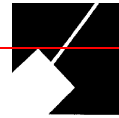


Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Comment [COMMENT1]: WHEN INSERTING
 INFORMATION AT THE @ SIGN
 REMEMBER TO USE INDENT FOR SECOND
 LINE - NOT TAB. ALSO, IT WILL LOOK
 LIKE THE TEXT IS GOING WACKO, BUT
 DON'T WORRY - IT IS FINE.

SPECIAL EXCEPTION No.

4385

Application	General Data
Project Name Forest Square Shopping Center Location Southeast corner of Parston Drive and Forestville Road, known as 7801-7821 Parston Drive. Applicant New Revival Baptist Church 7813 Parston Drive Forestville, Maryland 20747	Date Accepted 6/23/00
	Planning Board Action Limit N/A
	ZHE Hearing Date N/A
	Plan Acreage 1.6497 Acres
	Zone C-S-C
	Dwelling Units N/A
	Square Footage N/A
	Planning Area 75A
	Council District 06
	Municipality N/A
	200-Scale Base Map 204SE7L&R

Purpose of Application		Notice Dates	
Adult Day Care Center		Adjoining Property Owners (CB-15-1998)	7/20/00
		Previous Parties of Record (CB-13-1997)	N/A
		Sign(s) Posted on Site	N/A
		Variance(s): Adjoining Property Owners	N/A
Staff Recommendation		Staff Reviewer Catherine H. Wallace	
APPROVAL	APPROVAL WITH CONDI- TIONS	DISAPPROVAL	DISCUSSION
	X		

December 13, 2000

TECHNICAL STAFF REPORT:

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

VIA: Arie Stouten, Zoning Supervisor

FROM: Catherine H. Wallace

SUBJECT: **Special Exception Application No. 4385**

REQUEST: **Adult Day Care Center**

RECOMMENDATION: **APPROVAL; with conditions**

NOTE:

This application is on the agenda for the Planning Board to decide whether or not to schedule a public hearing. 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 sent to the Office of the Zoning Hearing Examiner at the address indicated above. 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 site is located in the southeast quadrant of the intersection of Forestville Road and Parston Drive. It is developed with a single-story building which formerly housed a Motor Vehicle Administration (MVA) office and testing facility, and is now known as the Forestville Square Center. In addition to the space proposed for the adult day care center, the eastern end of the former MVA building houses the New Revival Baptist Church, the applicant in this case, as well as another small church. The remainder of the building is occupied by a barber shop, printing business, hairdresser, dry cleaner, deli, another church and a cellular phone store. The site is fully paved and relatively devoid of landscaping. There is currently a dumpster located in the parking lot along Parston Drive.
- B. History: The entire MVA site was in the I-1 Zone prior to the 1986 Sectional Map Amendment (SMA). The subject property was rezoned to the C-S-C Zone in 1986, but the balance of the MVA site was later redeveloped in the J-1 Zone.
- C. Master Plan Recommendation: The 1985 *Suitland-District Heights & Vicinity Master Plan* shows the subject site as a public or quasi-public use, a reflection of the former use of the property as a Motor Vehicle Administration office and testing site. The 1986 *Adopted Sectional Map Amendment* placed the subject property in the C-S-C Zone.
- D. Request: The applicant proposes to use four units of the building, or about 4,638 square feet of space, for an adult day care center for 24 adults.
- E. Neighborhood and Surrounding Uses: The neighborhood for this application is defined by the following boundaries:

North - Ritchie Branch and the northern boundary of the Forestville Employment Area

East - The Capital Beltway

South - Pennsylvania Avenue

West - Forestville Road

This neighborhood is predominantly retail and light-industrial in nature, although there is a small residential enclave near the Beltway interchange and Marlboro Pike. The retail uses include the Marlo Furniture store and the Forestville Plaza Shopping Center. There are a number of vacant buildings in and around the shopping center. The industrial area is dominated by older warehousing and distribution businesses. This area also includes at least six churches in addition to the applicant's church.

The uses surrounding the subject site are:

North, across Parston Drive: A vacant gas station and the Parston Square Center which includes a carpet discount, deli, music store and two other churches.

East - A restaurant, auto glass business, electrical parts and service store, and a vacant unit.

South - Forestville Plaza Shopping Center

West, across Forestville Road: A church and cemetery

F. Specific Special Exception Requirements for Adult Day Care (Sec. 27-332):

(a) **An adult day care center may be permitted, subject to the following:**

- (1) **The subject property shall be suitable for the type of facility proposed, taking into account the character of surrounding properties and the general neighborhood, and any other uses on the subject property;**

The subject property is suitable for the proposed use. The character of the subject property has taken on the attributes of a local neighborhood center with local retail and service uses such as a deli restaurant, barber/beauty shops and dry cleaner. Also the presence of the applicant's church and another church in the center provide a community service orientation which is compatible with the proposed adult day care use. Although the surrounding neighborhood is largely light industrial in nature, many of the immediately surrounding uses are also retail and community service oriented, such as additional restaurants, a church, music store and carpet dealer.

