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Detailed Site Plan

Special Permit

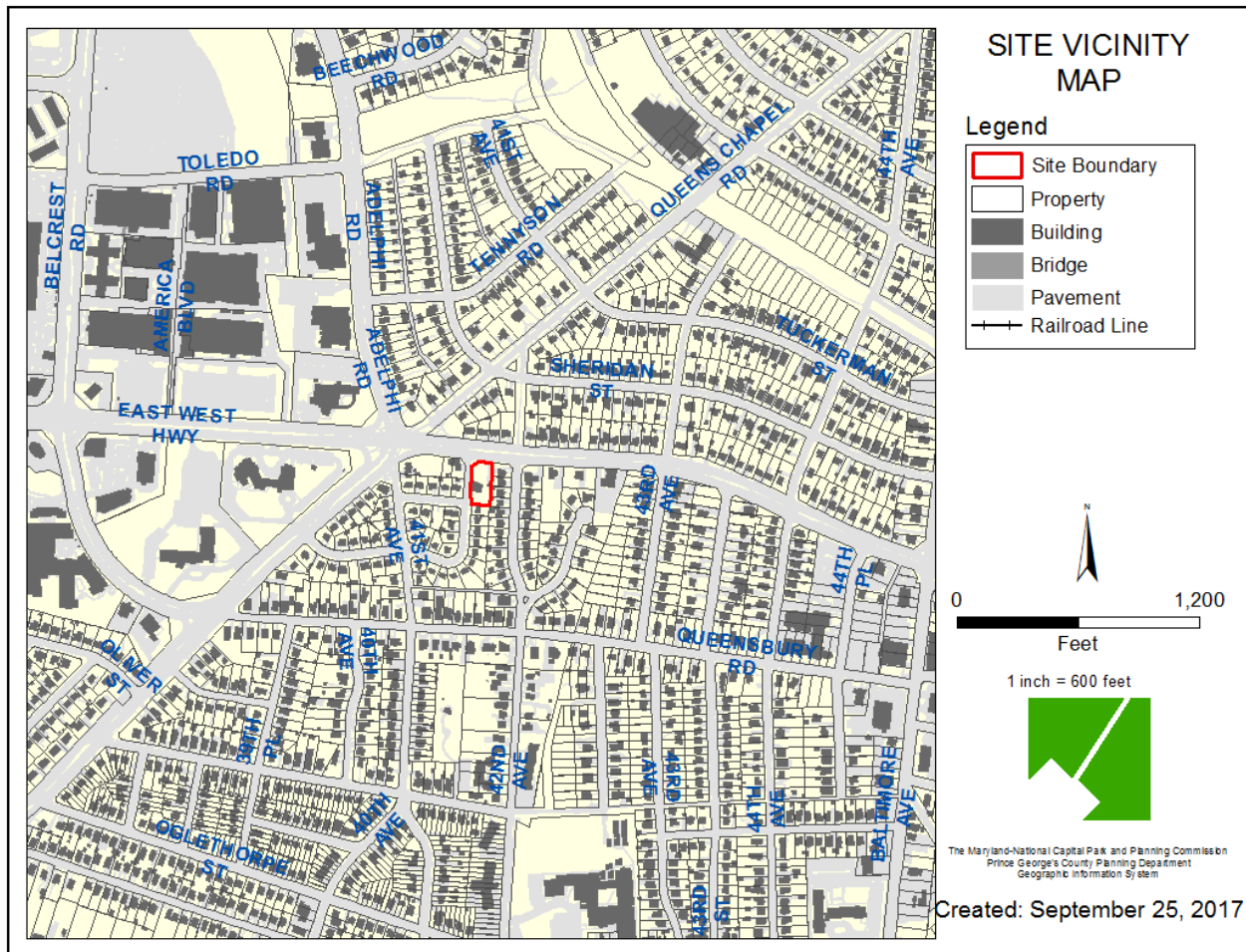
Alternative Compliance

DSP-17054
SP-170001
AC-18010

Application	General Data	
Project Name: Mama's Care Assisted Living Facility Location: Located in the southeast quadrant of MD 410 (East West Highway) and its intersection with 41st place. Applicant/Address: Emmanuel Isong, T/A Mama's Care Assisted Living 4111 East West Highway Hyattsville, MD 20782	Planning Board Hearing Date:	11/15/18
	Staff Report Date:	10/31/18
	Date Accepted:	06/04/18
	Planning Board Action Limit:	Indefinite
	Plan Acreage:	0.43
	Zone:	R-55/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	4,224 sq. ft.
	Planning Area:	68
	Council District:	02
	Election District	16
	Municipality:	Hyattsville
	200-Scale Base Map:	207NE03

