



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

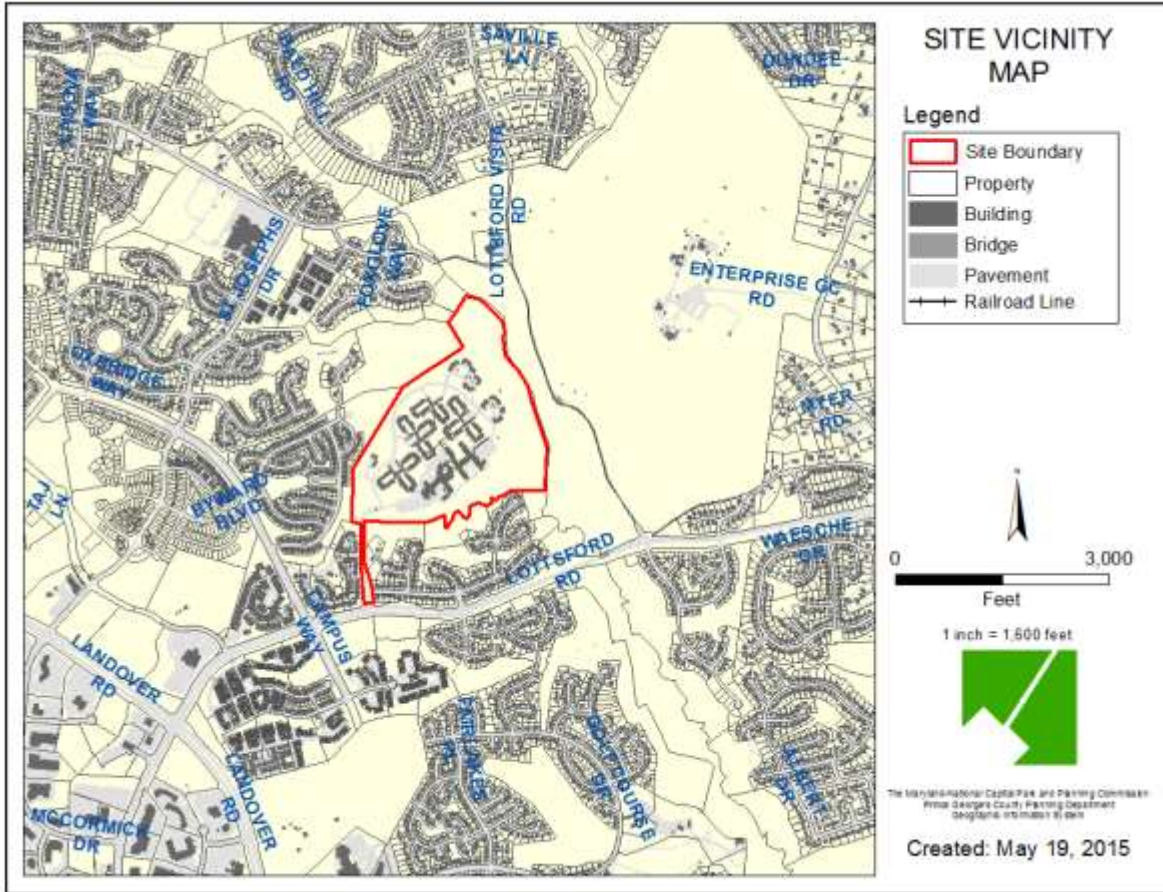
Revision of Site Plan

ROSP-3344-05

Application	General Data	
Project Name: Collington Episcopal Life Care Community Location: Northeast quadrant of the intersection of Lottsford Road and Campus Way North. Applicant/Address: Collington Episcopal Life Care Community 10450 Lottsford Road Bowie, MD 20721 Property Owner: Collington Episcopal Life Care Community 10450 Lottsford Road Bowie, MD 20721	Planning Board Review Date:	01/28/16
	Staff Report Date:	12/21/15
	Date Accepted:	10/28/15
	Planning Board Action Limit:	N/A
	Plan Acreage:	129.77 acres
	Zone:	R-R
	Gross Floor Area:	N/A
	Lots:	N/A
	Parcels:	1
	Planning Area:	73
	Council District:	05
	Election District:	13
	Municipality:	N/A
	200-Scale Base Map:	204NE09

