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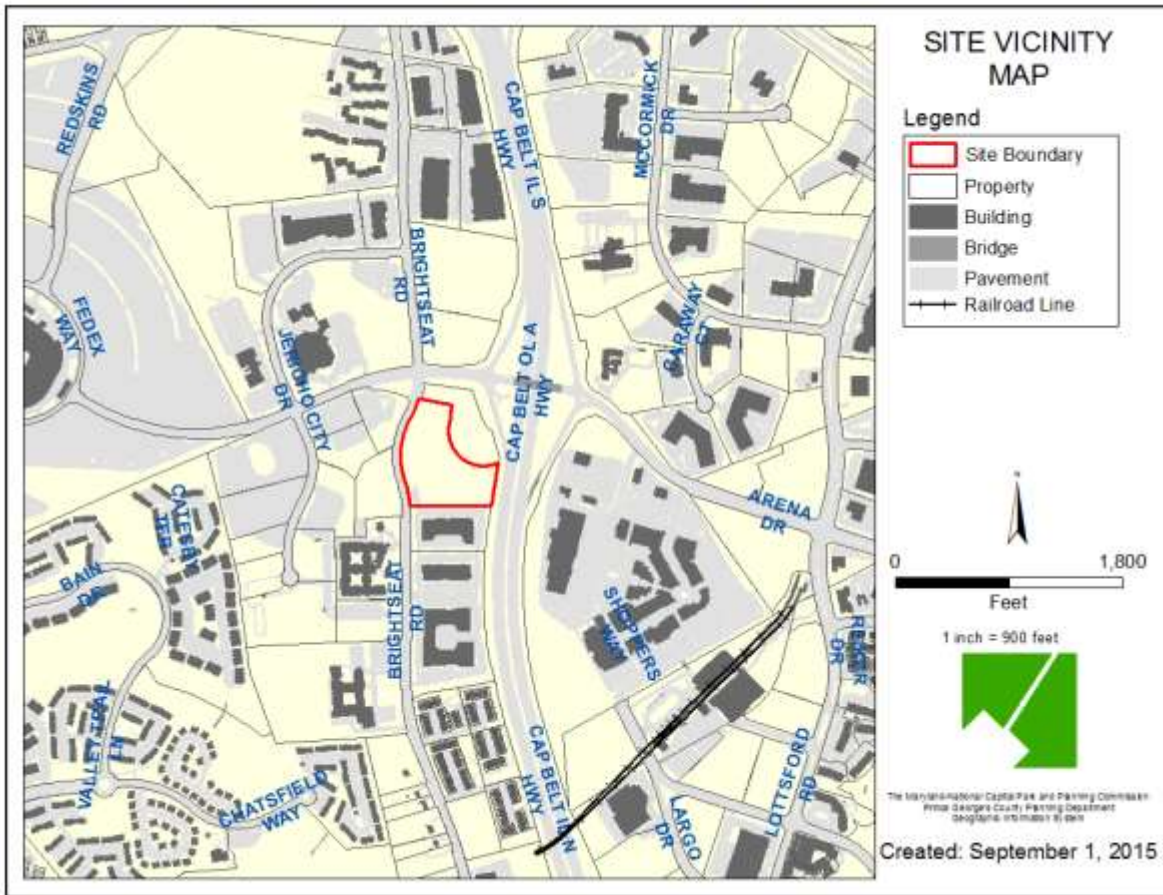
## Detailed Site Plan

## DSP-15032

Application	General Data	
<b>Project Name:</b>  Prince George's Post-Acute Care Facility (Formerly Futurecare-Landover)  <b>Location:</b> On the eastern side of Brightseat Road, approximately 175 feet south of its intersection with Brightseat Road and Arena Drive.  <b>Applicant/Address:</b> Prince George's Post-Acute Real Estate, LLC. 8028 Ritchie Highway, Suite 118 Pasadena, MD 21122	Planning Board Hearing Date:	06/23/16
	Staff Report Date:	06/08/16
	Date Accepted:	04/18/16
	Planning Board Action Limit:	06/27/16
	Plan Acreage:	9.45
	Zone:	I-3
	Dwelling Units:	N/A
	Gross Floor Area:	93,535 sq. ft.
	Planning Area:	72
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	202NE08

Purpose of Application	Notice Dates	
A 150-bed nursing or care home  <b>Variance requests from Section 25-122(b)(1)(G)                      and Section 27-471(f)(2)</b>	Informational Mailing:	09/23/15
	Acceptance Mailing:	04/11/16
	Sign Posting Deadline:	05/24/16

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ruth Grover, MUP, AICP <b>Phone Number:</b> (301) 952-4317 <b>E-mail:</b> <a href="mailto:ruth.grover@ppd.mncppc.org">ruth.grover@ppd.mncppc.org</a>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-15032  
Type 2 Tree Conservation Plan TCP2-008-2016  
Prince George's Post-Acute Care Facility  
(Formerly Futurecare-Landover)

Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

The detailed site plan has been reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance including those for the Planning Industrial/Employment Park (I-3) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-85045 and Record Plat NLP 125-50;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral Comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The application requests approval of a detailed site plan (DSP) for a 150-bed, 93,535-square-foot nursing or care home.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	I-3	I-3
Use	Vacant	Nursing or Care Home
Acreage	9.45	9.45
Lots	1	1
Number of Beds Rooms Hotel Room	0	150

**OTHER DEVELOPMENT DATA**

**Parking Schedule**

<b>Parking Required</b>	
Regular spaces (one per three beds for 150 beds)	50 spaces
Handicap spaces (one per 25 parking spaces)	2 spaces
<b>Parking Provided</b>	
Regular spaces	100 spaces
(of which, the following are handicapped)	5 spaces

**Loading Schedule**

Loading Spaces Required (12-foot by 33-foot)	1 spaces
Loading Spaces Provided	1 spaces

3. **Location:** The subject property is located on the eastern side of Brightseat Road, approximately 175 feet south of its intersection with Arena Drive and adjoins the Capital Beltway (I-95/495) to the southeast. The project is also located in Planning Area 72 and Council District 5.
4. **Surrounding Uses:** The site is bounded to the south by an office building in the Planned-Industrial/Employment Park (I-3) Zone; to the east by the Capital Beltway (I-95/495) and a stormwater management facility in the I-3 Zone; to the north by stormwater management facilities separating the site from Arena Drive in the I-3 Zone; and to the west by the right-of-way of Brightseat Road, with institutional residential/senior living development in the Commercial Office (C-O) Zone beyond.
5. **Previous Approvals:** The site is subject of Preliminary Plan of Subdivision 4-85045 (PGCPB Resolution No.85-144) approved by the Planning Board on May 9, 1985. The site is also the subject to the requirements of Record Plat NLP 126-50 recorded in the Prince George's County Land Records on April 7, 1986. Stormwater Management Concept Plan, No. 42775-2015-00 was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on July 31, 2015, and is valid until July 31, 2018.