Purpose of Application	Notice Dates	
This case was continued indefinitely at the Planning Board hearing held on September 13, 2018. Proposed congregate living facility for 14 residents and related site improvements.	Informational Mailing:	12/13/17
	Acceptance Mailing:	05/24/18
	Sign Posting Deadline:	10/16/18

Staff Recommendation			Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-17054
Special Permit SP-170001
Alternative Compliance AC-18010
Mama's Care Assisted Living Facility

The 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.

The detailed site plan is required due to the special permit that is required to allow a congregate living facility use with more than eight beds in the Traditional Residential Neighborhood (TRN) Character Area of the Gateway Arts District Sector Plan. Additionally, it is noted that Footnote 2 on page 144 of the sector plan states that properties in the TRN Character Area, within the incorporated City of Hyattsville, are exempt from the development standards and will abide by the requirements of the R-55 Zone. Therefore, the property is subject to the 2010 *Prince George's County Landscape Manual* and requires alternative compliance, as discussed in Finding 13 below.

EVALUATION

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

- a. The following requirements of the Prince George's County Zoning Ordinance:
 - (1) Section 27-441 which governs permitted uses in residential zones.
 - (2) Section 27-442 which contains additional regulations for development in residential zones.
- b. The requirements of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*;
- 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;
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application proposes to expand an existing congregate living facility to allow for up to 14 residents and validate the parking compound previously constructed without a permit, within the One-Family Detached Residential (R-55) Zone and the Development District Overlay (D-D-O) Zone of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (Gateway Arts District Sector Plan and SMA).

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-55/D-D-O	R-55/D-D-O
Use	Congregate Living Facility	Congregate Living Facility
Total Number of Residents	8	14
Gross Acreage	0.43	0.43
Gross Floor Area	+/- 4,224 sq. ft. *	+/- 4,224 sq. ft. *

Note: *The detailed site plan does not provide the gross floor area of the existing building in the general notes, which should be provided for clarification. In addition, the permit number with the gross floor areas approved should be shown for clarification. Therefore, a condition has been included in the Recommendation section of this report requiring the gross floor area of the existing buildings to remain on the site and the associated permit numbers for their construction be noted on the plan.

OTHER DEVELOPMENT DATA

<u>Parking Required:</u>	4
14 residents @ 1 space/ 4 residents	4

<u>Parking Provided:</u>	4
Standard Spaces	2
Van-Accessible ADA Spaces	2

<u>Loading Spaces Required:</u>	0
4,224 sq. ft.	

<u>Loading Spaces Provided:</u>	0
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3. **Location:** The site is in Planning Area 68, Council District 2. More specifically, it is located at 4111 East West Highway, on the south side of the roadway, approximately 450 feet east of its intersection with MD 500 (Queens Chapel Road) in Hyattsville. The property is described as Parcel 47, as shown on Tax Map 42, Grid B2.

4. **Surrounding Uses:** The subject site is bounded to the north by MD 410 (East West Highway); to the south and east by single-family detached residential dwellings in the R-55 Zone; and to the west by 41st place. The subject site and all of the surrounding properties are located within the Traditional Residential Neighborhood (TRN) Character Area of the Development District Overlay (D-D-O) Zone established by the Gateway Arts District Sector Plan and SMA.
5. **Previous Approvals:** The site is known as Parcel 47 recorded in Prince George's County Land Records in Liber 22876 folio 280. The principal single-family residential structure was constructed on the property in 1935 and comprises approximately 2,244 square feet of gross floor area. This structure predates the timeframe that Prince George's County began maintaining permit records and there are no associated permit records available.

