(b)(2).

Section 27-6208. Bicycle Access and Circulation

The site plan includes a designated space for five bicycle racks/ten bicycle spaces. However, a waiver from the cross-access requirement of Section 27-6208(b)(1) of the Zoning Ordinance is requested. Under Section 27-6208, the County requires bicycle interconnectivity, circulation, and network improvements between parcels, if possible. In this case, since western adjoining parcels are single-family detached uses, it is not applicable. With respect to the church, any connection between the applicant's parking and the church is undesirable, as it would make landscape buffers and fencing ineffective to the historic site.

As such, the waiver request for bicycle cross access to the abutting historic site is recommended for approval, pursuant to Section 27-6208(b)(2) of the Zoning Ordinance.

b. **Section 27-6300—Off-Street Parking and Loading**

The DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including vehicular and bicycle parking requirements and standards.

The off-street parking area in the subject DET includes the appropriate pavement markings, stripping, directional arrows, and methods of identifying individual parking spaces, and adheres to the dimensional and marking standards. The proposed parking area is an extension to the existing asphalt surfaced parking lot, which is convenient and easily accessible from Marlboro Pike. The parking space extension is located on a macadam or asphalt surface. Therefore, the vehicle parking complies with the applicable standards of Sections 27-6304 and 27-6406 of the Zoning Ordinance.

Section 27-6305. Off-Street Parking Space Standards

Principal Use Category	Standard	Required	Proposed
Nursing or care Home	1.0 space per 4 beds (199 beds) 18x9 ft	50 (min. 2 handicap spaces and 1 van spaces)	61 (4 handicap spaces and 1 van spaces)
TOTAL		50	61 *(includes 43 existing and 18 new parking spaces)

The site plan includes 61 total parking spaces, of which 4 ADA-accessible spaces are provided. These additional parking spaces are designed to cover visitors during holidays, special events, or shift changes. Staff find the applicable standards of this section have been met.

Section 27-6306. Dimensional Standards for Parking Spaces and Aisles

The site plan includes a total of 61 parking spaces, comprising of 49 standard spaces, 8 compact spaces, and 4 handicap-accessible spaces (including 1 van-accessible space). Out of the 61 total parking spaces provided, 43 are existing spaces and 18 are new spaces.

Minimum Dimensional Standards	Required	Proposed
Standard space	18 feet x 9 feet	19 feet x 9 feet
Compact space	16 feet x 8 feet	18.5 feet x 8.5 feet
Handicap-accessible space	18 feet x 8 feet	19 feet x 8 feet
Aisle width	22 feet	22 feet

The proposed parking spaces meet the required dimensions and do not propose any reduction in size. Staff find the applicable standards of this section have been met.

Section 27-6306. Off-Street Parking Alternatives

The DET does not propose any off-street parking alternatives. Therefore, this provision is not applicable.

Section 27-6308. Reduced Parking Standards for Parking Demand Reduction Strategies

The DET does not propose any parking demand reduction strategies. Therefore, this provision is not applicable.

Section 27-6309. Bicycle Parking Requirements

RATE	REQUIRED	PROVIDED
2.0 spaces for the first 10 vehicle parking spaces	2	10
1.0 spaces for each 10 vehicle spaces thereafter (provided no more than 20 bicycle spaces are required)	5	
TOTAL	7	10

The site plan includes a designated space for five U-style bicycle racks to accommodate space for 10 bicycles. The bicycle racks are located near the building entrances. Four spaces are located within 50 feet of the main entrance. The

area is visible, well-lit, and conveniently accessible to the primary entrances of the building. Staff find the applicable standards of this section have been met. The other six spaces are located near the western entrance of the building. However, there is no lighting proposed in the bike rack area located on the western side of the building. A condition is included herein to provide lighting for the bicycle parking area near the western entrance of the building.

Section 27-6310. Loading Area Standards

The site plan displays one loading space which conforms to the dimensions set by this section. The loading space is located on the eastern side of the property and does not interfere with the parking, drive aisles, or pedestrian paths. Strategically positioned away from Marlboro Pike, the loading area benefits from natural screening due to the site's topographical drops and existing landscaping, minimizing visual impact and enhancing site aesthetics. Staff find the applicable standards of this section have been met.

c. Section 27-6400—Open Space Set-Asides

Section 27-6403. Amount of Open Space Set-Asides Required

A nursing home is an institutional use in the CGO (nonresidential base) Zone, and the applicant is required to provide 7.5 percent (0.27 acre) of open space. The applicant proposes approximately 8.1 percent (0.29 acre) of the site by including Area No.1 (0.06 acre as 75 percent of the stormwater management (SWM) area), Area No.2 (0.17 acre in the northern courtyard), and Area No.3 (0.06 acre in the southern courtyard).

Section 27-6404. Areas Counted as Open Space Set-Asides

Areas 2 and 3 provide a total of 0.23-acre open space set-aside. They qualify as open space set-aside features, as they are designated landscape areas required by Section 4.11. of the Landscape Manual.

However, staff note that Area 1, the proposed SWM area, does not meet the criteria for being counted as open space. Pursuant to Table 27-6404(a) of the Zoning Ordinance, Open Space Set-Aside Features, up to 75 percent of the land area occupied by SWM facilities (including retention and detention ponds and other bioretention devices) may be counted when such features are treated as an open space site amenity. SWM areas which qualify as site amenities must support passive recreation uses by providing access, gentle slopes (less than 3:1), and pedestrian elements such as paths

and benches. The SWM area shown on the DET does not include paths or pedestrian elements. Therefore, this area should not be counted as part of the total open space provided.