6. **Design Features:** The primary entrance to the project is via a divided entrance at the southern end of the site's Brightseat Road frontage. This entrance leads to a circular drive which contains six parking spaces. From that front entranceway, travelways lead to the east and to the north along the southeastern and western façades of the building. Fifty-four additional parking spaces are provided in a linear parking lot located parallel to Brightseat Road and 40 additional parking spaces are located on the south central portion of the building. Thereby, a total of 100 parking spaces provided for the project.

A secondary entrance is provided at the northern end of the Brightseat Road frontage, which accesses the service functions on the site including a dumpster enclosure; a 33-foot by 12- foot loading space, an "oxygen pad" enclosed by a chain-link fence, and a generator pad, enclosed with a sight-tight shadow-box fence. As the sight-tight fence is a more aesthetically-pleasing, staff would recommend, and a proposed condition in the Recommendation section of this report would require, that the chain-link fence be replaced with the sight-tight fence prior to certificate approval of this DSP.

Ample sidewalks are provided within the site but are noticeably absent from the southern side of the southern access to the site. Staff would recommend, and a proposed condition in the Recommendation section of this staff report would require, that this additional sidewalk be provided on the plans prior to certificate approval.

The architecture for the project creates an aesthetically-pleasing building that provides visual interest in its form and massing and by its use of contrasting colors and materials. The materials and the various colors utilized in the project are provided as follow:

<b>Architectural Material</b>	<b>Colors of the Architectural Material Utilized in the Design</b>
Facing Brick	Red-Brown, Beige-Gray
Mineral Fiber Cement Trim Board	Beige, Brown
Mineral Fiber Cement Horizontal Siding	Brown
Glass Fiber Asphalt Shingles	Clear
Metal, Beam and Column Covers	Tan, Brown, Red-Brown
Plastic Horizontal Siding	Tan

The proposed building is two-story in height with the red-brown facing brick primarily on the lower level. The base of the building is punctuated with minimal fenestration and enhanced by contrasting beige grey bands of the facing brick, and a darker brown mineral fiber cement siding. The horizontal siding is also used on the upper level of the building around the windows thereon, and up into the periodic pediments, which create strong visual interest. Beige mineral fiber cement trim board is utilized on both the lower and upper levels to provide contrast with the red/brown and dark brown colors. The upper level has a regular pattern of fenestration for the most part, varying the window pattern from single double-sash windows to coupled or tripled windows to create additional visual interest.

There are no outdoor recreational facilities provided on the site, but three interior courtyards in the facility offer well-designed passive recreational facilities, complete with attractive landscaping, decorative tile work and benches. These courtyards provide both tables and chairs and benches and additional landscaping that enhance the design fabric of these passive

recreational areas. A third and smaller courtyard within the building which provides four tables with umbrellas and four seats each, two outdoor couches and 13 movable planters to be filled with annual flowering plants.

A double dumpster enclosure is provided for the project in red-brown brick complemented by beige facing brick to match those materials utilized on the building. The gates of the dumpster enclosure are provided in the same material matching the building. The dumpster enclosure is structurally reinforced by eight inch in diameter concrete filled with pipe bollards in its corners. A proposed “oxygen pad” enclosed by a chain-link enclosure and a proposed generator pad enclosed by a shadow box fence enclosure are also noted on the plans. Staff would recommend and a condition of this approval would require that the chain-link fence be replaced with a more durable and aesthetic sight-tight composite fencing material.

Signage includes a 305.38-square-foot building-mounted sign along the Brightseat Road frontage which is within the limits set by Section 27-613(c)(4)(A) of the Zoning Ordinance. A 5.5-square-foot monument sign is provided also along the Brightseat Road frontage of the project which is also within the requirements of Section 27-614(b)(1) of the Zoning Ordinance, which limits the height of a freestanding sign to the lowest point of the roof of any building in the development.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The project is subject to the requirements of Section 27-471 of the Zoning Ordinance which governs development in the I-3 Zone, Division 3 regarding uses permitted in industrial zones of the Zoning Ordinance and Section 27-285 regarding Planning Board procedures with respect to DSPs, including required findings and Section 27-274 regarding design guidelines for DSPs of the Zoning Ordinance.
  - a. **Section 27-473(b):** Nursing or care homes are a permitted as an “institutional or educational” use in the I-3 Zone, subject to Footnote 59 per Section 27-473 (b), Table of Uses in Industrial Zones. Footnote 59 requires DSP approval pursuant to Part 3, Division 9 of the Zoning Ordinance.
  - b. **Section 27-471:** The subject application, due to its location in the I-3 Zone, must be in conformance with Section 27-471 of the Zoning Ordinance regarding the purposes, site plans, regulations, required access and minimum area for the development in the I-1 Zone.
    - (i) Note that per **Section 27-471(b)** landscaping, screening, and buffering of the development must be provided as set forth in the *Prince George’s County Landscape Manual* (Landscape Manual) and may be exceeded if the Planning Board’s determines it necessary to buffer the use from adjoin uses or other uses within the “park” in which the project in located. See Finding 9 for a detailed discussion of the subject project’s conformance with the requirements of the Landscape Manual. Landscaping, sometimes in excess of that required by the Landscape Manual, is shown on the plans and staff does not recommend any additional landscaping.
    - (ii) Note also that although the project measures approximately 9.45 acres, it meets the requirements of **Section 27-471(i)(1)** of the Zoning Ordinance which states

that the minimum area for development in the zone shall be 25 acres. This is because Lot 4 is part of the larger “Corporate Center” plat, recorded in Land Records at NLP 126-50 on May 9, 1985. A composite of the lots which comprise Corporate Center, their square footage and acreage follows, demonstrating that the 25-acre requirement of Section 27-471(i)(1) is met.