In accordance with Permit 21791-2012-RGU, a 1,980-square-foot residential addition was permitted and constructed in 2012. In addition, it is noted that the site includes an existing parking compound that is approximately 5,000 square feet, which was constructed without permits in approximately 2015 according to aerial imagery of the property, and is being validated with this application. Permit 7637-2015-01 was issued in 2015 that allowed for operation of a congregate living facility with up to eight residents, as an accessory to the existing residential use.

The site is the subject of Stormwater Management Concept Plan 10130-2018-00, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement on April 25, 2018 and is valid until April 25, 2021.

6. **Design Features:** The detailed site plan (DSP) is for the purpose of increasing the number of residents in the existing congregate living facility from 8 to 14 residents and validating the parking compound previously constructed without a permit. The main vehicular entrance providing ingress and egress to the site from MD 410 is existing and proposed to be modified with this application. This vehicular access provides two-way traffic on the site and is varied in width, tapering from 22 feet wide at the entrance to the site on MD 410 to 8 feet wide 50 feet into the site, to avoid impacting an existing large tree on the property and does not meet the minimum drive aisle requirement for two-way traffic of 22 feet wide. The drive aisle provides access to the parking lot located near the main building entrance and does not include a turn-around area. The applicant seeks a departure from the drive aisle width requirement per Section 27-548.25(e) of the Prince George's County Zoning Ordinance, which does not require a separate application for such departures, but requires that the Prince George's County Planning Board find that the departure conforms to all of the applicable Gateway Arts District development district standards. The number of trips generated by this use is low and has been determined to be 2 AM and 3 PM peak-hour vehicle trips. The portion of the drive aisle at the site's access is 22 feet in width and offers adequate space for traffic to enter and exit the site at the same time, while providing for two car lengths of stacking on the site. Therefore, staff is recommending that the Planning Board approve this departure for the reduced travel lane width. During the review process, the applicant provided exhibits showing the turning radius of vehicles on the site and it was determined that vehicles have sufficient space to maneuver on the site using the modified drive aisle. It was noted that the turning radius is in close proximity to the required landscaping needed to buffer the proposed use. Staff recommends that a traffic barrier be used on the eastern side of the drive aisle to define the travel lane and prevent vehicles from damaging the required landscaping that is being proposed on the eastern property line. Therefore, a condition has been included in the Recommendation section of this report requiring this to be added.

Architecture

The existing building is designed to serve the residents and is described in detail in Finding 7(b) below.

Recreational Facilities and Amenities

The congregate living facility includes an outdoor patio and canopy at the rear of the building for passive recreational opportunities, but does not propose any additional recreational facilities.

Signage

No existing signs are located on the property and the application does not propose any new signage.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed to ensure that the expansion is compatible with the adjacent uses and meets the goals of the sector plan, as compared with the requirements in the R-55 and D-D-O Zones and the site plan design guidelines of the Zoning Ordinance.
- a. The development district standards contained in the Gateway Arts District Sector Plan and SMA replace all those contained in the Zoning Ordinance. The expansion of this congregate living facility to more than eight elderly or physically handicapped residents is permitted in the TRN Character Area of the D-D-O Zone, subject to a DSP and special permit. The requirements for approval of a special permit and standards associated with the expansion of the congregate living facility in the Gateway Arts District are further discussed in Findings 7c and 8 of this report.
 - b. The DSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283, as follows:

(2) Parking, loading, and circulation

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The parking spaces are located at a convenient location, to allow customers to access the building without compromising the vehicular circulation on-site. However, it is noted that the size of the parking spaces were originally nonstandard in width, but have been revised during the review process, and the DSP proposes parking spaces that are 9.5 feet x 19 feet.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