Staff also note that the site will still meet its open space requirements if the SWM area is not counted. The two green areas to the east of the building, required by the Landscape Manual, have a total area of 0.075 acre (approximately 3300 square feet). This qualifies as an open space set-aside as it meets the required landscape areas and agricultural buffer in Table 27-6404(a). Thus, the total open space set-aside will be 0.305 acre, including Areas 2 and 3, and the two green areas to the east of the building. The figure exceeds the required 0.27 acre. Therefore, a condition is included herein to revise the open space set-aside exhibit, to remove the SWM areas which do not qualify as part of the count of total open space area, and to provide at least 7.5 percent of the open space set aside by including the two green areas to the east of the building, required by Landscape Manual.

Section 27-6406. Design Standards for Open Space Set-Asides

The DET shows two central garden spaces that will serve as the internal focal point for the development, with direct access from both existing and proposed buildings. The garden spaces feature passive seating and landscaping, pedestrian level lighting, creating a welcoming and tranquil environment. Staff find the applicable standards of this section have been met.

Upon reviewing the landscape plan and lighting plan, staff find inconsistency between drawings. A condition is included herein to make sure landscape plan and lighting plan for garden areas are consistent.

Section 276406. Development in Open Space Set-Asides

The development in open space set-asides is in conformance with the applicable standards in this section. The development elements include pedestrian paths or trails, benches, and gardens with seasonal planting area, within the areas recommended for open space set-aside.

Section 27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides

Staff find that the open space set-aside areas are not delineated on the site plan and the site plan does not indicate whether these open space set-aside areas are to be placed under an easement or a covenant. A condition is included herein to revise site plan to delineate the open space

set-aside areas and show these open space set-aside areas to be placed under an easement or a covenant.

d. **Section 27-6500—Landscaping**

Applicable Landscape Manual schedules have been provided with the submitted landscape plan. The DET is in conformance with almost all applicable standards in the Landscape Manual, which include Section 4.2, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.8, Building Frontage Landscape Requirements; Section 4.9, Sustainable Landscaping Requirements; and Section 4.11, Requirements for Nonresidential and Mixed-Use Development.

The application has submitted a request for alternative compliance from Section 4.7(c)(13), Developing Lots adjacent to Historic Sites, which is further discussed below in Finding III.B.

e. **Section 27-6600—Fences and Walls**

The DET is in conformance with the applicable standards of Section 27-6600 of the Zoning Ordinance, as analyzed below. The DET proposes a 6-foot-high site tight wooden fence along the property perimeter that is abutting incompatible use and is in conformance with the Landscape Manual requirements.

Section 27-6602. General Standards

The proposed fences are located outside of the public right-of-way. The site tight fence is located within the side and rear yard, and within a required landscaped area as shown on the submitted landscape plan. No temporary fences are proposed.

Section 27-6603. Height Standards

According to Table 27-6603(a) of the Zoning Ordinance, the maximum fence height allowed is six feet. The height for the proposed site tight fence is six feet.

Section 27-6604. Materials

The proposed fence types are constructed with pressure treated lumber, which is an allowed material.

Section 27-6605. Perimeter Fences and Walls Abutting Street Right-of-Way

No fence is proposed within 15 feet of a street right-of-way. Therefore, this provision is not applicable.

Section 27-6606. Appearance

The proposed fence, with its finished material facing outward, complies with Section 27-6606 of the Zoning Ordinance.

f. **Section 27-6700—Exterior Lighting**

Section 27-6703. Lighting Plan

The DET includes a photometric plan, details regarding proposed lighting location, type, and specifications of some light types are provided along with the photometric plan.

Staff note that photometric plan is inconsistent with DET layout, the foot candle measurements do not cover the two internal courtyards and western side of the property. In addition, no lighting is proposed along the pathways on both eastern and western sides of the building, except for the parking area. The proposed bike parking area on the western side of the building also lacks dedicated lighting. A condition is included herein to propose pedestrian level lighting for the proposed sidewalks, and to revise the photometric plan to address the above-mentioned comments and demonstrate conformance to Section 27-6703 of the Zoning Ordinance, and to ensure safety and visibility at night.

Section 27-6706. General Standards for Exterior Lighting

Two wall mount fixtures type, one recessed or slim surface mount type, one post top fixture type at pedestrian level, and one coordinating bollard type for low level light are proposed with details and specifications. Those lighting will be full cut-off fixtures that are directed downward. Those lightings are in conformance with the applicable standards in this section.

As shown on the photometric plan, the details and specifications of S1 and S2 are not provided. A condition is included herein to provide details for S1 and S2 and demonstrate conformance to Section 27-6706 of the Zoning Ordinance.

Section 27-6707. Lighting Design Standards for Specific Uses and Site Features

Pedestrian lighting fixtures are proposed for two internal garden areas. The height for the pedestrian lighting fixtures is within the maximum height of four feet. The pedestrian bollard lamps do not exceed 900 lumens for any single lamp. A condition is included herein to include foot candle measurement for the internal garden area to demonstrate conformance to Section 27-6707(e) of the Zoning Ordinance.

Section 27-6708. Measurement

Maximum illumination measured in foot candles, at ground-level, at the lot lines are not provided. A condition is included herein to extend the foot candle measurement to property line and demonstrate conformance to Section 27-6706(c) of the Zoning Ordinance.

g. **Section 27-6800—Environmental Protection and Noise Controls**

Section 27-6802. Natural Resources Inventory (NRI)

The site has an approved NRI-052-2022, which shows the existing conditions of the property consistently with the DET. The site contains existing trees and bushes, which do not meet the qualifications to be considered woodland. The site does not contain any specimen trees, regulated environmental features (REF), or primary management areas. The site has an approved Standard Letter of Exemption (S-121-2023) from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, which was approved on July 27, 2023, and expires on July 27, 2025.

Section 27-6803. Trees and Vegetations

This DET complies with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code. See Findings IV and V below.

