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SPECIFIC DESIGN PLAN

SDP-9005/02

Application	General Data
Project Name HORIZON HOUSE Location 2500 FEET NORTHWEST OF THE INTERSECTION OF MD 202 AND MD 193, ON THE NORTHEAST SIDE OF MD 202 Applicant/Address HORIZON MANOR LLC 15 SCHOLL STREET ANNAPOLIS, MD 21401	Date Accepted 02/20/2002
	Planning Board Action Limit N/A
	ZHE Hearing Date N/A
	Plan Acreage 25.32
	Zone R-M
	Dwelling Units 121Units
	Square Footage 135,186
	Planning Area 73
	Council District 06
	Municipality N/A
	200-Scale Base Map 202SE11

Purpose of Application	Notice Dates
MID-RISE (THREE-STORY) SENIOR HOUSING	Adjoining Property Owners 02/27/2002 (CB-15-1998)
	Previous Parties of Record 03/06/2002 (CB-13-1997)
	Sign(s) Posted on Site 04/05/2002
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: ZHANG
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION

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May 31, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Specific Design Plan, SDP-9005/02, Horizon House
Type II Tree Conservation Plan, TCPII/121/97-01

The Urban Design Review staff has completed its review of the subject application and of agency referral comments concerning the plan and recommends APPROVAL with conditions as stated in the recommendation section of this report.

EVALUATION CRITERIA

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Approved Basic Plans A-9550 and amendment
- b. Comprehensive Design Plan, CDP-8708
- c. Preliminary Plan of Subdivision, 4-02007
- d. The requirements of the *Zoning Ordinance*, specifically,
 - Subdivision 5, R-M Zone (Residential Medium Development) of the Zoning Ordinance governing development in the R-M Zone
 - Section 27-568 regarding minimum parking requirements
 - Section 27-582 regarding minimum loading requirements
- e. The requirements of the *Landscape Manual*
- f. The Woodland Conservation and Tree Preservation Ordinance
- g. Referral responses from concerned agencies and divisions

FINDINGS

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

1. The proposed Specific Design Plan (SDP) for Horizon House includes site/grading and landscape and architectural plans for the proposed 121-unit, three-story residential condominium for the elderly in the R-M zone.
2. The subject site is located on the north side of Largo Road (MD 202), approximately 2,500 feet northwest of the intersection of Largo Road and Watkins Park Drive (MD 193). The total gross area of the property is 25.32 acres consisting of Parcel 1 and Outparcel 1. The proposed SDP is situated on Parcel 1 with a site area of 12.84 acres. Outparcel 1 is located to the east of Parcel 1. The site is bounded to the north and east by open space (zoned R-O-S) and further to the east by a single-family detached residential use in the R-S zone; to the west by a 250-foot-wide swath of PEPCO property; and to the south by the Largo Road right-of-way. The site has approximately 1,600 linear feet of frontage along Largo Road. An existing senior center, the Largo Fellowship House (zoned R-10) is located opposite the subject property immediately across Largo Road and is surrounded by open space zoned R-E.
3. The subject SDP proposes a three-story, 121-unit residential condominium building with a gross floor area of approximately 135,186 square feet. The building consists of 46 one-bedroom units encompassing 31,644 square feet, 75 two-bedroom units encompassing 72,036 square feet, and other accessory service uses encompassing 31,506 square feet. The building is proposed to be located in the eastern portion of the site close to Outparcel 1. Parking is proposed on the south side of the building. One loading space is proposed on the west side of the building.

The proposed building has a zigzag footprint which defines two semienclosed courtyards. A composite roof pattern consisting of horizontally oriented hipped and gabled roof segments accented with vertically presented chimney, towers, dormer windows and cross-gabled roofs creates an attractive roof line. The building is finished with a combination of brick and vinyl siding. The front elevation of the building features a brick base and vinyl upper portions. The rear elevation is vinyl only. A five-foot pedestrian walkway has been proposed leading from the main entrance to the two courtyards. The pedestrian path also provides access to a croquet and lawn bowling field, which is located on the northeast side of the building. A community garden field is proposed on the west side of the building adjacent to the parking compound.