- (2) **The subject property shall be of sufficient size to accommodate a facility of the scope proposed;**

The property is of sufficient size to accommodate the proposed use. The applicant proposes to use over 4,600 square feet of space to serve 24 adult clients and a staff of 4. The activities proposed for the clients include typical activities such as an exercise program and opportunities to work on crafts, watch TV or socialize. The proposed space is sufficient for these activities, given the proposed number of clients. Also, the Health Department indicates that the proposed space appears to exceed their requirement of 100 square feet of useable space for the first 5 clients and 60 square feet of useable space for each additional client. (Useable space excludes halls, restrooms, and kitchen areas.) The parking schedule indicates that there will be sufficient parking to accommodate the needs of staff and clients at the center.

- (3) **Vehicular access to the subject property shall be adequate, taking into account the scope of the facility, the type and amount of traffic expected to be generated, and the type, service level, and capacity of the streets along which the subject property has frontage;**

Vehicular access to the site will be adequate. The site has access from both Forestville Road and Parston Drive. The M-NCPPC Transportation Planning Section staff concludes that from a transportation perspective, an approval of the subject application would not negatively impact the health safety and welfare of the community:

The ITE's Trip Generation Manual, 6th edition, does not have trip rates specifically for adult day care centers. However, given the similarity in operation between day care facilities for adults and those for children, staff applied ITE's trip generation rates for the traditional children's day care facilities. Based on the Institute of Transportation Engineer's (ITE) rates, 1,000 square feet of gross floor area will generate 12.71 trips during the AM peak hour, and 13.20 trips during the PM peak hour. Based on the proposed area of 4,638 square feet and applying the trip rates, the proposed facility could generate (4.638×12.71) **59** trips during the AM peak hour, while the evening peak hour generates (4.638×13.20) **61** trips. Typically, some "trips" to and from day care centers would normally be already on the road (to/from other destinations) and therefore would not be considered as new trips. The *manual* indicates that 65 percent of the trips are already on the road and are considered pass-by trips. Hence, the actual number of **new** trips being generated by the proposed site would be $59 \times .35$ or 21 AM trips and $61 \times .35$ or 21 PM trips.

The closest major intersection to the proposed site is Forestville Road / Parston Drive. There are currently no available traffic data from which a level-of-service assessment can be made. Consequently, the full impact of the proposed facility on this intersection cannot be determined at this time. The applicant has indicated however, that approximately 75 percent of the participants will be transported to and from the site by bus. Consequently, the actual number of new trips that would affect the nearby transportation network would be marginal. Regarding parking and on-site circulation, staff has no issues.

An issue was raised by the Department of Public Works and Transportation (DPW&T) regarding the width of the driveway entrances which are 25 feet (Forestville Road) and 22 feet (Parston Drive). They do not meet the DPW&T standard of 30 feet; however, they do meet the requirements of the Zoning Ordinance. (See the memorandum from Haitham Hijazi to Arie Stouten, August 29, 2000.) In addition, these entrances have been in place for many years, including the period during which the site was occupied by the Motor Vehicle Administration. The proposed use will generate a negligible number of trips, given the transportation service which will be offered to clients. The operation of this special exception use should not generate a need for this condition.

(4) A statement shall be submitted explaining:

(A) The policies and goals of the center;

The applicant's Statement of Justification indicates that this proposal is part of an outreach program of the New Revival Baptist Church to serve the needs of adult individuals with disabilities in the community. The center is intended to provide an opportunity for social interaction, care for basic physical needs and, in some cases, help with transportation to other needed services.

(B) The characteristics and number of occupants to be served;

The parking schedule indicates that the facility will serve 24 individuals. These adults will have a range of disabilities which require some level of daily supervision.

(C) The type of care and activities proposed;

(D) Operating methods and procedures proposed;

The proposed center will have a registered nurse and nursing assistants on-site, who will provide services such as medication and assistance with other daily needs. Breakfast and lunch will be provided (catered) under the direction of a dietician. The applicant has submitted a daily schedule of activities. The center will operate on Monday through Friday from 7:30 AM to 6:30 PM. In addition to an exercise class and group activities, the clients will have opportunities for individual leisure activities. There is an indication in the attachment to the applicant's Statement of Justification, that other services such as counseling, podiatry and physical rehabilitation will be provided; but the applicant has clarified this to mean that the Day Care Center intends to transport those who need such services to off-site locations.