Section 27-6804. Floodplain Management

According to NRI-052-2022, General Note 5, there is no 100-year floodplain on this site per DPIE letter dated March 10, 2022.

Section 27-6805. Erosion and Sedimentation Control

The erosion and sediment control plan was approved by the Prince George's County Soil Conservation District on May 12, 2023 (No. 168-23). The Environmental Planning Section has reviewed the Concept Grading, Erosion and Sediment Control Plan, CSC No. 168-23, and finds the plan is in general conformance with the DET-2023-005 site and landscape plan.

Section 27-6806. Stormwater Management

The applicant submitted a copy of an approved SWM Concept Plan (15427-2022-01) and associated approval letter with the subject application. The plan was approved on November 20, 2024, and expiration date is January 20, 2026.

This approval demonstrates compliance with the requirements for SWM in accordance with Subtitle 32, Division 3, Stormwater Management, of the County Code.

Section 27-6807. Chesapeake Bay Critical Area

The subject property is not within the Chesapeake Bay critical area. Therefore, Section 27-6807 of the Zoning Ordinance is inapplicable.

Section 27-6808. Regulated Environmental Features

NRI-052-2022 confirms that the site does not contain any REF.

Section 27-6809. Unsafe Lands

NRI-052-2022 confirms that Marlboro and Christiana clays are not found to occur on or within the vicinity of the property.

h. **Section 27-61002—Nonresidential and Mixed-Use Form and Design Standards**

The applicant's project involves an addition to its facility, adding 37 beds on its property, and complies with the nonresidential design standards of Section 27-61002 of the Zoning Ordinance. The project's existing building's front façade faces Marlboro Pike, with the primary entrance and drop-off zone centrally located. The proposed expansion includes two internal courtyards, and the existing front façade is not fully parallel to Marlboro Pike due to the presence of a landscaped drop-off area between the building façade and Marlboro Pike - an existing condition dating back to the 1960s. The DET is proposing to add new shade trees in the landscape area, to improve the visual appeal of the building's frontage zone. Overall, the project will foster a stronger sense of place, promote pedestrian accessibility, be compatible with surrounding land uses, and enhance the physical character of the area.

Regarding façade articulation, the front façade unchanged as it is an existing condition. The side and rear façade, each exceeding 60 feet in length, incorporates offset alternatives to meet the requirement of this section. Those techniques include changes in façade color and materials that follow the same dimensional standards as the offset requirements, and roofline change in height of a parapet at proposed entrances locations.

In terms of façade materials, the DET proposes four exterior finish types. The existing front façade is composed of brick, which remains the primary material for the addition,

ensuring continuity in design. Fiber cement panels are used in corners and entrances of the proposed addition. The primary façade materials do not change at outside corners, they are extended alongside façade visible from street. Because the street facing façade is an existing building, the building façade fenestration/transparency requirement is not applicable.

The existing building features a mansard roof with brown asphalt shingles. Along the exterior perimeters, both the existing and proposed roofs will utilize a standing seam metal roof system, enhancing durability and visual cohesion. Within the courtyards, the roofing materials will combine asphalt shingles and standing seam metal system.

All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), are located on the rear elevations, to the maximum extent practicable, to have a minimal visual impact as seen from the street. The proposed façade and roof materials provide a seamless transition between existing and proposed structure.

The proposed addition is situated primarily at the rear of the property, which slopes downward from the street. As a result, the addition will have minimal visibility from Marlboro Pike. All parking spaces for the facility are located on the east side and rear of the property. All loading and service access areas are on the side and are naturally screened from the street by the site's topographical drop and existing landscape. Staff find the nonresidential and mixed-use form and design standards are met.

i. **Section 27-61200—Neighborhood Compatibility Standards**

Section 27-61200 of the Zoning Ordinance applies because the applicant proposes an expansion of an existing nonresidential building located on land abutting to and across a street from existing single-family detached dwellings, where the expansion increases the building's gross floor area by 50 percent or more. The property is abutting single-family detached dwellings on the western and northern edge. The property is across a street from existing single-family detached dwellings on the southern side of Marlboro Pike. As shown on the plans included with this application, the DET is in conformance with the applicable regulations set forth in Section 27-61203 of the Zoning Ordinance.

Building Height and Setbacks

The building setbacks along Marlboro Pike, both to the north and south of the subject property, vary between 23 to 100 feet approximately. The existing building's setback from the front property line is approximately between 26 and 86 feet, which is within 15 percent variation from the setbacks of adjacent buildings.

The distance from the proposed building to the single-family property to the west and north is greater than 50 feet but less than 150 feet. The distance from the existing building to the single-family property to the south across Marlboro Pike is greater than 15 feet. The existing building and proposed building height are both 22 feet, 7 inches, which is less than 35 feet. Furthermore, because the steep slope drops in the topography between the south and north portion of the property, the lower floor of the building sits below the Marlboro Pike street level, making the building appear to be one story in height from Marlboro Pike. The addition is mainly to the southwest of the existing building and is almost entirely in the rear of the property, which slopes down approximately 10 feet from the street level. Therefore, the proposal meets the required standards.

Building Orientation

The existing building and the addition are oriented towards the street Marlboro Pike, in which they will derive their street address.

Building Design

The DET is an expansion from its existing facility. The existing building is oriented toward the street. It projects toward the rear of the property that slopes downward. The existing building has a mansard roof with brown asphalt shingles. The proposal continued the mansard roof, materials of existing and proposed roof at perimeters are using a standing seam metal roof system. The roof will not extend higher than the existing facility, thus, maintaining compatibility. The proposed exterior color, materials, and architecture features (windows, doors, building materials and other building articulations) are compatible with surrounding single-family dwelling characters.