The southeast portion of the existing topography of the site is comparatively even and the northwest portion of the site changes dramatically because of the presence of a stream and 100-year floodplain. On Parcel 1, a bio-retention facility is proposed on the northwest side of the building. On Outparcel 1, a stormwater management (SWM) pond/sediment basin is proposed to the northeast of the building. The following is a summary of the development data:

Zone	R-M Zone
Gross Tract Area	25.32 Acres
Parcel 1	12.84 Acres
Outparcel 1	12.48 Acres
Parcel 1	
Area within 100-year Floodplain	3.0 Acres
Net Tract Area	9.84 Acres
Proposed Number of Units	121 Units
Building Square Footage	135,186 Square Feet
Building Height	39' 10" (Three Stories)
Basic Density Allowed	5.8 DUs/Acres
Maximum Density Allowed	7.9 DUs/Acres
Parking Spaces Required	80 Spaces
Parking Spaces Provided	123 Spaces
Loading Spaces Required	2 Spaces
Loading Spaces Provided	1 Space

Notes: The maximum density of 261 units for the subject site was first prescribed for the property at the time of the Basic Plan A-9550 Amendment. Later on, an analysis of the public benefit features at the time of Comprehensive Design Plan CDP-8708 approval reaffirmed this number based on a tract area of 34.8 acres. Two parcels labeled L.3968 F.495 and parcels L & M, with a total area of approximately 10 acres, were dedicated to MNCPPC at the time of approval of A-9550.

Conformance with Basic Plan

4. The proposed SDP is in conformance with the Basic Plan A-9550 and its amendment. The subject site was originally included in a larger project known as Tuck Farm, which consisted of three separate applications for the Comprehensive Design Zone. All three applications were approved by the District Council on June 23, 1986. Application A-9550 zoned approximately 34.8 acres from the R-E Zone to the R-M 5.8 Zone. A-9550 was amended in 1987 with the proposed uses of mid-rise multifamily housing for the elderly and physically handicapped with a maximum of 261 units. The subject SDP proposes to build 121 condominium units for the elderly and, therefore, it is consistent with the approved Basic Plan and its amendment.

The Basic Plan and its amendment were approved subject to nine conditions and two considerations. Conditions which are applicable to the subject SDP application are discussed as follows:

2. **An acoustical analysis shall be performed as part of the Specific Design Plan to determine whether any noise mitigation is needed as a result of the property's proximity to MD 202.**

Staff Comments: No acoustical analysis or noise study was submitted with this application for review. The location of the 65 dBA (Ldn) noise contour on this property has been approximated by staff to occur 772 feet from the centerline of MD 202. This approximation does not consider changes in topography or other barriers that might reduce sound levels. The approximated 65 dBA (Ldn) noise contour is shown on the SDP. A condition regarding the fulfillment of this requirement has been recommended by the Environmental Planning Section.

- **3. No living area of a residential structure may be placed to a depth below grade to where it would be reasonable to believe the natural water table rises during occasional or seasonal extreme wet weather.●**

Staff Comments: A review of the SDP drawings and the soils report indicates that no living area of any residential structure will be placed to a depth below grade to where it would be reasonable to believe the natural water table rises during occasional or seasonal extreme wet weather.

- **5. No septic system may be permitted.●**

Staff Comments: No septic system is proposed for the subject property. The site will be served by a public sewer system.

- **7. There shall be a minimum of a 100-foot wide buffer, as measured from the street line along MD 202. The buffer shall be covenanted in a manner to prevent any building or structure within its limits or removal of vegetation required as part of the buffer. The buffer shall include berms and plantings, including preservation of existing vegetation where appropriate, sufficient to filter the view of dwelling units from the road. The buffer shall vary in height and width and setback from the road right-of-way to provide visual variety and a more natural appearance.●**

Staff Comments: The subject SDP proposes a 100-foot setback from the right-of-way of Largo Road (MD 202). Within the 100-foot buffer, an approximately 60-foot-wide strip along the right-of-way of Largo Road has been designated as Forest Preservation Area. The leftover 40-foot-wide strip between the Forest Preservation Area and proposed parking compound contains a significant amount of plantings and berms. The condition has been met.