<b>Lot</b>	<b>Square Footage</b>	<b>Acreage</b>
2	668,753	15.35
3	226, 986	5.21
4	411,508	9.41
<b>Totals</b>	<b>1,307,247</b>	<b>29.97</b>

The project is also subject to and in conformance with Section 27-471(f), Regulations; Divisions 1 and 5 of Part 7 (Industrial Zones); the Regulations Tables (Division 4 of Part 7); General Regulations (Part 2); Off-Street Parking and Loading (Part 11); Signs (Part 12); and the 2010 *Prince George’s County Landscape Manual*, (Landscape Manual) deemed part of the Zoning Ordinance as discussed below. The subject project is also in conformance with Sec. 27-285 (b) (1) and (4) regarding site design guidelines as specified in Findings 14 and 15 of this staff report.

- c. The project is also subject to Section 27-471(f), Regulations; Divisions 1 and 5 of Part 7 (Industrial Zones); the Regulations Tables (Division 4 of Part 7); General Regulations (Part 2); Off-Street Parking and Loading (Part 11); Signs (Part 12); and the 2010 *Prince George’s County Landscape Manual*, (Landscape Manual) deemed part of the Zoning Ordinance. See Finding 9 of this report for a full discussion of the project’s conformance to the requirements of the Landscape Manual. See Findings 13 and 14 regarding conformance with the required
- d. The project is designed in accordance with the Zoning Ordinance requirements mentioned above, except with respect to the Section 27-471 (f) (2), which requires that no more than 25 percent, or 40 percent in the Planning Board’s discretion, of any parking lot and no loading space shall be located in the yard to which the building’s main entrance is oriented. The applicant has difficulty in meeting this requirement.

**Variance Request**—Per Section 27-239.03 of the Zoning Ordinance, the Prince George’s County District Council or the Planning Board, when making a final decision regarding a site plan, has the sole authority to grant variances from the strict application of the Zoning Ordinance, in conjunction with its approval. Pursuant to this section, the applicant has requested that the Planning Board approve a variance from Section 27-471(f)(2) of the Zoning Ordinance, which requires that not more than 25 percent of any parking lot and no loading space be located in the yard where the building’s main entrance is oriented. Further, it stipulates that the Planning Board may approve up to an additional 15 percent in its discretion, if increasing parking better serves the efficiency of the particular use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building. The Urban Design Section recommends that the applicant be allowed the additional 15 percent because it meets the listed criteria. First, increased parking in the yard to which the front entrance is located would better serve the efficiency of the nursing or care home use. More people would then be able to park in front of the nursing or care facility via the front door where the main reception desk is proposed to be located. Second,

allowing the additional 15 percent would improve views from an interstate highway the Capital Beltway, as the front entrance to the nursing or care facility is oriented to the west, away from the Beltway. Views of the nursing or care facility from the Beltway would be improved by including more of the architecture of the building and its landscaping and less of the parking.

The Urban Design Section has calculated the percent of parking lot square footage located in the yard to which the front door is located for the nursing and care facility. The applicant has included 48.76 percent of the parking lot in the yard where the nursing or care facilities entrance is oriented, which exceeds the maximum 40 percent that the Planning Board may allow by 8.76 percent.

Decisions regarding variances must conform to the criteria set forth in Section 27-230 of the Zoning Ordinance. Each required finding is listed in **boldface** type below, followed by staff comment:

(a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**

(1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

**Comment:** The Urban Design Section would suggest that this finding can be made due to the fact that the site is encumbered with significant amounts of regulated environmental features and the extraordinary condition of the property being utilized for a nursing or care home use, where parking is especially necessary in front of the building so as to be more convenient for residents and guest and create a safer situation as employees will be more aware of activities in that portion of the parking lot.

(2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to,**

**Comment:** The strict application of this provision of the Zoning Ordinance would result in peculiar and unusual practical difficulties to the applicant due to the nature of the proposed project being a nursing and care facility. People visiting a nursing and care facility are often old and infirm and need to be able to park proximate to the front entrance. In addition to convenience, the added security that is afforded by the front entrance where the employees are constantly present is also appreciated by the seniors. Criminal activity is less likely to occur if potential criminals are aware that someone might be observing their actions.

(3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

**Comment:** Allowing greater than 40 percent of the parking to be placed in the yard where the front entrance is located will not substantially impact the intent, purpose, and integrity of the General Plan or master plan, as these documents have no specific guidance regarding the placement of parking with respect to a



use, like this one.

In summary, the Urban Design Section supports the variance request and recommends approval of the variance request.

8. **Preliminary Plan of Subdivision 4-85045 and Record Plat NLP 125-50:** The site is subject of approved Preliminary Plan of Subdivision 4-85045 approved and formalized by adoption PGCPB Resolution No. 85-144 by the Planning Board on May 9, 1985. The relevant conditions of that approval are included in **boldface** type below, followed by staff comment:

1. **Approval of a site plan. The site plan review shall ensure that the development protects the historic site across the street.**

**Comment:** Should the subject DSP be approved, the applicant will have fulfilled the first portion of this condition. Regarding the second portion of the condition, the case was referred to the Historic Preservation Planning Section and they recommended unconditional approval of the plan. Therefore, the application is in conformance with the second portion of this condition.

**Record Plat NLP 126-50:** NLP 126-50 was recorded in Land Records on May 9, 1983 containing the following note:

**Site plan approval is required for Lot 4 prior to the issuance of building permits.**

**Comment:** Should the subject DSP be approved, the applicant will have met this requirement.

9. **2010 Prince George's County Landscape Manual:** The subject DSP is for the construction of a 92,845-square foot (150-bed) nursing or care home. The various sections of the *Prince George's County Landscape Manual* (Landscape Manual) that are applicable to the subject project are discussed as follows:

- a. **Section 4.2, Requirements for Landscaped Strips Along Streets**—Section 4.2 requires landscape strips along streets for all nonresidential uses in any zone and for all parking lots. More particularly, properties in the I-3 Zone (such as the subject property) must meet the requirements of Section 4.2(c)(5) of the Landscape Manual as stated:

**If a property is located in the I-3 Zone, the width of the required landscape strip shall be as required by Section 27-474 of the Zoning Ordinance. The plant materials proposed within the landscape strip shall be shown on a detailed site plan approved in accordance with Section 27-471(d) of the Zoning Ordinance, but shall not be less in quantity than required by Section 4.2(c)(3)(a)(i).**