Building Materials

The proposed western and northern building façade is facing single-family detached dwellings. The DET does not provide schedule to include the transparency standard. A condition is included herein requiring the applicant to provide the required and proposed transparency percentage to the

building elevations to demonstrate conformance to Section 27-61203(d)(1) of the Zoning Ordinance.

The building materials and design will transition and be similar to the existing facility. The adjacent single-family homes which were built in the mid-1960s are also constructed with a brick and siding mix. Brick and fiber cement panels matching the existing building will be used. There is no vinyl siding proposed as exterior finishes.

Multibuilding Placement

The applicant proposes an addition to an existing building with internal connections, the multi-building placement requirements are inapplicable.

Off-Street Parking

No off-street parking is proposed within 200 feet of existing single-family detached dwelling units. All parking spaces are on-site and primarily to the rear and eastern side of the property as shown on the plans.

Other Site Features

Loading and trash area is located on the eastern side of the property, and it is located at least 50 feet from residential development, and it is screened by the natural topography downward slopes and existing landscape. The visual impact is fully contained within an enclosure.

Regarding exterior lighting, a photometric plan is submitted. However, the foot candle measurements do not extend to the property line, and the height of the exterior lighting fixtures are not specified. A condition is included herein to revise the photometric plan, to demonstrate conformance to Section 27-61203(g)(3) of the Zoning Ordinance.

There is one existing free-standing signage located at the eastern side of the front entrance, approximately 160 feet from the western property line, the signage is proposed to remain. A new directional sign (Pick up/Drop off only) is proposed to the western side of the front entrance, located more than 50 feet from the lot lines shared with a single-family detached dwelling. No projecting signs are proposed.

j. Section 27-61300—Agricultural Compatibility Standards

The subject application is exempt from this section because it is not adjacent to an ongoing agricultural use or activity in the Reserved Open Space, Agriculture and Preservation, or Agricultural-Residential base zones.

k. **Section 27-61400—Urban Agriculture Compatibility Standards**

The subject application is exempt from this section because it is not adjacent to ongoing urban agriculture use.

l. **Section 27-61500—Signage**

The site features an existing gateway sign situated within the landscape buffer area in front of the building, just east of the entrance, which is planned to remain in place. The existing sign features the words “Forestville Healthcare Center” and the size is 38 feet by 97.5 feet. The existing signage meets the requirements of location, number, height, and area of Section 27-61505 of the Zoning Ordinance.

A directional sign featuring the words “PICK UP/DROP OFF ONLY” is proposed to the left of the entrance. In accordance with Section 27-61502(b)(1) of the Zoning Ordinance, this directional sign is exempt from the standards of this section and does not require a sign permit. The proposed sign is located on the sidewalk. A condition is included herein to move the sign to be located outside the sidewalk and in conformance with the Zoning Ordinance.

m. **Section 27-61600—Green Building Standards**

Section 27-61603. Green Building Standards

The proposed development meets the minimum Green Building score requirement of 4.0 points for nonresidential development with more than 75,000 square feet, as follows:

Table 27-61603(b): Green Building Point System	Points Earned
Stated water heater efficiency of 0.82 or more.	1.25
Air conditioner with stated efficiency greater than 16 SEER is included as standard.	1.25
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI.	0.5
Stormwater infiltration system that accommodates a minimum of 25% of the runoff	1
Total Points	4

Based on the analysis herein, in addition to the evidence filed in conjunction with this application, staff find that DET-2023-005 represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the

utility of the proposed development for the intended uses. Documentation has been provided with the submission of the DET.

- (2) **All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle to which the detailed site plan is subject.**

Special Exception SE-1137

The existing nursing home use was approved by the Prince George's County District Council in January 1965, via SE-1137. The special exception was approved, without conditions.

Special Exception SE-1442

In October 1966, the District Council approved a second Special Exception, SE-1442, to allow use of the property as a special hospital. According to the proceedings which took place at the time, the special hospital use was needed to allow the facility to take emergency patients. However, this use is no longer on the property, leaving the original nursing home as the only remaining use. SE-1442 was also approved, without conditions.

Special Exception SE-4259 and Alternative Compliance AC-97012

In July 1997, the Zoning Hearing Examiner approved SE-4259 to allow a 12,000-square-foot addition to the building, including a 2,500-square-foot physical therapy suite which was defined as an accessory use. SE-4259 was approved, subject to five conditions. An Alternative Compliance (AC-97012) was originally approved as part of SE-4259 in 1996. However, the addition to the building was never constructed. Therefore, SE-4259 and AC-97012 are not applicable.

Preliminary Plan of Subdivision PPS-2022-005

Existing Parcel 178 of the property is subject to PPS-2022-005 (PGCPB Resolution No. 2023-12), approved in February 2023, for one parcel to support development of 78,034 square feet of nonresidential development. The proposed development is consistent with the development evaluated with the PPS. Therefore, a new PPS is not required at this time. In accordance with approved PPS-2022-005, existing Parcel 178 will be platted as proposed Parcel 1. A condition is included herein to note this area as "Proposed Parcel 1" on the DET.

Lot 1-A is part of this DET submittal, but does not contain any of the proposed development related to the use on CGO Zone Parcel 1. Lot 1-A was created under Section One-North Forestville plat dated August 1946, and recorded in the Land Record of Prince George's County. Land was conveyed out of the original Lot 1-A for public right-of-way of Marlboro Road and the remaining area of Lot 1-A is included in this DET. This conveyance of land to a governmental agency for public use is exempt from the requirements of filing a PPS and final plat, in accordance with Section 24-1404(e) of the Prince George's County Subdivision Regulations. In the future, the existing structure on Lot 1-A, which is unoccupied and not used by the applicant, will

be razed. Pursuant to Section 24-1404(g)(3) of the Subdivision Regulations, Lot 1-A is exempt from filing a PPS and final plat, as the development proposed is an addition to a property in existence prior to January 1, 1990, and does not add more than 5,000 square feet of gross floor area. Any future development of Part of Lot 1-A, exceeding that allowed under Section 24-3402(b)(1) of the Subdivision Regulations, will require the approval of a PPS prior to issuance of a permit.

