

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



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

Special Exception Application

SE-4573

Application	General Data
Project Name: Manor Care of Largo Location: East side of Maryland Route 202 (Largo Road) between Kettering Drive and Lucretia Drive, known as 600 Largo Road. Applicant/Address: Manor Care of Largo, Inc. 600 Largo Road Largo, MD 20772	Date Accepted: 09/07/06
	Planning Board Action Limit: N/A
	Plan Acreage: 5.0
	Zone: R-R
	Dwelling Units: NA
	Square Footage: Community Building 53,440
	Planning Area: 73
	Tier: Developing
	Council District: 06
	Municipality: NA
	200-Scale Base Map: 201SE10

Purpose of Application	Notice Dates
Nursing Home	Adjoining Property Owners Previous Parties of Record Registered Associations: 06/03/06 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: NA

Staff Recommendation		Staff Reviewer: Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 1, 2007

TECHNICAL STAFF REPORT:

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

VIA: Jimi Jones, Acting Zoning Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: **Special Exception Application No. 4573**

REQUEST: **Manor Care of Largo**
Addition to an existing nursing home

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 persona 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. This 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 301-952-3530.

FINDINGS:

- A. Location and Field Inspection:** The subject property in the R-R Zone, is a five-acre parcel, located on the east side of Maryland Route 202 (Largo Road) between Kettering Drive and Lucretia Drive, known as 600 Largo Road. The property is developed with an existing nursing home consisting of 46,797 square feet and housing 130 beds. The existing parking is behind the nursing home building on the eastern portion of the property. The easternmost portion of the property is wooded and undeveloped. There is an existing six-foot-high stockade, picket and board-on-board fence along the southern property line. Access to the property is from a two-way entrance along MD Route 202. The property has 300 feet of frontage along MD Route 202.

B. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Nursing Home	Nursing Home
Acreage	5	5
Lots	1	1
Parcels	0	0
Square Footage/GFA	46,797 square feet	6,643 square feet addition Total 53,440 square feet
Number of beds	130	Additional 10 beds Total 140

- C. History:** A Special Exception SE 2896 was approved for a 120-bed nursing home on the subject property on February 28, 1975.

The Zoning Hearing Examiner amended the original Special Exception and approved Special Exception SE-3948 to expand the facility to have a total of 46,797 square feet and 130 beds.

On June 11, 1990, the Planning Board approved a Departure from Design Standards application DDS-385 (PGCPB. No. 90-221) from the minimum 50-foot setback requirement from residential zones for an access to a loading space.

The Planning Director approved Alternative Compliance application AC-90050 on May 14, 1990. A revision to the Alternative Compliance application AC-90050/01 was approved on August 19, 1991.

On April 20, 1995, the Planning Board approved a minor revision to the Special Exception ROSP SE-3948/01 (PGCPB No. 95-115) for an 88-sq.ft. freezer addition. On January 11, 1996, the Planning Board approved a minor revision to the Special Exception ROSP SE-3948/02 (PGCPB No. 95-432) for minor revisions to the parking lot.

- D. Master Plan Recommendation:** The property is located in an area identified in the 2002 General Plan as the Developing Tier. The vision of the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers and employment areas. The application is in conformance with the land use recommendations of the 1990 Approved Largo-Lottsford Master Plan and Adopted Sectional Map Amendment for public/quasi-public uses. The Master Plan recommends public/quasi-public uses on this property.

E. Request: The applicant is proposing a first floor addition of 4,675 square feet to add a therapy room and five semi-private rooms that will house ten beds. A 1,968-square-foot addition is also proposed to the existing basement. The applicant is adding a total of 6,643 square feet. The existing parking area will be enlarged to accommodate 32 additional parking spaces. A trash dumpster area is proposed on the north east side of the proposed addition. The dumpster area will be screened by a masonry retaining wall and a six-foot-high board-on-board gate screen. A stormwater management facility is proposed on the eastern side of the parking area.

F. Neighborhood and surrounding uses: The subject property is located in a neighborhood defined by the following boundaries:

- MD Route 214 (Central Avenue) on the north
- MD Route 193 (Watkins Park Drive) on the east
- MD Route 202 (Largo Road) on the south and east

The property is surrounded by the following uses:

North - Single-family residential dwellings and vacant property in the R-80 Zone
East - Single-family residential dwellings in the R-R Zone
South - Single-family residential dwellings in the R-R Zone
West - MD Route 202 (Largo Road) and single-family residential dwellings in the R-R Zone across from MD Route 202

G. Specific Special Exception Requirements:

Sec. 27-364. Hospital; nursing or care home; eleemosynary or philanthropic institution.