Pole-mounted lighting is proposed near the parking area and building-mounted lighting is proposed on the north, south, and east building face to provide a balanced lighting pattern. The lighting placement has been designed to enhance the building entrances and pedestrian pathways and to improve safety, as evidenced by the photometric plan. However, staff notes that the proposed lighting levels shown along the eastern property line are excessive and spill over onto the adjacent property of Lot 10. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to reduce the light levels to minimize spill over on adjoining properties for this and future applications.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The DSP is designed to preserve, create, or emphasize views from the public roads and public spaces to the adjoining properties and green areas. For example, the existing building is set back from the roadway and the application proposes a landscape strip along the road frontage of MD 410 and 41st Ave, enhancing the streetscape along the property's frontage.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

The applicant has proposed 4,550 square feet of tree canopy coverage (TCC) on the site, exceeding what is required by the Prince George's County Tree Canopy Coverage Ordinance. Additionally, the application is proposing a landscaped outdoor patio area at the rear of the building for the passive recreational enjoyment of the congregate living facility residents, with supplemental landscaping throughout the site to beautify the property.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The applicant is not proposing any site or streetscape amenities as part of this development. However, the DSP does propose a landscape strip along the road frontage that contributes to an attractive and coordinated development pattern of the streetscape bordering the site and makes it compatible with the surrounding area.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The development is being proposed on a site that has been previously developed. No grading will be required for this application, which has been filed to validate the parking compound previously constructed and allow for the addition of 6 residents to the existing 8-resident congregate living facility, to allow a maximum of 14 residents.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

No service area is required, and one is not being proposed with this application.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

The DSP does not propose any public space in this development, but this application does include an outdoor patio for the residents to enjoy and proposes landscape plantings throughout the site, to beautify the grounds of the facility.

(10) Architecture.

- (A) When architectural considerations are references for review, the Conceptual (Detailed) Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

No new buildings are being proposed with this application. The existing building is designed to resemble a residential home to fit into the neighboring single-family homes. It ranges in height from approximately 18–30 feet and is generally in keeping with the adjacent residential homes. The existing building

includes an earth-tone color scheme used in the surrounding neighborhood. It is made of durable building materials including stone, siding, decorative columns, and asphalt shingles on the roof, and is compatible with the surrounding residential character. The existing structure is not being revised with this application.

- c. Section 27-239.029(a)(6), Special Permits, of the Zoning Ordinance prescribes the following required findings for approval of a special permit:

(C) The Planning Board may grant a Special Permit in other zones, as provided in the use tables, if it finds:

(i) The site plan generally conforms with design guidelines in an approved Master Plan or other applicable plan; and

The DSP is not subject to the D-D-O standards in the Gateway Arts District Sector Plan and SMA per Footnote 2 on page 144, which states that R-55-zoned properties within the TRN Character Area, within the incorporated City of Hyattsville, are exempt from the development district standards and must follow the requirements of the R-55 Zone.

The previous approval of permits for the residential building addition and the addition of the congregate living facility for eight residents were evaluated for conformance to the R-55 Zone. This DSP is for expansion of the congregate living facility use and the validation of the previously constructed parking spaces and is not proposing new construction. The proposed use does not propose to alter the building and does not change the site's conformance with the R-55 Zone; however, the construction of the proposed drive aisle and previously constructed parking spaces do increase the lot coverage on the site and should be reflected on the site plan. Therefore, a condition has been added to the Recommendation section of this report to update the proposed lot coverage on the property, in conformance with the requirements of the R-55 Zone.

(ii) The site plan shows that the proposed use will not be incompatible with adjacent properties because of building or site design.

The proposed congregate living facility for up to 14 residents is immediately adjacent to single-family residential uses to the east, west, and south. Given that this request is commercial in nature, additional consideration of the visual impact of the proposed use on abutting properties is necessary to ensure compatibility. Given that the existing lot size is larger than the adjacent ones, that the parking area is on the front of the lot near MD 410, and the building faces MD 410, staff recommends that the site design does provide for compatibility with the adjacent properties.

8. **2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District:** The subject property is located within the TRN Character Area of the Gateway Arts District Sector Plan and SMA. The proposed use is in conformance with the use table of the sector plan. A congregate living facility for more than eight elderly or physically handicapped residents is permitted, subject to approval of a special permit and DSP.

The property has a valid Use and Occupancy Permit (7637-2015-01) and has been in operation since the date of its approval as a congregate living facility for up to eight residents.