PPS-2022-005 was approved with six conditions. The conditions relevant to the review of this DET are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follow each one in plain text:

2. Development of the site shall be in conformance with Stormwater Management Concept Plan 15427-2022-00, and any subsequent revisions.

The applicant submitted a copy of approved Stormwater Management (SWM) Concept Plan 15427-2022-01 and associated approval letter with the subject application. The proposed development is in conformance with the approved SWM concept plan.

3. Prior to its approval, the final plat of subdivision shall include the granting of 10-foot-wide public utility easements, along the public rights-of-way.

The site plan shows and labels the 10-foot-wide public utility easement (PUE) along the public right-of-way of Marlboro Pike, in accordance with the approved PPS. However, the applicant proposes to dedicate 150 square feet to the Ritchie Road right-of-way. A condition is included herein requiring that the PUE line be shifted to provide a 10-foot-wide PUE from this dedication. The right-of-way dedication is discussed further below, pursuant to Condition 4.h.

4. Prior to acceptance of the detailed site plan (DET), the applicant and the applicant's heirs, successors, and/or assignees shall show the following improvements on the DET submission:

a. A marked bicycle lane along the subject property's frontage of Marlboro Pike, subject to modification by the Prince George's County Department of Public Works and Transportation with written correspondence.

The DET submitted on December 17, 2024, included a 10-foot-wide bicycle lane. During the SDRC meeting on January 17, 2025, DPIE recommended the bike lane be eliminated, and for the applicant to continue the discussion with DPIE of providing the bicycle facility on Marlboro Pike. To address DPIE's comment, the applicant submitted a revised DET on February 7, 2025, eliminating the

10-foot-wide bike lane. A condition is included herein requiring the applicant to provide written correspondence from DPIE addressing the modification of the bike lane, or to revise the DET to show the 10-foot-wide bike lane.

- b. Minimum 5-foot-wide sidewalk, along the perimeter of all buildings, to the extent possible.**

The submitted site plan includes 5-foot-wide sidewalks along the road frontage and the perimeter of the building.

- c. Crosswalks and striping that provide pedestrian connections from the parking lot area to the building on-site.**

The submitted site plan includes crosswalks and striping at each site access point for a direct connection to the building entrance.

- d. Two delineated inbound lanes, with striping and directional signage to manage access to the general parking area and separately to the existing pick-up/drop-off area.**

The submitted site plan includes two delineated inbound lanes, with striping and directional signage to manage access to the parking area and separately to the existing pick-up/drop-off area.

- e. Striping along the pick-up/drop-off, to provide a designated lane for pick-up/ drop off and a separate bypass lane for all vehicles exiting the site. Signage shall be provided, as part of these improvements, to manage and control movements at this location.**

Directional pavement markings are provided at the eastern access point to manage circulation to the pick-up/drop-off and parking areas. Signage is also provided for the designated pick-up and drop-off area, in addition to marked short-term parking spots, allowing vehicles to bypass patrons who are waiting.

- f. Demonstrate conformance to Section 27-6206(m)(1)(A) of the Prince George's County Zoning Ordinance, which sets forth a minimum requirement of three stacking spaces for nursing homes, from the building entrance to the roadway where access is provided.**

The submitted site plan includes three stacking spaces, each measuring 22 feet by 8 feet, in front of the main building entrance.

- g. Demonstrate conformance to Section 27-6206(m)(2) of the Prince George's County Zoning Ordinance, which sets forth a stacking lane distance of 50 feet, between the edge of the street right-of-way and entrances into off-street parking areas.**

The submitted site plan includes an approximate 66-foot-long stacking lane, which demonstrates conformance with the stacking regulations of Section 27-6206(m)(1)(A) and Section 27-6206(m)(2).

- h. Relocation of the sidewalk, along Ritchie Road, to be within the public right-of-way, unless modified by the of the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

The submitted site plan proposes 150 square feet of right-of-way dedication to Ritchie Road in order that the sidewalk is located within the public right-of-way.

- 6. At the time of detailed site plan and final plat, the open space set-aside areas, required by Section 27-6400 of the Prince George's County Zoning Ordinance, shall be delineated on the plans for placement under an easement or covenant. The easement or covenant shall be reviewed and approved by the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, and it shall be fully executed prior to approval of a final plat for the development. The documents shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of the Maryland National Capital Park and Planning Commission. The documents shall be recorded in Prince George's County Land Records, and the Liber/folio indicated on the final plat, prior to recordation.**

An open space set aside exhibit was submitted with the DET. However, the open space set-aside areas, required by Section 27-6400 of the Zoning Ordinance, are not delineated on the site plan. Also, in accordance with this condition, the site plan does not indicate whether these open space set-aside areas are to be placed under an easement or a covenant. A condition is included herein to delineate the open space set-aside areas on the site plan. In accordance with Condition 6 of PGCPB Resolution No. 2023-12, show these open space set-aside areas to be placed under an easement or a covenant.

Certificate of Adequacy ADQ-2022-003

This property is also subject to an approved Certificate of Adequacy ADQ-2022-003, which was approved on January 17th, 2023, subject to four conditions. The ADQ is valid for 12 years from the date of its approval, subject to the additional expiration provisions of Section 24-4503(c)(1)(C). The conditions relevant to the review of this DET are listed below:

- 1. Total development within the proposed 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.**

The development proposed with this DET is consistent with that evaluated under the PPS, the proposed development will not exceed the established trip cap. Therefore, this condition is met.