Section 27-474 of the Zoning Ordinance requires that 25 percent of the site be green area for properties located in the I-3 Zone and not in a Development District Overlay Zone or a Transit District Overlay Zone. The subject project meets and exceeds this requirement by providing 64.75 percent green area. The Landscape Manual, however, specifies that the quantity of plantings provided on the landscape plan is equal to or exceeds the requirement of Section 4.2(c)(3)(a)(i) (Option 1). Per this section of the Landscape Manual, landscape strips provided along street frontages must have a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings. The Urban Design Section has reviewed the submitted landscape plan and found that the

landscape strip provided along Brightseat Road and the one along the Capital Beltway (I-95/495) meet this requirement. However, the Schedule 4.2-1 provided for the landscape strip along the Capital Beltway needs correction. Staff would recommend, and a condition of this approval would require that, prior to certificate approval, the Schedule 4.2-1 provided for the landscape strip along the Capital Beltway be revised to reflect that Option 1 is chosen and that 10 shade trees and 100 shrubs are required. This requirement is correctly indicated on the schedule to have been met by the existing forest.

- b. **Section 4.3, Parking Lot Requirements**—Section 4.3(c) requires that a proposed parking lot larger than 7,000 square feet provide interior planting islands throughout the parking lot to reduce the impervious area. When these planting islands are planted with shade trees, the heat island effect created by large expanses of pavement may be minimized. The subject parking lot is 64,325 square feet in size. Ten percent, or 6,433 square feet, of interior planting is required for a parking lot of this size. The landscape plan indicates that 15 percent or 9,864 square feet square feet of interior planting is proposed to be provided, meeting and exceeding this requirement.
- c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining residential uses, land in any residential zone, and constructed public streets. The submitted information indicates that a brick dumpster enclosure is proposed for the project, in accordance with Option (A) on page 62 of the Landscape Manual. A proposed generator pad will be enclosed by a sight-tight shadow box fence in accordance with the Section 4.4 requirement to screen mechanical equipment from public roads. A second piece of mechanical equipment, an “oxygen pad,” is proposed to be enclosed by a chain-link fence, which will not effectively screen the pad. Therefore, staff would recommend, and a condition of this approval would require, that the chain-link fence be replaced with a more durable and aesthetic sight-tight composite fencing. Staff notes that the screening of the mechanical equipment, the dumpster and the loading space will be aided by the required planted strip along Brightseat Road and additional landscaping at the periphery of the above-cited locations.
- d. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) should be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

Shade trees	50%
Ornamental trees	50%
Evergreen trees	30%
Shrubs	30%

Note that the subject project does not include evergreen trees. The landscape plan provides 76 percent native shade trees, 50 percent native ornamental trees and 38 percent shrubs, meeting and exceeding the above requirements.

- 10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:**  
The site is subject to the provisions of the 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in

size and it contains more than 10,000 square feet of existing woodlands. The Type 2 Tree Conservation Plan (TCP2-008-2016) has been submitted and reviewed and was found to require minor revisions to satisfy the Woodland Conservation Ordinance. As proposed conditions requiring those needed revisions are included in the Recommendation section of this staff report, the project is in conformance with the requirements of the WCO. However, one variance from the requirements of Prince George's County Code Section 25-122(b)(1)(G) regarding the preservation of specimen trees was requested in that process. The following discussion relates to and supports that request:

**Variance from the requirements of Prince George's County Code Section 25-122(b)(1)(G):**

The applicant is requesting a variance from the requirements of Prince George's County Code Section 25-122(b)(1)(G), which requires the preservation of specimen, champion, and historic trees. In a memorandum received on June 7, 2016, the Environmental Planning Section offered the following regarding the requested variance:

Section 25-122(b) (1) (G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted County Code effective on September 1, 2010. The specimen tree table on the TCP2 shows the removal of three of the five on-site specimen trees (#ST-2, ST-4, and ST-5). The limits of disturbance on the plan also show that these trees are to be removed.

Section 25-119(d) of the WCO contains six required findings included in **boldface** type below that must be made before a variance is granted. The letter of justification submitted by the applicant for the subject variance addresses the required findings for all 3 specimen trees as a group. Details specific to individual trees have also been provided. Staff agrees with the approach to the analysis because there are similar concerns for all of the trees with respect to the required findings and because the location, species and condition of the trees have been called out separately as necessary.

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

**Comment:** The location of the existing three specimen trees is where utility excavations and stormwater management facilities are necessary to develop the site for the proposed use. If these trees were to be preserved, development would be significantly limited and unable to be fully developed in accordance with the allowed use.

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

**Comment:** If the trees were to be preserved, the site could not be developed in accordance with current zoning and allowed use. If other properties include trees in similar locations and in similar condition on a site, the same considerations would be provided during the review of the required variance application. Since the proposal is a 150-bed nursing or care home, a sizable building with appropriate circulation and parking is needed to develop the site.

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

**Comment:** Staff generally supports the removal of specimen trees in the most developable areas of the site, because of the significant amount of grading required to develop the site. If other properties include trees in similar locations and in similar condition on a site, the same considerations would be provided during the review of the required variance application.

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

**Comment:** The site is undeveloped. The applicant has taken no action to-date on the subject property.

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

**Comment:** The requested variance does not arise from a condition relating to the land or building use, either permitted or nonconforming on a neighboring property. There are no existing conditions on the neighboring properties that have any impact on the location or size of the trees, nor are there conditions that are affecting the layout and development of the size with respect to the specimen trees to be removed.

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

**Comment:** Granting the variance to remove the specimen trees will not directly affect water quality. The site has an approved stormwater management concept plan that is required to address stormwater treatment. Specific requirements regarding stormwater management for the site will be further reviewed by the Department of Permitting, Inspections and Enforcement (DPIE).