(a) A hospital, eleemosynary or philanthropic institution, or nursing or care home may be permitted, subject to the following:

(6) Nursing or care home in all other zones where this use is permitted by Special Exception, where eleven (11) or more persons are cared for:

- (A) Total area - 1/2 acre, plus 1,000 contiguous square feet for each person cared for above 10;**
- (B) Street frontage - 150 feet;**
- (C) Setback - 25 feet from all boundary lines of the Special Exception.**

The subject 240-bed nursing home would require 1/2 acre + 130,000 square feet of area (a total of 152,000 square feet). The subject site is five acres in area (approximately 225,000 square feet). The site has 300 square feet of frontage along MD Route 202 and the existing facility and the proposed addition will be setback more than 30 feet from all Special Exception boundary lines.

H. Parking Regulations: Section 27.568 (a) (3), Schedule of Parking Spaces, of the Zoning Ordinance requires one parking space for every three beds for a nursing home. A 140-bed nursing home will require

$140/3 = 47$ parking spaces.

Section 27.559 (a), Compact car spaces, of the Zoning Ordinance, allows one third (1/3) of the required number of parking spaces in any parking lot to be compact parking spaces. Any parking spaces, provided in any lot, in excess of the number required, may also be compact car spaces. Since the minimum required number of parking spaces is 47, a maximum of 16 of those spaces can be compact ($1/3$ of $47=16$).

The applicant has provided 40 regular parking spaces and 61 compact parking spaces (for a total of 101 parking spaces). The proposed parking exceeds the requirements of the Zoning Ordinance.

Section 27.582 (a), Schedule of Loading Spaces, of the Zoning Ordinance, requires one loading space for a hospital or other institution with 10,000 to 100,000 square feet of gross floor area. The applicant has provided one loading space on the property.

- I. Landscape Manual Requirements:** Section 27.328.02, Landscaping, Buffering and Screening, of the Zoning Ordinance states that all Special Exceptions requiring the construction, enlargement or extension of a building are subject to the requirements of the *Landscape Manual*. The proposed addition is more than 5,000 square feet. Therefore, the proposal is subject to the requirements of Section 4.2, Section 4.3 and Section 4.7 of the *Landscape Manual*.

The applicant had previously obtained approval of two alternative compliance applications AC-90050 and AC-90050/01. The previous alternative compliance approvals granted alternative compliance for the requirements of Section 4.7 along the southern property line. The proposed enlargement of the parking area does not encroach into the existing landscape buffer along the southern property line. The proposal, therefore, complies with the requirement of the *Landscape Manual*.

- J. Zone Standards:** The subject property is in the R-R Zone. Section 27.441, Uses Permitted, of the Zoning Ordinance requires a Special Exception approval for a nursing home in the R-R Zone. The proposal is consistent with the Development Standards for lot coverage, frontage, setbacks, height etc. in the R-R Zone.

- K. Sign Regulations:** No new signs are proposed for the subject development. There is an existing freestanding sign on the north side of the entrance along MD Route 202. A Sign Permit has been issued for the existing sign.

L. Other Issues:

1. The Permit Review Section (memorandum dated September 28, 2006) recommends addition of notes regarding the proposal details, correct size and number of van parking spaces, and the addition of correct landscape schedules. Conditions of approval have been added to require these minor changes to the site plan.
2. The Subdivision Section (memorandum dated November 30, 2006) states that since the proposed addition is more than 5,000 square feet, the proposal is subject to the requirements of the Subdivision Regulations. The applicant must verify if the proposed basement is to be used exclusively for storage or mechanical elements to determine if a preliminary plan of subdivision is required.
3. The Historic Preservation and Public Facilities Planning Section (memorandum dated September 13, 2006) states that the subject proposal has no effects on historic resources.
4. The Historic Preservation and Public Facilities Planning Section (memorandum dated October 18, 2006) states that the required fire and rescue facilities have been determined to be adequate and the addition will not place an unreasonable burden upon public facilities. The existing police facilities will be adequate to serve the proposed daycare use.
5. The Environmental Planning Section (Letter of Exemption dated July 19, 2006) states that the subject property is exempt from the requirements of the Woodland Conservation

Ordinance until such time as the cumulative woodland disturbance exceeds 5,000 square feet during any five year period or the site is required to go through the subdivision process. If more than 5,000 square feet of woodland is removed, a Type II Tree Conservation Plan shall be prepared.