- 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.**

A bicycle and pedestrian facilities plan was submitted with this DET. The plan includes a total of 10 bicycle parking spaces on-site that are located near each site entrance, and pedestrian pathways and crosswalks connecting the building entrances to the roadway frontages and parking area.

- 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.**

The bicycle and pedestrian facilities plan shows a comprehensive on-site pedestrian network that connects building entrances to the parking area and the pedestrian path along the road frontage. The plan also includes a total of 10 bicycle parking spaces on-site that are located near each site entrance. Therefore, Condition 3 is met.

- (3) The proposed development 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 Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;**

Based upon the approved NRI and PGAtlas, there are no REF on-site. Therefore, this criterion is not applicable to the subject DET.

- (4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;**

The proposed development is not located in a planned development zone. Therefore, this criterion is not applicable to the subject DET.

- (5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;**

This application is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property has less than 10,000 square feet of woodland and there is no existing tree conservation plan, pursuant to Section 25-119(b)(4). The site has an approved Standard Letter of Exemption (S-121-2023) from the WCO, which was approved on July 27, 2023 and expires on July 27, 2025. In addition, the approved NRI-052-2022 confirms the site does not contain any specimen, champion, or historical trees.

- (6) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge; and**

The proposed development is not an infrastructure plan. Therefore, this criterion is not applicable to the subject DET.

- (7) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:**

- (A) The minimum setback for all buildings shall be twenty- five (25) feet from each lot line;**
- (B) When possible, there should be no parking or loading spaces located in the front yard; and**
- (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be.**

The proposed development does not include a place of worship. Therefore, this criterion is not applicable to the subject DET.

- (8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the**

development and will not substantially impair implementation of any applicable area master or sector plan.

The existing nursing home has been in existence since 1960s. The proposed development will provide an addition to an existing nursing home, which will expand the nursing home care capacity, increase the interior spatial quality, as well as enhance internal garden areas. The project will encourage a stronger sense of place, encourage pedestrian access, be compatible with surrounding land uses, and improve the physical appearance of the area. Therefore, the proposed enlargement will benefit the development and will not substantially impair implementation of any applicable area master or sector plan.

B. The 2018 Prince George's County Landscape Manual: Applicable Landscape Manual schedules have been provided with the submitted landscape plan. As shown on the landscape plans, the DET is in conformance with the applicable standards in the Landscape Manual, which include:

- Section 4.3. Parking Lot Requirements
- Section 4.6. Buffering Development from Streets
- Section 4.7. Buffering Incompatible Uses
- Section 4.8. Building Frontage Landscape Requirements
- Section 4.9. Sustainable Landscaping Requirements
- Section 4.11. Requirements for Nonresidential and Mixed-Use Development

Staff find there are a few technical errors, and conditions are included herein to address those technical errors in the provided schedules, and to demonstrate conformance.

The applicant has requested alternative compliance (ACL-2025-001) from Section 4.7(c)(13)(A), Buffering Incompatible Uses, regarding the buffer width along the eastern property line, adjacent to a historic site.

REQUIRED: Section 4.7(c)(13)(A), Buffering Incompatible Uses, adjoining a designated historic site to the east

Length of Bufferyard	458 feet
Minimum Building Setback Width	25 feet*
Minimum Landscaped Yard Width	20 feet*
Plant Units (80 required per linear feet of property line)	368*

Note: *The requirements (including the number of plant units, setback, and landscape yard) are reduced by 50 percent, with the provision of a 6-foot-high opaque fence within the bufferyard.

PROVIDED: Section 4.7(c)(13)(A), Buffering Incompatible Uses, adjoining a designated historic site to the east

Length of Bufferyard	458 feet
Building Setback	Varies 49.48–110.9 feet
Landscape yard	Varies 7–20 feet
Plant units	467

Justification of Recommendation

The applicant requests alternative compliance from the requirements of Section 4.7(c)(13)(A), Buffering Incompatible Uses, along the entire eastern property line which is adjoining the historic site, the Epiphany Episcopal Church and Cemetery. Table 4.7-2, Bufferyard Type “D”, requires a minimum building setback of 50 feet, a minimum landscape yard width of 40 feet, and 160 plant units per 100 linear feet of property line. The applicant also proposes installing a 6-foot-high sight-tight fence that allows a 50 percent reduction in requirements (including the number of plant units, setback, and landscape yard) per Section 4.7(c)(10)(D) of the Landscape Manual.

The bufferyard does not comply with the required 20-foot landscaped yard width along the entire 458 linear feet of eastern property line. The applicant proposes a reduced landscape yard width between the existing and expanded parking lot and the adjacent historic site, which varies between 7 and 20 feet. A 7-foot-wide bufferyard is proposed along 370 linear feet of the eastern property line, and a 20-foot-wide bufferyard is proposed along the remaining 87 linear feet. The applicant proposes a total of 467 plant units, when 368 are required; so, an additional 99 plant units (approximately 27 percent) are proposed to compensate for the reduced landscaped yard width.

In addition, as part of the justification, the applicant discussed the history of the property, which was first developed with the existing nursing home building and parking lot in 1966, pursuant to SE-1137. The adjacent church, which is located approximately 485 feet away from the shared property line, and cemetery existed at that time, but were not designated as a historic site until 2010. If it were not for the historic designation, the two uses would be deemed compatible and not require a Section 4.7 bufferyard. The proposed building expansion is located on the northern and western sides of the property, farthest from the historic site, with only the existing parking lot being expanded along the eastern property line.

In addition, the Historic Preservation Commission reviewed the subject DET-2023-005 and ACL-2025-001 applications at its meeting on February 18, 2025, and voted to recommend approval of the applications to the Prince George’s County Planning Board. They concluded that the proposed ACL is sufficient to visually buffer the proposed development, particularly the expanded parking lot along the eastern property boundary, from the historic site.