Purpose of Application	Notice Dates	
Revision to Special Exception site plan to add sunrooms and small additions on existing structures.	Informational Mailing	06/15/15
	Acceptance Mailing:	10/20/15
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Taslima Alam Phone Number: 301-952-4976 E-mail: Taslima.Alam@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division

FROM: Taslima Alam, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: **Special Exception Application No. ROSP-3344-05**

REQUEST: **Revision of Site Plan for Special Exception application No. 3344
to add sunrooms and small additions on existing structures.**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of January 28, 2016. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

- A. **Location and Field Inspection:** The subject irregularly-shaped property is located in the northeast quadrant of the intersection of Lottsford Road and Campus Way North, approximately one mile east of Largo Road (MD 202). The site is comprised of approximately 129.77 acres of land and is improved with various medical/residential care facilities, such as, one-story assisted living units, nursing care units, cottages, villas with parking garages and three-story apartment units for seniors with various needs. Some of these structures are constructed with partial brick while some are constructed with aluminum siding. The site also has a number of parking lots comprised of a total of 663 spaces that serves the entire retirement community. The parking lots are divided among all various types of uses on the site. The site has two guardhouses located within the thin panhandle driveway entrances into the site. Access to the site is by a long drive way from Lottsford Road.

- B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	Unchanged
Use(s)	Medical/Residential Campus	Unchanged
Acreage	129.77	Unchanged
Square Footage/GFA	530,998 + 11,765 (approved for future development)	590,248.5 (31,735 New)

- C. **History:** The subject property was retained in the R-R Zone by the 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional Map Amendment* (Largo-Lottsford Approved Master Plan SMA) Special Exception, SE-3344 for a medical/residential campus, known as the Collington Episcopal Life Care Community was approved with conditions by the District Council on August 25, 1982. Four subsequent revision to the approved site plan were approved in 1985, 1989, 1999 and 2014 with conditions. These revisions were for various reasons; such as: for expansions to the campus community, villas, cottages, guard gate, a variance from the 100 setback requirements of Section 27-374(2)(9)(C)(i) and a Departure from Parking and Loading Standards (DPLS-251) of 102 of 737 required off-street parking spaces in accordance with Section 27-588 of the Zoning Ordinance.

In 2000, this property was subject of a record plat VJ 189-67, which included a lot line adjustment with the abutting (west) Parcel B, and the creation of Outlots A and B. The current plat was a resubdivision of plat NLP 129-33 (1986) which was a plat of correction for the acreage. The original plat NLP 127-80 (1986) was for the purposes of platting acreage and included a common boundary line adjustment as noted on the plat. Records indicate that this property has never been the subject of a preliminary plan of subdivision (PPS).

The prior District Councils conditions per Special Exception ROSP SE-3344-03 are as follows:

1. **The concept landscape plan shall be approved by the Urban Design Review Staff (M-NCPPC) prior to or in conjunction with, the initial building permits for development of the site.**
2. **A detailed landscape plan shall be approved by the Urban Design Review**

Staff (M-NCPPC) with each building permit, which shall be in conformance with the concept landscape plan.

- 3. No buildings, structures or parking spaces shall be within 100 feet of any property line.**
- 4. The maintenance and storage facility in envelope G shall be careened from abutting properties in accordance with the Landscape Manual. No outdoor storage shall be visible from abutting properties.**
- 5. The detailed parking schedule shall be required at the time of building permits to provide at least the 635 parking spaces depicted on the site plan.**
- 6. All building permits shall be reviewed by the Urban Design Review Staff (M-NCPPC) for compliance with these conditions and the envelopes identified on the revised site plan.**
- 7. A copy of the final approved site plan shall be submitted for the official file in SE-3344.**
- 8. The building permit application must be accompanied by a detailed site plan of each building, to be reviewed by the Urban Design Review Staff (M-NCPPC) for compliance with the approved special exception site plan.**
- 9. Subject to the approval by the Urban Design Review staff (M-NCPPC), the proposed road system may be modified as long as proper circulation is provided as determined by the Urban Design Review staff (M-NCPPC).**
- 10. With the exception of acreage so excluded, all undeveloped portion illustrated on the approved site plan shall be maintained as recreational or open space in common ownership with the medical/residential campus. The Urban Design Review staff (M-NCPPC) is authorized to exclude up to five acres from the provisions of this condition and 10 for the purpose of boundary line adjustments.**
- 11. In regards to any of the foregoing, the applicant may appeal any denial or approval, with conditions of the Urban Design Review staff (M-NCPPC) to the Planning Board.**
- 12. Prior to the issuance of any grading permits the applicant shall obtain approval of a Type II Tree Conservation Plan.**