The Urban Design Section agrees that the required findings of Section 25-119(d) have been adequately addressed by the applicant for the removal of three specimen trees (#ST-2, ST-4, and ST-5), and recommends approval of the specimen tree variance.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3: Tree Canopy Coverage Ordinance, requires that ten percent (.94 acre or 40,946 square feet) of the site be covered in tree canopy. The applicant has provided the required tree canopy by leaving 1.20 acres or 52,272 square feet of existing tree canopy on the site and complementing it with the provision of 29,095 square feet or .67 of an acre of landscape trees for a total of 81,367 square feet or 1.87 of an acre of tree canopy coverage (TCC) meeting and exceeding the 40,946-square-foot requirement.
12. **Referral Comments:** The DSP has been referred to the concerned agencies and divisions for comments. The referral comments are summarized as follows:
  - a. **Historic Preservation**—In an e-mail dated April 25, 2016, the Historic Preservation Section stated that Detailed Site Plan DSP-15032, Prince George's Post-Acute Care Facility would have no effect on historic sites, resources, or districts.
  - b. **Archeological Review**—In a memorandum dated April 25, 2016, the archeology planner stated that the Waring's Grove Historic Site (72-004) is located to the southwest of the

subject property. Substantial landscaping is proposed along Brightseat Road to buffer the facility from the road. Existing trees along Brightseat Road will provide a buffer from the Historic Site to the proposed facility. The existing and proposed landscaping should provide a sufficient buffer from the Waring's Grove Historic Site from the proposed nursing home.

Further, the archeology planner stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. Previous grading on the subject property for the stormwater management pond located to the northeast and for adjacent buildings has impacted all but approximately four acres. This proposal will not impact any historic sites, historic resources or known archeological sites.

c. **Community Planning Division**—In a memorandum dated May 17, 2016, the Community Planning Division made the following determinations:

- The application is consistent with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) which designates this area as an employment area.
- The proposed two-story nursing care facility is not consistent with the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* which recommends light industrial and office land uses but is a permitted use in the I-3 Zone. Application is not consistent with the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*, which recommends light industrial and office land uses, but hotel is a permitted use in the I-3 Zone.

More particularly, with respect to Plan Prince George's 2035, the subject project is located in an area designated for employment land uses that continue to support business growth and development near transit where possible, improve transportation access and connectivity, and create opportunities for synergies.

The Subregion 4 Master Plan and SMA recommends the following (page 78): "The accessibility and proximity of the area to the highway system provides an ideal location for office, flex (lightly zoned industrial or office space where the building provides its occupants the flexibility of utilizing the location for office or showroom space in combination with manufacturing, laboratory, warehouse, etc.) and industrial uses to occur."

In closing, the Community Planning Division stated that most of the sector plan's vision for this property was for it to be developed with light industrial or office land uses. The sector plan's goals and strategies pertaining to industrial land uses revolve around mitigating negative impacts, ensuring sufficient buffering between industrial and non-industrial uses, and establishing incentives to upgrade or to relocate commercial and industrial businesses to other sites within Prince George's County, none of which appears to be present in this case.

**Comment:** Nursing and care homes are a permitted use per the underlying I-3 zoning. Also, by its very nature, the subject project will not generate the noxious off-site impacts often generated by industrial uses and therefore, there are no negative off-site impacts to

be mitigated. In any case, the subject project will be well-buffered from the surrounding area by the presence of existing trees and the landscaping proposed to be installed as part of this DSP.

- d. **Transportation Planning Section**—In a memorandum dated June 1, 2016, the Transportation Planning Section stated that they had reviewed the subject site plan and their review was based on the inclusion of a 93,535-square-foot building that will serve a nursing home for 150 residents.

More particularly, they stated that there is an applicable approved subdivision plan, Preliminary Plan of Subdivision 4-85045 (PGCPB Resolution No. 85-144) for Corporate Center which includes the subject site as Lot 4, but that there are no transportation-related conditions on the preliminary plan. Further, they stated that at the time the preliminary plan of subdivision was approved it was analyzed for employment uses, which generates more trips than a nursing home for 150 residents. Therefore, the project will not pose an issue regarding any presumed trip caps for the approved preliminary plan. Additionally, they stated that the site plan is otherwise acceptable from the standpoint of access and circulation.

With respect to road classification and right-of-way dedication, the Transportation Planning Section stated that the site fronts on Brightseat Road, which is a master plan collector roadway listed in the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* with 80 feet of right-of-way. The correct dedicated right-of-way for Brightseat Road is shown on the site plan. No new development is proposed in the master plan right-of-way of Brightseat Road.

In conclusion, the Transportation Planning Section stated that from the standpoint of transportation, it is determined that this plan is acceptable and could be found to meet the required findings for DSPs per Section 27-285 of the Zoning Ordinance.

- e. **Subdivision Review Section**—In a memorandum dated May 31, 2016, the Subdivision Review Section offered the following summarized comments regarding the subject project:

The subject property is located on Tax Map 67 in Grid C-2, and is 9.447 acres. DSP-15032 consists of one legal parcel of land. Lot 4 was reviewed as part of preliminary plan of subdivision (PPS) 4-85045. The record plat was recorded in Land Records on April 7, 1986 as Plat NLP 126-50. The property is zoned I-3 (Planned Industrial/Employment Park.) The purpose of the DSP is to fulfil Condition 1 of PPS Resolution No. 85-144 which states the following:

1. **Approval of a site plan. The site plan review shall ensure that the development protects the historic site across the street.**

There is a note included on the record plat NLP 126-50 that states the following:

**Site plan approval is required for Lot 4 prior to the issuance of building permits.**

The proposed use is for a nursing home totaling 93,535 square feet of gross floor area. The PPS was approved in accordance with Subtitle 24 in 1985 which would have included an analysis of transportation adequacy. The Transportation Planning Section

should advise if the development proposal is within the capacity associated with this property. Within the general notes of DSP-15032, reflect that the development proposal is within the capacity analysis as confirmed by the Transportation Planning Section. Staff is in receipt of a package of information from the applicant dated September 20, 2013 (Gibbs to Adams) which has been attached for informational purposes.

Lot 4 has frontage and direct access to Brightseat Road. There is a shared access with Lot 3 but it is a secondary access and therefore does not need an authorization by the Planning Board (24-128).

The boundary and area of Lot 4 conforms to the record plat (NLP 126-50), but several of the boundary lines do not match the record plat and should be corrected.

The Subdivision Section recommends approval of this DSP, subject to the following conditions:

1. Prior to approval of DSP-15032, the following corrections should be made to the plans:
  - a. Add a general note that the development proposed in DSP-15032 is within the capacity analysis for PPS 4-85045 and indicate what the limit is.
  - b. Correct the bearings and distances on the plan to match the record plat NLP 126-50.

Detailed Site Plan DSP-15032 is in substantial conformance with the approved Preliminary Plan 4-85045 if the above comments are addressed. It should be noted that the bearings, distances, lots, and blocks as reflected on the final plats must be shown and match on the DSP.