Given the history of the development on the property, and the generally compatible nature of the uses, the Planning Director finds the applicant's proposal equally effective as normal compliance with Section 4.7, as the proposed solutions will provide sufficient screening for the adjoining historic site. The 6-foot-high sight-tight fence along the eastern property line, along with the additional plant units, especially at the northern end of the property facing the cemetery, will provide a dense visual buffer.

Recommendation

The Planning Director recommends **APPROVAL** of Alternative Compliance ACL-2025-001, from the 2018 *Prince George's County Landscape Manual*, for Section 4.7, Buffering Incompatible Uses, for the eastern property line of Parcel 178.

IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

A Standard Letter of Exemption from the WCO (S-121-2023) was approved on July 27, 2023, and a Natural Resources Inventory Plan (NRI-052-2022-01) was approved on July 19, 2023, for the proposed development, both of which were submitted with this application. The exemption letter is subject to the grandfathering provisions of the 2024 WCO, found in Prince George's County Council Bill CB-077-2024, which became effective January 3, 2025. In accordance with Section 25-119(g)(6) of the WCO, exemption letters that were valid as of June 30, 2024, shall remain valid until June 30, 2026. The applicant will need to secure a permit with the exemption prior to its expiration; otherwise, a tree conservation plan may be required. Based upon the approved NRI and PGAtlas, there are no REF or unsafe soils on-site. This site has an approved SWM Concept Plan (15427-2022-01), which was revised November 20, 2024; and associated approval letter (15427-2022-00), which was approved January 20, 2023, and expires January 20, 2026. No other environmental review issues have been identified for this application.

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

The site is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. Section 25-128 of the County Code requires a minimum percentage of tree canopy coverage (TCC) on properties that require a grading permit. Properties zoned CGO are required to provide a minimum of 15 percent of the net tract area in TCC. The subject lot has a net tract area of 3.55 acres, which has a TCC requirement of 0.53 acre, or 2,3196 square feet. The TCC worksheet included in the submitted landscape plan demonstrates the requirement is met. A condition is included herein to correct the label from gross to net acres.

VI. REFFERAL 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 February 13, 2025 (Perry to Sun), the Community Planning Division indicated that the proposed DET application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (sector plan) policies.
- B. **Subdivision**—In a memorandum dated February 20, 2025 (Bartlett to Sun), the Subdivision Section determined that the DET is in conformance with the approved PPS. All bearings and distances must be clearly shown on the DET and must be consistent with the record plat, once approved, and legal description or permits will be placed on hold. Staff recommended three conditions of approval, which are included herein.
- C. **Transportation Planning**—In a memorandum dated February 14, 2025 (Daniels to Sun), the Transportation Planning Section provided a review of compliance with the approved PPS 2022-005 and ADQ 2022-003, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the sector plan policies, and a review of the applicable Part 27-6 development standards, which are incorporated into the findings above. The Transportation Planning Section determined that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site development standards pursuant to Subtitle 27, and meets the findings for pedestrian and bicycle transportation purposes. Staff recommended one condition of approval, which is included herein.
- D. **Environmental Planning**—In a memorandum dated January 17, 2025 (Kirchhof to Sun), the Environmental Planning Section found that the applicant has submitted a valid Standard Letter of Exemption from the WCO (S-121-2023). The applicant has also submitted an approved NRI-052-2022-01 and SWM Concept Plan (15427-2022-01).
- E. **Historic Preservation**—In a memorandum dated February 19, 2025 (Chisholm to Sun), the Historic Preservation Section included four findings of the subject application:
1. The relationship of the subject property to the Epiphany Church and Cemetery naturally separates the historic church and the oldest part of the cemetery from the proposed nursing home addition. The historic church and oldest part of the cemetery are in the central and eastern portions of the historic site's environmental setting, with the modern buildings associated with the church within the environmental setting between the historic church and proposed addition. The proposed addition is on the north and west sides of the existing building, which largely blocks the view of the proposed new addition from the historic site.
 2. The subject application includes a request for Alternative Compliance, ACL-2025-001, from Section 4.7 of the Landscape Manual, to provide an alternative from the required Type D landscape buffer along the boundary between the subject property and the historic site. Staff conclude that the proposed alternative compliance is sufficient to visually buffer the proposed development, particularly the expanded parking lot along the eastern

property boundary, from the Epiphany Church and Cemetery, Historic Site 75A-006.

3. The necessity for an off-site surface drainage easement with the County will be evaluated by DPIE, at the time of technical approval for the outfall from the submerged gravel wetland. Any grading or other impacts to the Epiphany Church and Cemetery Historic Site will require an historic area work permit application to be submitted to and reviewed by HPC.
4. The applicant's proposed use of narrow spectrum, full cutoff lighting in the parking lot of the nursing home should reduce the spillover of light onto the Epiphany Church and Cemetery Historic Site. The applicant should ensure that the lighting is installed to minimize the spillover of light onto the adjacent historic site.

HPC has reviewed the application and recommends approval of DET-2023-005, with one condition. The condition recommended by HPC pertains to the neighboring property, and the permit process required prior to proposed disturbance. Since this is for an off-site improvement, the condition is not included herein within this DET application.

- F. **Prince George's County Health Department**—In a memorandum dated January 12, 2025 (Adepoju to Price), the Health Department offered comments that construction activity impacts (noise and dust) should not extend into adjacent properties during construction.
- G. **Prince George's County Fire/EMS Department**—In a memorandum dated January 17, 2024 (Reilly to Sun), the Fire/EMS Department offered one condition of approval for the subject application, which is included herein.
- H. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
- I. **Permit Review**— In a memorandum dated February 3, 2025 (Jacobs to Sun), the Permit Review Section provided comments on the subject DET, which have been addressed in the revised site plan submitted on February 7, 2025.
- J. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated January 14, 2025 (Thompson to Sun), DPR staff had no comments for the review of DET-2023-005, as this is a nonresidential development. There are no impacts to Maryland-National Capital Park and Planning Commission-owned/DPR-managed property.
- K. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer written comments on the subject application.