D. Master Plan and General Plan Recommendations:

Plan Prince George's 2035 General Plan—The development site is located within an established residential community. *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) calls for strengthening and enhancing residential neighborhoods in established communities. The application is in conformance with the Policy 8 of the 2014 Plan Prince George's 2035 General Plan (pg. 115) which recommends strengthening and enhancing existing areas and neighborhoods in established communities.

1990 Largo-Lottsford Approved Master Plan—The 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional Map Amendment* and vision for the area that includes this site is a low-density residential community with a development pattern that creates a sense of community identity and helps foster residential stability and a distinct residential character. The existing retirement community residential use is consistent with the land use recommendation of the Largo-Lottsford Master Plan and Sectional Map Amendment for low suburban residential uses at this site.

- E. **Request:** The applicant is seeking permission to modify the approved special exception site plan (SE-3344-03) to construct sunrooms and small additions to existing structures (cottages and villas). The new addition comprises of a total 31,735 square feet of gross floor area increase. Not all additions are planned to be constructed at one time. Pursuant to Section 27-374(a)(6) of the Prince Georges County Zoning Ordinance requires that a revision of site plan, request to amend a site plan for a medical/residential campus shall only be approved by the District Council. Subsection 27-374(a)(6)(B) further requires that to amend the approved site plan, it shall be filed concurrently with the Clerk of the Council and the Office of the Planning Board. After receipt of the request by the Clerk, the Office of the Zoning Hearing Examiner (ZHE) shall schedule a public hearing, which shall occur not less than sixty (60), nor more than one-hundred twenty (120) days after receipt of the request. The request shall be reviewed by the Technical Staff, taking into consideration the requirements of this Subtitle. The Technical Staff shall submit its recommendations to the ZHE within 60 calendar days from the date of filing. The public hearing shall be conducted by the ZHE in accordance with Section 27-129, at which time the applicant, Planning Board, Technical Staff, and members of the public may comment on the proposed amendments.

Due to 60 day time limit, staff is compelled to write a staff report without an accurate site plan for review. Staff is unable address all findings accurately because the applicant did not submit correct revised site plan at the time of writing of this report. A revised site plan shall be submitted in accordance to Section 27-296 of the Zoning Ordinance and shall be reviewed by the Zoning Review staff (M-NCPPC) prior to the schedule of ZHE hearing.

F. **Neighborhood and Surrounding Uses:**

The neighborhood is defined by the following boundaries:

North— Ardwick Ardmore Road

South— Lottsford Road

Southwest— Landover Road (MD 202)

East— Lottsford-Vista Road

West— The Capital Beltway (I-95/I-495)

The uses immediately surrounding the proposed special exception are as follows:

North— Undeveloped M-NCPPC Park land, in the R-O-S Zone.

South— Fox Lake subdivision single-family development in the R-S Zone.

East— Undeveloped M-NCPPC park land in the R-O-S Zone.

West— Single-family residential development in the R-S Zone.

- G. **Parking Regulations:** 635 parking spaces were deemed to be adequate at the time of the prior revision to the approved special exception application (ROSP-3344/03, PGCPB Resolution No. 99-189 and DPLS-251 (PGCPB Resolution No. 99-190). The site plan provides 663 parking spaces.

- H. **Prince George's County Landscape Manual Requirements:** No change is proposed to the previously approved landscape plan. The revision is still within the prior approval.