- **9. All multifamily and three-family dwellings as defined by Section 27-107.1(a)(77) and (78) shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County laws unless or until a determination is made by the Prince George's County Planning Board that additional fire and rescue facilities are available that will eliminate the existing deficiency in ladder truck service.●**

Staff Comments: The proposed 121 units will be fully sprinklered pursuant to Standard 13 of National Fire Protection Association (NFPA) and all applicable county laws. The fire

hydrant locations will provide the maximum 500 feet of coverage around the building. ■No parking• fire lane signs will be erected and curbs painted where requested. All private roads are at least 20 feet in width.

Conformance with Comprehensive Design Plan

5. CDP-8708, in accordance with the Basic Plan, designates the subject property for mid-rise senior citizen housing. The proposed use in this SDP is an apartment complex for senior citizens. The proposed 121 units are designed in a three-story building consisting of one-bedroom and two-bedroom units and is located at the east end of Parcel 1. The proposed number of units and the designated use are in conformance with CDP-8708.
6. The proposal in general complies with the Design Guidelines established by CDP-8708. Because CDP-8708 carried forward some of the conditions attached to the approval of the Basic Plan, the following discussion will focus only on the conditions that were initiated at the time of the approval of CDP-8708.

■3. Prior to submission of the Specific Design Plan an approved 100-year floodplain study shall be obtained from the Department of Environmental Resources.●

Staff Comments: A floodplain study, FPS #890020, was approved by the Department of Environmental Resources on April 20, 1989. According to the referral comments of the Environmental Planning Section, the delineation of the 100-year floodplain on the SDP is correct.

■4. Prior to the submission of any Specific Design Plan a stormwater management concept plan shall be approved.●

Staff Comments: A stormwater management concept plan, CSD #988001290, has been approved by the Department of Environmental Resources.

■6. The mature trees and bushes along the road shoulders should be protected by limits of disturbance lines on the Tuck Farm property. Where the growth along the road cannot be saved, due to road improvements, it shall be replanted, using indigenous tree species, preferably like the ones that were removed.●

Staff Comments: This condition provides guidance for the Tree Conservation Plan and Landscape Plan for the entire property of Tuck Farm. The subject property is also bound by this condition. The SDP proposes a 100-foot-wide buffer along MD 202 consisting of approximately 60 feet of woodland preservation areas and an additional 40 feet of open space with berms and plantings. The proposed trees and shrubs in the open space are native plant species.

The Environmental Planning Section indicates in their referral comments that TCPII/121/97-01 is in complete conformance with TCPI/05/02, which will be approved with Preliminary

Plan of Subdivision 4-02007, and satisfies the requirements of the Woodland Conservation Ordinance.

Conformance with Preliminary Plan of Subdivision, 4-02007

7. A Preliminary Plan of Subdivision, 4-02007, for this property was filed simultaneously with the subject SDP. Per Section 27-270, order of approvals, 4-02007 must be approved before the approval of the subject SDP. The Preliminary Plan of Subdivision will be heard by the Planning Board on the same day with the SDP. The subject SDP will be subject to conditions attached to the approval of the Preliminary Plan of Subdivision, 4-02007.