**Comment:** For a detailed discussion of the relevant conditions of Preliminary Plan of Subdivision 4-85045 and the relevant notes of Record Plat NLP 126-50 see Finding 8 of this report. For a discussion of the transportation-related aspects of this case, see Finding 12(d). The Subdivision Section's above proposed conditions have been included in the Recommendation section of this report.

- f. **Trails**—In a memorandum dated May 26, 2016, the trails planner stated that the project is subject to the Approved Countywide Master Plan of Transportation (MPOT) and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (area master plan) with respect to bicycle and pedestrian accessibility issues and offered the following:

Two master plan trails are in the vicinity of the subject site. Both the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the area master plan recommend master plan trail or bikeway facilities along Brightseat Road and Arena Drive. Currently an eight-foot-wide sidewalk exists along the site's entire frontage of Arena Drive, consistent with the MPOT. While this sidewalk will accommodate pedestrians from the subject site, it does not have frontage on Arena Drive. An existing standard sidewalk runs along the site's frontage on Brightseat Road, although the plans indicate that the sidewalk does not meet current Department of Inspections and

Enforcement (DPIE) standards. The MPOT includes the following recommendations regarding Brightseat Road and Arena Drive:

Continuous, wide sidewalks and on-road bicycle accommodations should be provided along Brightseat Road, as it is a major north-south connection and has fragmented facilities pedestrians. Additionally, the road should include striping for bicycle facilities. This is because of the high speed and volume of traffic along Brightseat Road, its connectivity through the area covered by the sector plan, and its connection to FedEx Field. Facilities for bicycles and pedestrians should also be provided at the planned interchange with Landover Road (MD 202). These facilities would provide safe non-motorized connectivity to the Landover Civic Center, the commercial core, and to the surrounding neighborhoods. (MPOT, page 25)

Arena Drive Shared-Use Side path: Extend the existing wide sidewalks along the entire length of Arena Drive. This facility will improve pedestrian access between FedEx Field and the Largo Town Center. (MPOT, page 27)

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) includes several policies related to pedestrian access and the provision of sidewalks. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians and provision of complete streets:

**Policy 1:**

**Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

**Policy 2:**

**All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

**Comment:** Sidewalks internal to the site and from the public right-of-way to the building entrance are provided. Sidewalks are also provided around the perimeter of the building. Staff recommends, and a proposed condition in the Recommendation section of this report would require, that sidewalk be provided along both sides of the entrance road, which will require the addition of a short segment of sidewalk on the southern side of the project entrance, which will provide direct access for pedestrians walking from the subject site to the south along the existing sidewalk on Brightseat Road.

Proposed conditions in the Recommendation section of this staff report would require, in accordance with the above description that:

As part of the road construction permit, the sidewalk along Brightseat Road shall be widened to five feet, consistent with the current DPW&T Road Specifications and Standards, unless modified by DPW&T.

Provide a sidewalk connection along the south side of the access road as marked in red on the attached plan.



- g. **Permit Review Section**—In a memorandum dated April 20, 2016, the Permit Review Section offered numerous comments that have been either addressed by revisions to the plans or by the proposed conditions in the Recommendation section of this report.
- h. **Environmental Planning Section**—In a memorandum received June 7, 2016, the Environmental Planning Section offered the following comments:

The Environmental Planning Section has not previously reviewed any other development review applications for the subject site. An approved and signed Natural Resource Inventory, NRI-087-2015-01, was issued on June 1, 2016.

### **Grandfathering**

The project is subject to the current regulations of Subtitle 24 (Subdivision Ordinance) and Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) that came into effect on September 1, 2010 because the application is for a new DSP and the site has no previous preliminary plans approved prior to September 2010.

### **Site Description**

There are 6.28 acres of existing woodlands, and five specimen trees on-site. According to mapping research and as documented on the approved NRI, the site contains wetlands, a stream, steep slopes, and a 100-year floodplain. Approximately half of the site drains to the north towards an existing stormwater management pond on Parcel 51 and to the west along Brightseat Road. Much of the remaining half of the site drains east towards a drainage swale that runs parallel to the Capital Beltway (I-95/495). The site is within the Western Branch Watershed that drains into the Patuxent River Basin. The predominant soils associations found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Collington-Wist-Urban land complex, Urban land-Collington-Wist complex, and the Widewater and Issue soils, frequently flooded. Marlboro clay and Christiana complex are not identified on the property. According to the Sensitive Species Project Review Area (SSPRA) layer prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property. The site has frontage on Brightseat Road and the Capital Beltway (I-95/495). Brightseat Road is a master planned collector road and I-95 is a master planned freeway. This site does not share frontage with any roads designated as scenic or historic roads. The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*. According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site is entirely outside of the designated network of the plan.

### **Natural Resources Inventory/Existing Conditions**

An approved Natural Resource Inventory plan (NRI-087-15-01) was submitted with the review package, which was approved on June 1, 2016. There are regulated environmental features such as wetlands, a stream, steep slopes, associated buffers, which comprise the Primary Management Area. The site also contains 6.28 acres of woodland and 5 five specimen trees. The NRI was updated, subsequent to the submission of the TCP2 and Detailed Site Plan to the Urban Design Section due to an updated floodplain study. As a result, the limits of the PMA, wetland, and other environmental features have slightly changed. Additionally, the on-site woodland acreage (6.28 acres) approved on the NRI is different from the acreage on the TCP2 (6.48 acres). In order for the TCP2 and Detailed

Site Plan to be in conformance with the NRI, all existing environmental features must be revised to be consistent with those of the NRI plan, including the PMA.

### **Woodland Conservation**

The site is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodlands. The Type 2 Tree Conservation Plan (TCP2-008-2016) as submitted and been reviewed was found to require minor revisions to satisfy the Woodland Conservation Ordinance. The TCP worksheet shows a woodland conservation threshold of 1.24 acres and overall woodland requirement of 3.31 acres based on the proposed amount of clearing. The plan proposes to meet the requirement with 0.30 acres of on-site preservation and 3.01 acres of off-site woodland conservation. The total acreage of existing woodland on the approved NRI is incorrectly shown on the TCP2 as 6.48 acres. The total amount of existing woodlands on the TCP2 worksheet must be revised to be consistent with the amount on the NRI plan.