Tree Canopy Coverage: The site has a gross tract area of 129.77 acres, resulting in a tree canopy coverage requirement of 19.46 acres. This requirement has been met and exceeded through the retention and planting of woodland as demonstrated on the approved tree conservation plan, which shows the preservation of 21.65 acres of existing woodland.

- I. **Zoning Standards:** The site plan demonstrates that even with the proposed structures, the property will not exceed the maximum amount of lot coverage permitted in the R-55 Zone. No additional variances or waivers are required for this application. The height and setback requirements for the subject use were approved specifically by the District Council. The subject use continues to be in compliance with these requirements.
- J. **Specific Requirements:** The proposed revision is permitted in accordance with the specific requirements of Section 27-374 of the Zoning Ordinance and the general requirements of Section 27-317.

Section 27-374-Specific Requirements for a Medical/Residential Campus:

- (a) **A medical/residential campus for retirement-aged persons may be permitted, subject to the following:**
 - (1) **General requirements.**
 - (A) **The campus shall primarily serve needs of the retirement-aged community. Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council and filed in the land records at the time the final subdivision plat is recorded;**
 - (B) **The campus shall achieve a balanced residential/medical environment which is unique to the neighborhood in which it is located, and which cannot be achieved through the use of conventional zoning proposals;**
 - (C) **Residences shall be functionally, physically, and architecturally integrated with service and recreational/activity centers;**
 - (D) **Medical services (if any) shall be conveniently located for the residents; and**

- (E) **Commercial or service-oriented uses shall be grouped together, and shall be located near the population being served.**

Comment: The applicant seeks to add sunrooms and small additions to 93 cottages and 33 villas for a total of 129 units. Three time the District Council has found the existing medical campus to be appropriate use in the location and to meet these general requirements. Nothing the applicant is proposing in this application would negate these previous findings.

(2) **Specific requirements.**

- (A) **The subject property shall contain at least twenty-five (25) contiguous acres;**

Comment: The site plan shows the property to be 129.77 Acres in area. According to the record plat of subdivision VJ-189-67, it should be 128.60 Acres. General notes should be revised to reflect the parcels and acreage in accordance with the record plat and reference the plat in the notes.

- (B) **The site shall have frontage on, and direct vehicular access to, an existing street with sufficient capacity to accommodate any traffic generated by the campus;**

Comment: The site has direct access to Lottsford Road, which has adequately handled the traffic for over 30 years. No additional traffic is anticipated from the minor addition and extension to the site because the additions will neither contribute to increase the number of residents nor will it increase the amount of traffic entering or exiting the site.

- (C) **All buildings, structures, off-street parking compounds, and loading areas shall be located at least:**

- (i) **One hundred (100) feet from any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan;**
- (ii) **Fifty (50) feet from all other adjoining property lines (except street lines); and**
- (iii) **Twenty-five (25) feet from all adjoining street lines;**

Comment: Per the previously approved special exception application (SE-3344-03), all setback requirements are met for all structures located on the site. The site has an existing guardhouse located within the thin panhandle, connecting to Lottsford Road for which a variance from one hundred (100) feet setback from any adjoining land in a Residential Zone

was approved. In 2000, when a common boundary line adjustment was done through a record plat VJ 189-67, the existing guardhouse became part of the adjacent residential parcel B to the west. However, the submitted site plan incorrectly indicates the bearing and distances on the all property lines and should be corrected in accordance with the record plan VJ 189-67.

- (D) All perimeter areas of the site shall be buffered or screened in accordance with the provisions of the Landscape Manual, and the applicant shall demonstrate that the required buffer yards will provide reasonable sight and sound barriers;**

Comment: The proposed revision does not impact previously approved buffering or screening. No additional buffering or screening is required for the proposed revisions.

- (E) Not less than forty percent (40%) of the site shall be devoted to green area;**

Comment: The previous approval had more than 80 percent of the site is devoted to green area. With the minor changes staff believes this requirement is met. The submitted site plan does not show the devoted percentage of green area. The revised site plan should clearly indicate the percentage area devoted as green area.