Conformance with the Zoning Ordinance

8. The proposed parking is consistent with the following requirements of Sections 27-568 and 27-582, Off-street Parking and Loading, of the *Zoning Ordinance*:

PARKING SPACES FOR THE PROPOSED BUILDING	REQUIRED	PROPOSED
Multi-family housing: Housing for the elderly and physically handicapped● 0.66 per dwelling unit	80	123 (including 10 HC spaces)
LOADING SPACES		
Multi-family dwelling●1.0 per 100-300 dwelling units	1	1

9. Findings Required by Section 27-528, Required findings for approval of a Specific Design Plan

■(a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (1) **The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.●**

As stated in Findings 5, 6 and 10, the proposed SDP conforms to the approved Comprehensive Design Plan and the applicable standards of the *Landscape Manual*.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.●**

Findings for adequate public facilities were made in conjunction with the Preliminary Plan. The Transportation Planning Section (see Finding 17 below) has confirmed that the proposal is consistent with the previous transportation adequacy findings. The Countywide Planning Section has recommended that all structures be fully sprinklered in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's

County laws for all the structures in Horizon House. The subject SDP complies with this requirement per Finding 4 of this report. The Section has also stated that the existing county police facilities will be adequate to serve the proposed Horizon House development. The subject SDP is a housing project for senior citizens and is exempt from the APF test for public schools.

■(3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.●**

The Department of Environmental Resources has stated in their referral comments that the SDP for Horizon House is consistent with approved stormwater concept #988001290. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties..

■(4) **The Plan is in conformance with an approved Tree Conservation Plan.●**

The SDP is in conformance with a Tree Conservation Plan (TCPI/5/02) which will be approved with the Preliminary Plan of Subdivision, 4-02007, before the hearing of this SDP. The Type II Tree Conservation Plan, TCPII/121/97-01, submitted with this SDP has been found to be in complete conformance with TCPI/05/02 and meets the requirement of the Woodland Conservation Ordinance according to the comments of the Environmental Planning Section. The Section has recommended approval of the TCPII/121/97-01 submitted in conjunction with the subject Specific Design Plan.

Conformance with the *Landscape Manual*

10. The proposed construction of a 121-unit senior housing complex is subject to Section 4.1, Residential Requirements, of the *Landscape Manual*. According to Section 4.1(g), for multifamily dwellings in any zone, a minimum of one major shade tree is required per 1,600 square feet or fraction of green area provided. The Landscape Plan does not show compliance with this requirement. A condition has been proposed to require the Landscape Plan to be revised per the *Landscape Manual* and to provide the required Section 4.1 landscape schedule.

Conformance with the Woodland Conservation Ordinance

11. The property is subject to the provisions of the Prince Georges County Woodland Conservation Ordinance because the entire site has over 40,000 square feet of gross tract area and contains more than 10,000 square feet of existing woodland.

A Type II Tree Conservation Plan, TCPII/121/97-01, has been submitted with this Specific Design Plan. The Environmental Planning Section has reviewed the TCP and concluded that TCPII/121/97-01 is in complete conformance with TCPI/5/02 and meets the requirements of the Woodland Conservation Ordinance.

Referral Responses

12. The Permits Review Section (Windsor to Zhang, March 25, 2002) has stated that the Permit Section did not review the Landscape Plan. The staff has requested minor changes to the site plan. Several conditions of approval have been added to require the requested changes.
13. The Subdivision Section (Del Balzo to Zhang, April 8, 2002) has stated that the subject property is not platted yet. The applicant has filed a preliminary plan of subdivision, 4-02007, which is currently under review by the Subdivision Section. The SDP cannot be heard before the preliminary plan is approved.

The staff of the Subdivision Section has also noted that except for the access (to MD 202) issue, the Subdivision Section has no comments regarding the design of the site.

14. The Environmental Planning Section (Stasz to Zhang, May 14, 2002) has recommended approval of this Specific Design Plan subject to two conditions and approval of TCPII/121/97-01. These conditions of approval for the SDP have been incorporated into the recommendation section of this report.
15. The Transportation Planning Section (Mokhtari to Zhang, April 19, 2001) has concluded that all the intersections within the study area are projected to operate at an acceptable level-of-service with the development of up to 216 units in a mid-rise residential condominium on the subject site. The staff further noted that since MD 202 is a state-maintained arterial facility, provision of a left-turn storage lane along MD 202 southbound and at the proposed site access would improve the safety of all vehicular traffic in the area.