According to the proposed grading and limit of disturbance (LOD) on the TCP2, no woodland within the 100-year floodplain is proposed to be cleared; however, the TCP worksheet proposes the clearing of 0.12 acres within the 100-year floodplain. The LOD is not shown on the detailed site plan, but the proposed grading indicates woodland clearing within the floodplain while the TCP2 does not. The amount of woodlands being cleared on the worksheet must be revised to remove the proposed clearing from the floodplain and the DSP shall be revised to remove the proposed disturbance from the floodplain. Both plans shall show the proposed limit of disturbance to be consistent. There are also some minor plan view, notes and table revisions required. Neither the TCP2 nor the DSP show the proposed limits of disturbance symbol.

### **Regulated Environmental Features**

Wetlands, a stream, and a 100-year floodplain are found to occur on this property. These features and the associated buffers comprise the Primary Management Area (PMA) on the subject property in accordance with the Subdivision Regulations.

The Zoning Ordinance requires that the Planning Board finds: "...the site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible" (27-239.02(a)(6)(A)(iii)).

Impacts to regulated environmental features must first be avoided and then minimized. If impacts to the regulated environmental features are proposed, a statement of justification must be submitted in accordance with Section 27-239.02(a)(6)(A)(iii) of the Subdivision Regulations. The justification must address how each impact has been avoided and/or minimized. The limits of disturbance as proposed on the TCP2 does not propose any impacts to the PMA; however, the DSP does show grading within the PMA. No request and justification statement for impacts have been submitted. The DSP must be revised to remove the proposed disturbance from the PMA as recommended. Based on the proposed limits of disturbance as shown on the TCP2, the project preserves the regulated environmental features to the fullest extent possible.

### **Specimen Trees**

For a detailed discussion of the proposed variance from the requirements of Section 25-122(b)(1)(G) of the County Code regarding the preservation of specimen trees, see Finding 8 of this report.

### **Stormwater Management**

A Stormwater Management Concept Approval Letter (42775-2015-00) and associated plan were submitted with the application for this site. The approval was issued on February 1, 2016, with this project from the Prince George County Department of Permitting, Inspections and Enforcement (DPIE). The approved plan proposes eight micro-bio retention facilities, one submerged gravel wetland, one underground detention facility, and a network of swales, pipes and outfalls. The majority of the best management practices are directed to an existing stormwater management pond on Parcel 51 to the north of the site. The remaining best management practices direct the water along the southern property boundary towards the east. DPIE is requiring the proposed outfall system be fortified with riprap/gabion protection. No stormwater management fee is required for on-site attenuation/quality control measures.

### **Scenic and Historic Roads**

In accordance with Subdivision Regulation Section 24-152, there are no scenic or historic roads located on or adjacent to the subject property.

### **Noise**

The project proposes to construct a 150-bed nursing or care home with parking, two courtyards, and preserved woodlands. The proposed use will generate noise from vehicular traffic; however, the site is not surrounded by any residential properties.

The site has frontage on I-95, a master planned freeway. The proposed use is nonresidential. As such, the development is not required to be mitigated for road noise impacts. Because the nursing home may have patients staying on-site for extended periods of time in recovery, consideration of attenuating the building to mitigate traffic generated noise is encouraged. No additional information is required concerning noise for the subject property.

### **Soils**

The predominant soils associations found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Killington-West-Urban land complex, urban land-Killington-West complex, and the Wide water and Issue soils, frequently flooded. According to available information Marlboro clay and Christiana complex are not identified on the property. This information is provided for the applicant's benefit. The County may require a soils report in conformance with County Council Bill CB-94-2004 during the building permit process review.

**Comment:** Proposed conditions in the Recommendation section of this report would address the environmentally-related issues raised above and in Findings 8 and 10 regarding the variance for specimen tree removal and conformance with the Woodland Conservation Ordinance.

- i. **Prince George's County Fire/EMS Department**—In a memorandum dated May 26, 2016, the Fire/EMS Department offered information regarding needed access, private road design, and the location and performance of fire hydrants. The information has been transmitted to the applicant.
- j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 28, 2016, DPIE stated that the subject DSP is in

conformance with Stormwater Management Concept No. 42775-2015, dated February 1, 2016. Additionally, they offered information as to what the applicant would have to provide to get their entrance permit. Those requirements will have to be met during an independent review process with DPIE.

**Comment:** Staff has found that the representation of impervious area varies slightly between the DSP and the stormwater concept plan. Staff would recommend and a condition of this approval would require that, prior to certificate approval, that the applicant have a revision thereof approved, if deemed necessary by DPIE.

- k. **Prince George's County Police Department**—The Prince George's County Police Department did not provide referral comments to the Urban Design Section prior to the time this technical staff report was written.

- l. **Prince George's County Health Department**—In a memorandum dated May 5, 2016, the Prince George's County Health Department stated that a health impact assessment review had been completed of the DSP. They offered the following information:

Plans for the construction of the proposed nursing home must be reviewed and approved by the Maryland Department of Health and Mental Hygiene and the applicant must also apply for a permit to operate the facility from the State Office of Health Care Quality – contact 410-402-8201.

**Comment:** This information has been relayed to the applicant.

The applicant must submit plans for the proposed food facility and apply to obtain a Health Department Food Service Facility permit through the Department of Permits, Inspections and Enforcement (DPIE).

**Comment:** This information has been relayed to the applicant.

The facility site is within close proximity of the Capital Beltway (I-95/495). Several large scale studies demonstrate that increased exposure to fine particulate air pollution is associated with detrimental cardiovascular outcomes, including increased risk of death from ischemic heart disease, higher blood pressure and coronary artery calcification.

**Comment:** The information has been passed on to the applicant. Staff would recommend, and a condition of this approval would require, that the applicant consider including a high efficiency air filtering system.

The Statement of Justification indicates that potential noise impacts from the proximity to the Capital Beltway are being mitigated in the design of the facility.

**Comment:** The Environmental Planning Section has analyzed the project for noise impacts on residential developments. See Finding 12(h) of this report for a detailed discussion of those impacts.

During the construction phase of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

**Comment:** The Urban Design Section has included a proposed condition in the Recommendation section of this report that would require that, prior to certificate approval of the plans, that the applicant add a note to this effect to the general notes included in the plan set for the project. During the construction phase of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

**Comment:** A proposed condition has been included in the Recommendation section of this staff report to address the noise issue. However, note that the reference to the authority regarding noise has been corrected to refer to The Code of Maryland Regulations (COMAR), which is state law, instead of Subtitle 19 of the Prince George's County Code.