The sector plan and SMA permit the use of a congregate living facility for more than eight residents within the TRN Character Area, subject to the approval of a special permit. This DSP and special permit have been filed to fulfill this requirement. The proposed congregate living facility is consistent with the sector plan's approved land use map and its description of the TRN Character Area.

- (b) **In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**
- (c) **If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.**

As stated above, per a footnote in the development district standards, this property is subject to the requirements of the R-55 Zone and has been found to conform to those regulations.

- (e) **If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.**

The proposed use would normally require a departure for the width of the travel lane. The applicant has asked for a departure to allow for a reduction of the drive aisle, as discussed in Finding 7 above.

9. **2010 Prince George's County Landscape Manual:** The development district standards of the Gateway Arts District Sector Plan and SMA replace the requirements of the *Prince George's County Landscape Manual* (Landscape Manual). However, as discussed in Finding 7, this DSP is exempt from the development district standards and the requirements of the R-55 Zone apply. Therefore, the applicable Landscape Manual requirements include Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements.

- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—The site is subject to Section 4.2 along MD 410 to the north and along 41st Place to the west. Section 4.2 requires that a landscape strip be planted with a minimum number of shade trees and shrubs per linear feet of road frontage.

The plan provides landscaping in these areas but does not include the appropriate labels on the landscape plan or schedules showing the required number trees and shrubs proposed. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to label the landscape strip for clarification, and include the appropriate schedules showing conformance to Section 4.2.

- b. **Section 4.3, Parking Lot Requirements**—The site is subject to Section 4.3, specifically Section 4.3(c)(1) and (2). However, because the adjacent uses are incompatible, Section 4.7 requirements replace those of Section 4.3(c)(1) for perimeter landscape strips.

Section 4.3(c)(2) stipulates that interior parking lot planting is required for parking areas that measure 7,000 square feet or larger. The application proposes a parking area of approximately 1,400 square feet and therefore, is not required to provide an interior landscape area. However, the plans do not provide notes regarding these issues. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to add notes regarding Section 4.3 applicability.

- c. **Section 4.7, Buffering Incompatible Uses**—The site is subject to Section 4.7, which requires a minimum number of planting units, building setbacks, and landscape yards, between incompatible uses. The subject application is required to provide a Type ‘B’ bufferyard along its southern and eastern property lines, where the property abuts existing single-family dwellings.

The landscape plan proposes landscaping along the southern and eastern property lines; however, the required building setback and landscape yard cannot be met along the eastern property line, and the applicant has requested alternative compliance, as described below.

The applicant has filed this request for alternative compliance from Section 4.7 because the site is required to provide a Type ‘B’ bufferyard along its southern and eastern property lines, where the property abuts existing single-family dwellings.

BUFFERYARD 1 REQUIRED: 4.7 Buffering Incompatible Uses, along the eastern property line adjacent to Lots 9–12, Block A

Length of bufferyard	250 feet
Minimum building setback	30 feet
Landscape yard width	20 feet
Fence or wall	Yes, partially
Percent with existing trees	0%
Plant units (80 per 100 l.f.)	200

BUFFERYARD 1 PROVIDED: 4.7 Buffering Incompatible Uses, along the eastern property line adjacent to Lots 9–12, Block A

Length of bufferyard	250 feet
Minimum building setback	14 feet
Landscape yard width	8–14 feet
Fence or wall	Yes, partially
Percent with existing trees	0%
Plant units (80 per 100 l.f.)	230

Justification of Recommendations

The applicant requests alternative compliance from the Section 4.7 requirements of the Landscape Manual and proposes an alternative solution to the required minimum bufferyard and building setback width along the eastern property line. A Section 4.7 Type ‘B’ bufferyard requires a 30-foot building setback and a 20-foot-wide landscape yard. The applicant is requesting relief from these requirements due to the location of the existing drive aisle and building. The proposed landscape yard, along the eastern property line, is reduced to 8–14 feet wide and the building setback is reduced to a minimum of 14 feet. The required number of plant units has been exceeded with a total of 230 plant units proposed, where only 200 plant units are required.