In a separate memorandum (Shaffer to Zhang, April 2, 2002) on Specific Design Plan Review for Master Plan Trail Compliance, the Transportation Planning Section requires several trail improvements pursuant to the *Adopted and Approved Largo-Lottsford Master Plan*. Those requirements have been worded as conditions in the recommendation section of this report.

16. The Community Planning Division (Field to Zhang, March 26, 2002) has stated that there are no master plan issues raised by this application.
17. The Growth Policy and Public Facilities Planning Section (Williams to Zhang, March 26, 2002) has recommended that all structures be fully sprinklered in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws. The proposed building fulfilled this requirement. The Section has also stated that the existing county police facilities will be adequate to serve the proposed Horizon House. There is no public school issue resulting from this application because this is a housing project for senior citizens.
18. The Special Hazards Section of the Prince George's County Fire Department (Oladeinde to Zhang, April 6, 2002) has noted the applicable regulations that the subject SDP shall comply. The applicant has been fully informed of these regulations during the review process.

19. The Department of Environmental Resources (De Guzman to Zhang, March 8, 2002) has stated that the site plan for Horizon House is consistent with approved stormwater concept #988001290.
20. The Washington Suburban Sanitary Commission (Thacker to Zhang, March 1, 2002) has stated that the proposed construction will be served by the existing water main on MD 202. The sewer service for this SDP will be provided by a planned project #DA1355H95.
21. The State Highway Administration (McDonald to Zhang, March 12, 2002) has stated that the subject SDP plan shows adequate site access and frontage improvements consistent with the State Highway Administration (SHA) guidelines. The SHA has recommended approval of this SDP subject to a condition which has been included in the recommendation section of this report.

RECOMMENDATION

The Urban Design Review staff recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-9005/02 and TCPII/121/97-01 with the following conditions:

1. Prior to the certification of the SDP, an acoustical analysis of the noise generated by traffic on Largo Road shall be submitted (a Phase II Noise Study). This analysis shall demonstrate that noise attenuation measures, such as screening, buffering, or adequate setbacks, have been utilized to reduce external noise to 65 dBA (Ldn) for all structures within at least 350 feet of the pavement of northbound MD 202. This demonstration shall be based on the ultimate road design and a 10-year projected level of service.
2. Prior to certification of the SDP, the applicant shall revise the SDP, Landscape Plan and Architectural Plan to provide or demonstrate the following:
 - a. All internal paths and sidewalks shall be hard-surfaced and ADA accessible.
 - b. The applicant shall ensure dry passage for all pathways and sidewalks. If wet areas must be traversed, suitable structures shall be constructed.
 - c. All pathways and sidewalks shall be free of above ground utilities and utility boxes.
 - d. If road frontage improvements are required by the State Highway Administration for MD 202, the wide asphalt shoulders shall be retained to safely accommodate bicycle traffic.
 - e. Provide depressed curbing or ramps for the physically handicapped at the parking lot.
 - f. Provide a trash dumpster with adequate screening per the requirements of Section 4.4, Screening Requirements, of the *Landscape Manual*.
 - g. Provide a Section 4.1 schedule of the *Landscape Manual* and show landscaping on the plan in accordance with this schedule.

- h. A note which indicates that all structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince Georges County laws shall be placed on the architectural plans
- 3. Prior to the issuance of a building permit, the architectural plans shall be certified by an engineer competent in acoustical analysis that no building within 350 feet of the pavement of northbound MD 202 or southbound MD 556 shall be impacted by noise greater than 65 dBA (Ldn). This demonstration shall take into account the ultimate road design and projected level of service.
- 4. Prior to the issuance of a building permit, the following improvements shall be bonded for construction, except upon written waiver permission provided to the applicant by the appropriate operating agency:
 - a. Provision of a left-turn storage lane along MD 202 southbound lanes and at the proposed site access, and
 - b. Provision of two bus shelters for existing bus stops on both sides of MD 202 and in the immediate vicinity of the proposed access road.
- 5. The applicant shall apply for a permit from the State Highway Administration for improvements proposed by this development within the state right-of-way. This permit must be in accordance with the rules and the regulations of the State Highway Administration.