- m. **Maryland State Highway Administration (SHA)**—In an e-mail received May 4, 2016, SHA offered the following comments:
- (1) Access to the project site is via a portion of Brightseat Road which is County-owned and maintained and therefore, subject to permitting requirements of DPIE.
  - (2) The site has been the subject of a preliminary plan of subdivision and conformance with conditions regarding off-site transportation improvements must be evaluated.
  - (3) Improvements in SHA right of way require a SHA access permit.
  - (4) If DPIE and/or the Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Department require the applicant to submit a revised traffic impact study (TIS), a copy should be submitted to SHA for review, though SHA understands that that transportation adequacy is not evaluated at time of DSP.
  - (5) A portion of the site fronts on Arena Drive (MD 202 F), a SHA-owned and maintained right-of-way and would like the applicant to consider providing sidewalk along that frontage. Disturbance or work in SHA right-of- way will be subject to SHA plan review and approval.
- Comment:** As the subject project does not have frontage on Arena Drive, a condition regarding providing sidewalk along it is not included in the Urban Design Section's recommendation. In any case, it appears that there are sidewalks on Arena Drive.
- n. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum received May 5, 2016, WSSC provided standard comments on this application regarding the proposed nursing, care facility, including existing water and sewer systems in the area, along with requirements for service and connection, requirements for easements, including work within easements, spacing, meters, etc. These issues will be addressed at the time of application of permits for site work.
- o. **Verizon**—Verizon did not provide comment to the Urban Design Section prior to the writing of this staff report.

- p. **Potomac Electric Power Company (PEPCO)**—PEPCO did not provide comment to the Urban Design Section prior to the writing of this staff report.
  - q. **City of Glenarden**—In a phone conversation on May 31, 2016, a representative of the City of Glenarden stated that they would have no comment on the subject project.
- 13. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
  - 14. Section 27-285(b) (4) of the Zoning Ordinance requires that a DSP demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Based on the review by the Environmental Planning Section as stated in Finding 12(h), this DSP is in full conformance with this requirement.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-15032 including a variance from Section 27-471(f)(2), Type 2 Tree Conservation Plan TCP2-008-2016 including a specimen tree variance from Section 25-122(b)(1)(G), subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall provide the required information or make the following revisions to the plans:
  - a. The applicant shall consider the inclusion of a high efficiency air-filtering system in the project.
  - b. Correct all references to I-3 zoning on the plans as “industrial.” Per the Prince George’s County Zoning Ordinance, the I-3 Zone is “Planned Industrial/Employment Park.”
  - c. Add a general note indicating the subject DSP-15032 is staying within the transportation capacity established in the approval of PPS 4-85045.
  - d. Correct the bearings and distances on the plan to match the Record Plat NLP 126-50.
  - e. Provide a site plan note as follows:

“As part of the road construction permit, the sidewalk along Brightseat Road shall be widened to five feet, consistent with the current DPW&T Road Specifications and Standards, unless modified by DPW&T.”
  - f. Provide an approximately 60-foot-long sidewalk connection along the southern side of the main access to the project connecting the sidewalk along Brightseat Road to that along the western side of the travel way that further connects the subject property to the adjacent property to the south.
  - g. On the architectural drawings provided for the project, the applicant shall correct the spelling of “biege” to “beige.”

- h. The applicant shall update the name of the project consistently throughout the plan set from “FutureCare, Landover” to “Prince George’s Post-Acute Care Facility.”
- i. DSP and Type 2 Tree Conservation Plan shall be revised to correctly show all existing conditions as reflected on the most recently approved NRI plan.
- j. An elevation drawing of the retaining wall shall be provided to and approved by the Urban Design Section as the designee of the Planning Board.
- k. The applicant shall remove Sheet 11 Drainage Area Plan from the plan set and renumber the remaining sheets accordingly.
- l. The proposed chain-link fence shall be replaced by the shadow box fence enclosure for the generator or shall be replaced with a durable and aesthetic sight-tight composite fence type to be approved by the Urban Design Section as the designee of the Planning Board.
- m. The applicant shall successfully pursue approval of a revision to Stormwater Management Concept Plan, No. 42775-2015-00, approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) which reflects the same impervious surface layout as the DSP, if deemed necessary by DPIE.
- n. The Schedule 4.2-1 provided on Sheet 6 of the plan set regarding the required landscape strip along the Capital Beltway (I-95/495) shall be corrected to reflect that Option 1 is chosen and that 10 shade and 100 shrubs are required and provided.
- o. The applicant shall replace the proposed chain-link fence around the liquid oxygen pad with the shadow box fencing proposed for the generator pad.
- p. The Type 2 Tree Conservation Plan shall be revised as follows:
  - (1) Replace the approval block on the plan with the current standard Type 2 Tree Conservation Plan approval block.
  - (2) Show the location of all specimen trees and identify which specimen trees are proposed to be removed and which ones are to be retained using the required standard symbols on the plan. Add the standard symbol to the legend.
  - (3) Remove the steep slopes symbol from the plan and legend.
  - (4) Show the correct existing woodland acreage in a worksheet.
  - (5) Remove the proposed woodland clearing in the floodplain from the worksheet.
  - (6) Show all woodland within existing and proposed utility easements as cleared, and revise the worksheet as necessary.
  - (7) In the vicinity of specimen tree 3, remove the area of “woodland saved, not counted” that is not within the designated woodland limits.
  - (8) Revise the Site Statistics Table so that it is consistent with the approved NRI.

- (9) Revise TCP2 General Note 6 to read "...within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan.*"
- (10) Revise TCP2 General Note 8 to remove the word "not."
- (11) Complete Note 1 of the invasive plant species notes, and add the proposed invasive plant removal plan to the TCP2 as required.
- (12) Add the standard root pruning detail to the TCP2.
- (13) Add the standard tree pruning detail to the TCP2.
- (14) Add and complete the standard property owner's awareness certificate onto the TCP2.
- (15) Revise the worksheet as necessary.
- q. The detailed plan shall be revised to show the limits of disturbance symbol on the plan and in the legend.
- r. Update the plan set to consistently reflect the new name for the project, "Prince George's Post-Acute Care Facility."