The applicant suggests that the additional landscaping proposed along the eastern portion of the site will provide an adequate visual barrier and will help to screen the congregate living facility from the adjacent single-family buildings. In addition, there is a mix of existing fencing on the adjacent properties to the east, including a six-foot-high board-on-board fence for approximately 95 linear feet, a three-foot-high wooden rail fence for approximately 90 linear feet, and the rest of the length has a three-foot-high chain-link fence.

The Planning Director recommends that given the relatively low impact of the use, the fact that most of the improvements are existing and will remain unchanged, the existing fencing, and the provision of additional plant units, the applicant’s proposal is equally effective as normal compliance to the requirements.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance AC-18010, Mama’s Care Assisted Living, Parcel 47, from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George’s County Landscape Manual*, along the eastern property line.

- 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) be native species (or the cultivars of native species).

The plans do not provide schedules demonstrating conformance with the above requirements. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to revise the proposed landscaping, as necessary, and provide a schedule showing conformance to Section 4.9.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland on-site and has no previous tree conservation plan approvals. A standard Letter of Exemption (S-040-18) from the WCO was issued for this site, which expires on March 5, 2020.
11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of TCC on projects that disturb more than 5,000 square feet. The site is required to provide a minimum of 15 percent of the gross tract area in TCC. This project is 19,135 square feet, which results in 2,870 square feet (or 0.65 acre) of required TCC for the site. The plans meet these requirements, proposing the required amount of coverage, and include a schedule demonstrating conformance to the Tree Canopy Coverage Ordinance. However, staff notes that the schedule showing conformance is incorrect and shows the wrong site acreage and required amount of tree canopy, and should be revised. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to revise the schedule, as necessary, to provide the correct values.
12. **Referral Comments:** The subject application was referred to the appropriate agencies and divisions. The referral comments are incorporate herein and summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated June 8, 2018 (Stabler to Bishop), and incorporated herein by reference, the Historic Preservation Section noted that the proposed project will have no impact on any designated Prince George's County historic sites, resources, or districts. The building on the subject property was constructed in 1935 according to tax records. 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. A Phase I archeology survey is not recommended on the subject property. This proposal will not impact any historic sites, historic resources, or known archeological sites.
 - b. **Community Planning**—In a memorandum dated October 10, 2018 (Sams to Bishop), and incorporated herein by reference, the Community Planning Division offered an in-depth discussion of the DSP's conformance with the D-D-O Zone that has been incorporated into Finding 7 above.
 - c. **Transportation**—In a memorandum dated October 11, 2018 (Masog to Bishop), and incorporated herein by reference, the Transportation Planning Section reviewed the DSP application and determined that the use would generate 2 AM and 3 PM trips.

The site is accessed from MD 410 on the north. Access is controlled by the Maryland State Highway Administration, which is requiring the applicant to construct a 22-foot-wide commercial driveway at the property's access point to MD 410 and has approved the access proposed on the submitted plan. The Transportation Planning Section notes the reduced driveway width on the property and supports the reduction due to the low trip generation associated with the site. Therefore, the site was determined to be acceptable and meets the findings required for a DSP, with a condition that a traffic barrier be proposed along the eastern edge of the drive aisle to ensure that the turning movements of vehicles backing in and out of the parking spaces do not damage or impact the required landscaping.