- (F) Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the specific zone in which such campus is to be located, shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for development under a given Special Exception; and**

- (G) Notwithstanding Section 27-118.1, more than one (1) dwelling may be located on a lot containing a one-family dwelling.**

Comment: The existing site plan was approved in 1999, which ensured that all requirements were met and adjoining properties were protected.

- (H) Prior to approval of a Special Exception for a medical/residential campus for property for which a subdivision is not approved for the entire property in accordance with the proposed medical/residential campus site plan, the applicant shall demonstrate to the satisfaction of the Zoning Hearing Examiner or of the District Council that the entire development and use meet the following criteria:**

- (i) Transportation facilities (including streets and public transit) which are existing, which are under**

construction, or for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

- (ii) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as public safety, recreation areas, water and sewerage systems, libraries, and fire stations, but excluding schools) will be adequate for the uses proposed; and
- (iii) Notwithstanding subparagraphs (i) and (ii), above, where the application anticipates a construction schedule of more than six (6) years, public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Zoning Hearing Examiner or the Council shall also find that public facilities will probably be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Zoning Hearing Examiner or the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

Comment: The applicant had sufficiently demonstrated compliance with these requirements at the time of the original special exception request and three times thereafter; consequently, the special exception was approved. The proposed revision will not change the nature of the existing use nor would it result in a change of a major magnitude in gross floor area that will affect these findings.

Required Findings: Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

- (1) **The proposed use and site plan are in harmony with the purpose of this Subtitle;**
- (2) **The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
- (3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
- (4) **The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
- (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**

Comment: The District Council has found the medical/residential campus on this site to meet these requirements three times before. Applicant's proposal will allow the seniors to enlarge the use to better meet the needs of the retirement-aged citizens of the County. Over the past 35 years that have elapsed, the use did not appear to be harmful to its adjoining neighbors in anyway. Nothing proposed in this review would lead to a finding to contrary.

- (6) **The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

Comment: The Environmental Planning Section in an e-mail dated December 3, 2015, stated that the site has an approved and valid Type II Tree Conservation Plan (TCPII-124-99). The proposal is located wholly within the previously approved limits of disturbance; therefore, the current proposal is in conformance with the approved TCP.

- (7) **The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Comment: The Environmental Planning Section further confirmed via an e-mail dated December 14, 2015 that the site has some regulated environmental features which is preserved and restored in a natural state to the fullest extent possible.

K. **Signage:** No new signage is proposed at this time. Any future signage proposed on this property will require approval of a revised special exception site plan prior to approval of a sign permit.

L. **Referrals:**

1. **Subdivision Review Section**—In a memorandum dated December 9, 2015, the Subdivision Review Staff states that the site plan submitted with this application delineates a geographic area on Sheet C1.1 that includes Parcel C (123.8457 acres), Outlot A (1.0125 acres), and Outlot B (.8942), for a total acreage of 125.75 acres. The

General Notes, however, list only Parcel C and indicate that the acreage is 129.77 acres. The delineation of the geographic area and the general notes must match prior to certificate approval of the plans.

Failure of the site plan to match the record plat, including bearings, distances, parcel sizes, and parcel labels will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues.

2. **Permits Review Section**—In a memorandum dated December 4, 2015, the Permit Review staff states that the site plan lacks certain information, which should be shown on the plan part of the submission requirements. Prior to the Zoning Hearing Examiners public hearing, a revised site plan should be submitted to the Zoning Section of the Development Review division to make sure the required information is being addressed on the site plan. To this effect, conditions are placed in the recommendation section of this staff report.
3. **Community Planning Division**—In a memorandum dated November 9, 2015, the Community Planning staff states that the application is in conformance with the Policy 8 of the 2014 Plan Prince George's 2035 General Plan (pg. 115) which recommends strengthening and enhancing existing areas and neighborhoods in established communities. The existing retirement community residential use is also consistent with the land use recommendation of the Largo-Lottsford Master Plan and Sectional Map Amendment for low -suburban residential uses at this site.
4. **Transportation Planning Section**—In a memorandum dated November 4, 2015, the Transportation Planning staff stated that no additional traffic is anticipated from the site. The transportation staff would offer no objection to the additional square footage from the sunrooms. In addition, the proposed site plan revision would not pose health, safety, or welfare issues beyond those that would have been considered at the time of the original approval.