- L. **Washington Suburban Sanitary Commission (WSSC)**—In a letter dated August 19, 2024 (Djourshari to Norelli), WSSC provided a hydraulic planning analysis and conditions of approval which will be addressed during the system extension permit stage.
- M. **Community Feedback**—At the time of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject DET.

VII. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DET-2023-005, and Alternative Compliance ACL-2025-001, for Communicare Health, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DET) as follows, or provide specific documentation:
 - a. Revise the coversheet, as follows:
 - (1) Note on the plan that the existing sign is to remain.
 - (2) Revise General Note 16 to include the minimum requirement and provided total square footage of the open space set-asides, demonstrating conformance with the minimum requirement.
 - (3) Revise General Note 5 to provide reference to Section 24-3402(b)(1) of the Prince George's County Subdivision Regulations, which exempts Part of Lot 1-A from requiring the approval of a preliminary plan of subdivision.
 - b. Label the width of the existing sidewalk along Marlboro Pike.
 - c. In accordance with Section 27-6400 of the Prince George's County Zoning Ordinance, delineate the open space set-aside areas on the site plan. In accordance with Condition 6 of Prince George's County Planning Board Resolution No. 2023-12 (Preliminary Plan of Subdivision PPS-2022-005), show these open space set-aside areas to be placed under an easement or a covenant.
 - d. Relocate the "Pick up/Drop off only" sign to the north side of the sidewalk, in the building frontage landscape zone, in conformance with the Prince George's County Zoning Ordinance. Ensure the landscape plan and photometric plan use the correct site plan as the base.
 - e. Provide written correspondence from the Prince George's County Department of Permitting, Inspections and Enforcement addressing modification of the required bike lane along Marlboro Pike, or revise the DET to show the required bike lane, in accordance with Condition 4.a. of Prince George's County Planning Board Resolution No. 2023-12 (Preliminary Plan of Subdivision PPS-2022-005).

- f. Revise the site plan to include Americans with Disabilities Act-compliant curb ramps at each site access point.
- g. Revise the open space set-aside exhibit as follows:
 - (1) Update the exhibit to remove the stormwater management areas which do not qualify as part of the count of total open space area, and to provide at least 7.5 percent of the open space set aside by including the two green areas required by the 2018 *Prince George's County Landscape Manual*.
 - (2) Update the exhibit by using the correct DET as the base.
 - (3) Ensure the labels are consistent with legends on the plan.
- h. On the site plan, shift the 10-foot-wide public utility easement line northward, ensuring that it is positioned 10 feet from the Ritchie Road right-of-way dedication, in the southeastern corner of the property.
- i. Label hydrants on the plan in coordination with the Prince George's County Fire/EMS Department. A hydrant must be provided within 500 feet of the most remote point of the building measured, as hose is laid by the fire department; along drive aisles, around corners and obstacles, etc.
- j. Add the required and proposed transparency percentage to the building elevations, to demonstrate conformance to Section 27-61203(d)(1) of the Prince George's County Zoning Ordinance.
- k. Revise the black-and-white architectural elevation with clear labels, ensuring consistency in roof material labeling.
- l. Revise the photometric plan as follows:
 - (1) Update the plan by using the correct DET as the base. The location of all proposed lights shall be consistent with the site plan.
 - (2) Revise the photometric plan with foot candle measurements extending to the entire property line and the two garden areas, and to demonstrate conformance to Section 27-6700 and Section 27-61203(g)(3) of the Prince George's County Zoning Ordinance.
 - (3) List all of the light fixture types in the legends on the photometric plan.
 - (4) Provide details, specifications, and height of S1 and S2, including poles if they are separate, to demonstrate conformance to Section 27-6700 of the Prince George's County Zoning Ordinance.
 - (5) Add the date of the photometric plan.

- (6) Provide lighting fixtures along the sidewalk/pedestrian pathway on both the eastern and western side of the building, and for the proposed bicycle parking area on the west side of the building, to ensure safety and visibility at night.
 - m. Label existing Parcel 178 as Proposed Parcel 1 on the plans.
2. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan, as follows:
- a. Revise the figure to show the correct plant unit requirement number in Schedule 4.7-1 (west and north) and Schedule 4.7-8 (east) of the 2018 *Prince George's County Landscape Manual*.
 - b. Revise the provided building setback figures in Schedule 4.7-1 (west and north), and Schedule 4.7-8 (north and east), to be consistent with the actual building setback labeled on the site plan.
 - c. Revise Schedule 4.8-1 of the 2018 *Prince George's County Landscape Manual*, to correctly show required and provided area figures for the last four rows of the schedule, to demonstrate conformance, and correct typographical errors shown on this schedule.
 - d. Correct the number of shrubs in the Percent of Native Plants category, in Schedule 4.9-1 of the 2018 *Prince George's County Landscape Manual*, to be 275.
 - e. Revise the landscape plan to reflect the figures shown in Schedule 4.11-1 (Courtyard No.1) of the 2018 *Prince George's County Landscape Manual*.
 - f. Add a Schedule 4.11 to the landscape plan, for the southern courtyard, and revise the landscape plan accordingly.
 - g. Ensure that the garden area design on the landscape plan is consistent with the site plan and lighting plan.
 - h. Correct the label from gross to net acres on tree canopy coverage schedule for Section 25-128 of the Prince George's County Code.
 - i. Ensure the bufferyard length in Schedule 4.7-8 (East) and on the landscape plan is consistent.