- d. **Subdivision**—In a memorandum dated July 2, 2018 (Turnquest to Bishop), and incorporated herein by reference, the Subdivision Review Section noted that the property is not subject to a preliminary plan of subdivision (PPS). There are no buildings proposed as a part of this application. Section 24-107(c)(7) of the Subdivision Regulations exempts this property from the requirement of filing a PPS, as it was subdivided by deed prior to January 1, 1982 and no development over 5,000 square feet is proposed.
- e. **Trails**—In a memorandum dated June 27, 2018 (Lewis-DeGrace to Bishop), and incorporated herein by reference, the trails reviewer noted the 2009 *Countywide Master Plan of Transportation* (MPOT) recommendations for the property and included a detailed discussion of the applicable standards. Based on the MPOT recommendations, the Trails Section recommended that a sidewalk be added along the property's frontage of 41st Avenue. However, it is noted that master plan conformance is not required for the approval of this DSP, and the City of Hyattsville verbally indicated that this sidewalk is not recommended. Therefore, this recommendation has not been added as a condition of approval in the Recommendation section of this report.
- f. **Permits**—In a memorandum dated June 22, 2018 (Hughes to Bishop), and incorporated herein by reference, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plan or have been included as conditions in the Recommendation section of this report.
- g. **Environmental**—In an e-mail dated June 18, 2018 (Reiser to Grover), and incorporated herein by reference, the Environmental Planning Section noted that a Natural Resources Inventory Equivalency Letter (NRI-042-2018) has been issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. The NRI equivalency letter is valid until March 5, 2023. A stormwater management approval (10130-2018) was submitted; the project is exempt from the stormwater management requirements because less than 5,000 square feet of disturbance is proposed. In addition, it was noted that the site does not front on any scenic or historic roadways, and no other environmental requirements have been identified for this application.
- h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Fire/EMS Department.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from DPIE.
- j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Police Department.
- k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Health Department.

- l. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail dated June 26, 2018 (Stecher to Grover), and incorporated herein by reference, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC’s separate permitting process.
 - m. **Maryland State Highway Association (SHA)**—In an e-mail dated June 05, 2018 (Woodruffe to Bishop), and incorporated herein by reference, SHA indicated that they have no comments or objections for the subject application.
 - n. **City of Hyattsville**—In an e-mail dated June 20, 2018 (Grebes to Bishop), and incorporated herein by reference, the City of Hyattsville provided a letter signed by Mayor Hollingsworth demonstrating support for the DSP and SP applications for Mama's Care Congregate Living Facility.
13. The subject application adequately takes into consideration the requirements of the D-D-O Zone standards of the Gateway Arts District Sector Plan and SMA. The required standards do not apply to the subject property because R-55-zoned properties within the TRN Character Area, within the incorporated City of Hyattsville, are exempt from the development district standards and must follow the requirements of the R-55 Zone. Therefore, no amendments to the development district standards are proposed. As required by Section 27-548.25(c) of the Zoning Ordinance, the subject DSP application would not substantially impair implementation of the sector plan.
 14. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised in accordance with the recommended conditions below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 15. As there are no environmental features located on the subject property, the normally required finding, pursuant to Section 27-285(b)(4) of the Zoning Ordinance, that the regulated environmental features have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations, does not need to be made for the subject project.

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-17054 and Alternative Compliance AC-18010 and Special Permit SP-170001 for Mama's Care Assisted Living Facility, including a departure from the required drive aisle width, subject to the following conditions:

- b. Label the location of the Section 4.2 landscape strip along MD 410 (East West Highway) and 41st Place and provide the required schedules demonstrating conformance to the requirements.
- c. Provide notes on the plan regarding the applicability of Section 4.3 of the 2010 *Prince George's County Landscape Manual*.
- d. Revise the proposed landscaping, as necessary, and provide schedules showing conformance to Section 4.9 of the 2010 *Prince George's County Landscape Manual*.
- e. Revise the Tree Canopy Coverage schedule, as necessary, to provide the correct values of site acreage and required tree canopy.
- f. Revise General Note 5 to include the recording reference of Parcel 47, which is Liber 22876 folio 280.
- g. Provide a lighting and photometric plan showing existing and proposed lighting, and a maximum of 0.10 footcandles along adjacent residential property lines with this and future applications.
- h. Revise the DSP to correctly identify and demonstrate all approved departures.
- i. Reflect the construction of a vehicular barrier along the eastern edge of the drive aisle and provide details to be approved by the Urban Design Section as designee of the Planning Board. The barrier should be a minimum of six inches high along the entire length, exclusive of opposite the proposed parking spaces, where it should be a minimum of three feet high.
- j. Clearly indicate proposed paving at the entrance to the taper on the driveway.
- k. Note the proposed lot coverage, which should be a maximum of 60 percent as allowed in the One-Family Detached Residential (R-55) Zone.