CONCLUSION

Based on the preceding analysis and findings, staff recommends APPROVAL of Revision of Site Plan Application No. ROSP-3344-05-05, subject to the following conditions:

1. Prior to the Zoning Hearing Examiner's hearing the following revisions to the site plan shall be made and reviewed by the Zoning Review Staff of the (M-NCPPC):
 - a. Correct the size of the lot and all other data calculations in accordance to the lot size adjustments per plat of corrections VJ 189-67.
 - b. A correct and revised copy of the Detailed Site Plan shall be provided to the Zoning Review staff of M-NCPPC for review. This plan shall be the same plan (ROSP 3344-03) with changes to the current proposal.
 - c. The revised site plan shall be in accordance to Section 27-296 of the Zoning Ordinance and shall show all zoning requirements such as setbacks, heights of buildings, green area calculations, lot coverage, parking requirements, loading requirements, etc. or submit an up-to-date Development Data Chart.

- d. Indicate the purpose of this review in the General Note.
- e. All dimensions of the additions should be shown on the site plan.
- f. The dimensions of the building shall be shown on the site plan either on each building or on a template of each building.
- g. All parking and loading counts shall be provided on the site plan with its dimensions. All internal drive isle and driveway dimensions shall be provided on the site plan.
- h. All building addition and sunroom square footage shall be corrected on all charts shown on the site plan.
- i. On sheet C3.1, the additions shown are shown at 15-foot by 20-foot for the Deller addition and 15-foot by 19-foot for the Villa addition. All the charts show the additions at 15-foot by 17-foot. Either correct the charts to show the correct size addition and square footage or revise Sheet C3.1 to show the additions at 15-foot by 17-foot.
- j. Show the proposed GFA increase, existing GFA, and total GFA of the building calculations.
- k. Provide percentage of the site devoted as green area to be changed according to the corrected lot size square footage changes.
- l. Revise the general notes to reflect the parcels and acreage of the application in accordance with the record plat of subdivision VJ 189-67, and reference the plat in the notes.
- m. Provide correct bearings and distances on all property lines in accordance with the record plat VJ 189-67.

Note: The following conditions from Special Exception application ROSP-3344-03 shall be carried over.

- 2. The concept landscape plan shall be approved by the Urban Design Review Staff (M-NCPPC) prior to or in conjunction with, the initial building permits for development of the site.
- 3. A detailed landscape plan shall be approved by the Urban Design Review Staff (M-NCPPC) with each building permit, which shall be in conformance with the concept landscape plan.
- 4. No buildings, structures or parking spaces shall be within 100 feet of any property line.
- 5. The maintenance and storage facility in Envelope 'G' shall be careened from abutting properties in accordance with the 2010 *Prince George's County Landscape Manual*. No outdoor storage shall be visible from abutting properties.
- 6. The detailed parking schedule shall be required at the time of building permits to provide at least the 635 parking spaces depicted on the site plan.
- 7. All building permits shall be reviewed by the Urban Design Review Staff (M-NCPPC) for compliance with these conditions and the envelopes identified on the revised site plan.

8. A copy of the final approved site plan shall be submitted for the official file in Special Exception SE-3344.
9. The building permit application must be accompanied by a detailed site plan of each building, to be reviewed by the Urban Design Review Staff (M-NCPPC) for compliance with the approved special exception site plan.
10. Subject to the approval by the Urban Design Review Staff (M-NCPPC), the proposed road system may be modified as long as proper circulation is provided as determined by the Urban Design Review Staff (M-NCPPC).
11. With the exception of acreage so excluded, all undeveloped portion illustrated on the approved site plan shall be maintained as recreational or open space in common ownership with the medical/residential campus. The Urban Design Review Staff (M-NCPPC) is authorized to exclude up to five acres from the provisions of this condition and ten for the purpose of boundary line adjustments.
12. In regards to any of the foregoing, the applicant may appeal any denial or approval, with conditions of the Urban Design Review Staff (M-NCPPC) to the Planning Board.
13. Prior to the issuance of any grading permits the applicant shall obtain approval of a Type II Tree Conservation Plan.