(E) The type and amount of traffic expected to be generated.

As indicated above, the applicant intends to operate two vans which will transport the majority of the clients to the site. This service will dramatically reduce the 21 peak-hour trips otherwise expected for this facility.

- G. Parking Regulations: An adult day care center requires one parking space for every three occupants (including caregivers). The applicant's proposed site plan lists 24 occupants generating a need for 8 parking spaces. In discussions with the applicant it was determined that four staff members would be at the site at all times. Therefore the parking schedule on the site plan should be revised to show 28 proposed occupants and the need for 9 parking spaces.

The number of parking spaces on the subject site are adequate, based upon the needs of all of the uses on the site, and assuming the occupancy of the applicant's church at a maximum of 60 parishioners as indicated on the parking schedule. In fact the site shows a surplus of around 27 spaces. A total of four parking spaces for the handicapped are required, however, and only three are provided. It is recommended that an additional space for the handicapped be provided in front of the subject adult day care center. It is further recommended that, since the center will be relying on vans for the transportation of the majority of their clients, this space and the one which already exists will be sized for van accessible spaces. This will reduce the total number of parking spaces on the site to 97. Furthermore, it was noted during the staff field visit that a trash dumpster occupies two parking spaces along the eastern boundary of the site. This dumpster should be screened from view, and the total number of available parking spaces should be reduced to 95.

- H. Landscape Manual Requirements: The proposed special exception is exempt from the requirements contained in the Prince George's County Landscape Manual, since it does not require the enlargement or extension of a building (Section 27-328.02 of the Zoning Ordinance). However, all landscaping shown on previously approved landscape plans must be maintained, or if necessary, replaced. Furthermore, the District Council may impose additional conditions regarding landscaping or screening if warranted. As pointed out above, a trash dumpster is located in full view of the public street. There is, in fact, no location on the site which would provide natural screening from the public right-of-way. This is a visual eyesore on the property and is not conducive to the center's use as an appropriate location for community activities including, but not limited to, adult day care. It is therefore recommended, as a condition of approval of this special exception, that the applicant or

property owner provide a detail of an appropriate screen or opaque fence around the trash dumpster on a revised site plan.

- I. Zone Standards: The site meets the standards for the C-S-C Zone for setbacks, lot coverage and building heights. No variances are required.
- J. Sign Regulations: No freestanding signs are proposed for this use. However, if the applicants intend to erect one, it must be shown on the approved site plan.
- K. 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 purposes of this Subtitle.**

The purposes of the Zoning Ordinance are to provide for the orderly growth and development of the county and to promote the public health, safety and welfare. With the recommended conditions, the proposed use is consistent with the promotion of public health and safety. ~~It~~s proposed location is compatible with the other uses in the center.

- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

With the recommended changes to the parking schedule, the proposed use will comport with the regulations and requirements of the Zoning Ordinance.

- (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 Map Plan, the General Plan.**

As noted in the September 25, 2000 referral reply from Christine Osei, the *Master Plan for Suitland-District Heights & Vicinity* encourages churches, social clubs and other quasi-public uses to locate within or adjacent to activity centers to help establish these areas as focal points. Though, not specifically seen as an activity center, the commercial nature of this property and the adjoining Forest Plaza Shopping Center is recognized by the master plan. The proposed use will therefore not impair the integrity of the master plan recommendations.

- (4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**

Staff has identified no issues relating to an adverse finding affecting the public health, safety or welfare. The site is an appropriate location, and given the size and scope of the proposal, and the proposed private transportation, there are no traffic or traffic circulation issues related to the proposed use.

- (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

The use will be compatible with surrounding uses, providing services to the nearby community and operating within the regulations of the Zoning Ordinance. It will function in a very unobtrusive fashion, and with the recommended screening for the trash storage area, it will not be detrimental to surrounding properties or the general neighborhood.

- (6) **The proposed site plan is in conformance with an approved Tree Conservation Plan.**

The site is exempt from the requirement for a Tree Conservation Plan since no woodland exists on the site.

CONCLUSION:

With the recommended conditions to clarify the parking schedule and screen the dumpster on the site, the proposed use can function very well at this location, and the staff recommends APPROVAL, with the following condition:

1. The site plan shall be revised prior to the issuance of permits to include the following:
 - a. The addition of a van-accessible space for the handicapped and the conversion of one space for the handicapped to another van-accessible space in front of the day care center.
 - b. A revision in the parking schedule to show 28 occupants requiring 9 parking spaces and an overall reduction in the number of spaces from 98 to 95.
 - c. A detail of the screening mechanism to provide opaque screening for the dumpster.