6. The Urban Design Review Section (memorandum dated October 30, 2006) has required compliance with the *Landscape Manual*.
7. The Community Planning Division (memorandum dated October 18, 2006) states that the property is in the Developing Tier. The 1990 Approved Largo-Lottsford Master Plan and Adopted Sectional Map Amendment recommends public/quasi-public land uses for the subject property.
8. The Transportation Planning Section (memorandum dated October 18, 2006) states that the proposed addition would generate three (3) AM peak hour trips and three (3) PM peak hour trips. An increase of three (3) peak trips is considered negligible. The traffic impact of the proposed addition is considered *de minimus*. The Institute of Transportation Engineers Trip Generation Manual, defines a *de minimus* development as one that generates five or fewer trips in any peak period. The section has concluded that the proposed special exception would not result in any significant transportation impacts to the transportation facilities within the immediate area of the subject site.
9. The Transportation Planning/ Trails Section (memorandum dated October 30, 2006) states that there are no trail issues identified in the master plan.
10. The State Highway Administration (memorandum dated October 28, 2006) has no objections to the approval of this special exception.

M. 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 fundamental purposes of the Zoning Ordinance, as found in Section 27-102, are to protect the health, safety and welfare of the public and promote compatible relationships between the various types of land. There are no major issues associated with this application that would conflict with the general purposes of this subtitle. The continued use of the property as a nursing home will be compatible with the residential use of the adjacent properties. The proposed addition will provide the additional beds needed to provide adequate health care in the neighborhood. The proposed therapy room will enhance the services provided by the nursing home. With the proposed conditions, the proposed use and site plan will be in harmony with the purposes of this subtitle.

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

The subject property was being used as a nursing home since 1975. The proposed addition will enhance the use of the existing nursing home facility. With the recommended conditions of approval, the proposed addition will conform to 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.**

The 1990 Approved Largo-Lottsford Master Plan and Adopted Sectional Map Amendment recommends public/quasi-public uses for the subject property. The existing use of the property as a nursing home is consistent with the master plan recommendations. The proposed addition will enhance the existing use of the property as a nursing home. Therefore, the proposed use will not substantially impair the integrity of the master plan. The proposal is consistent with the 2002 General Plan development policies for the Developing Tier.

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

A need for quality health care for elderly citizens has been strongly identified in Prince George's county. The existing facility is striving to help fill that need. The proposed addition will enhance the existing use of the property as a nursing home. With the proposed conditions, the proposed use will help provide for the health of the residents in the area and 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.**

With the recommended conditions, the proposed use will not adversely affect the health, safety or welfare of residents or workers in the area, and there is no indication that it would be detrimental to the use or development of adjacent properties or the general neighborhood. The Historic Preservation and Public Facilities Planning Section and the Transportation Planning Section have concluded that the existing public facilities are adequate to serve the existing nursing home and the proposed addition. The proposed use of the subject property as a nursing home will be compatible with the adjacent residential uses and will provide quality health care in the neighborhood.

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

The site is exempt from the requirements of the Woodland Conservation Ordinance until such time as the cumulative woodland disturbance exceeds 5,000 square feet during any five (5) year period or the site is required to go through the subdivision process. If more than 5,000 square feet of woodland is removed, a Type II tree conservation plan shall be prepared. The Environmental Planning Section has issued a letter of exemption dated July 19, 2006.

CONCLUSION

Based on the preceding analysis and findings, it is recommended that Special Exception SE-4573 be APPROVED subject to the following conditions:

1. Prior to the Zoning Hearing Examiner's hearing, the site plan shall be revised to show the following:
 - a. The width of all drive aisles in accordance with Section 27-560 (a) of the Zoning Ordinance. A minimum of 22 feet is required for one and two way drive aisles when ninety-degree parking is provided.
 - b. Dimensions of regular and van accessible parking spaces included in the parking schedule
 - c. The correct number of van accessible parking spaces on the site plan
 - d. A ramp for the handicapped accessible parking spaces in front of the existing nursing home
 - e. Compact and handicapped accessible parking spaces clearly labeled on the site plan
 - f. A note stating that the proposal is subject to DDS 385, which granted a departure from the 50-foot setback requirement from residentially zoned land for the loading space driveway.
 - g. The width of the driveway accessing the loading space. A minimum of 22 feet is required from the loading space according to Section 27-581 of the Zoning Ordinance.
 - h. Revised data table showing the previously approved 88-square-foot freezer addition and the proposed square footage for the basement and first floor additions.
2. Prior to the Zoning Hearing Examiner's hearing, the site plan shall be revised to show the following:
 - a. Landscaping to meet the requirements of Section 4.2 approved by the previous alternative compliance.
 - b. Landscape schedules that show compliance with Section 4.2, Section 4.3 and Section 4.7 of the *Landscape Manual* or the need for Alternative Compliance
3. Prior to issuance of building permits, the applicant shall:
 - a. Obtain an alternative compliance approval if the landscaping and setbacks required by the *Landscape Manual* cannot be provided and the landscaping approved by the previous alternative compliance approval along the southern property line cannot be retained.
 - b. Obtain approval of a preliminary plan of subdivision application for the subject property if the basement is included in the floor area calculations, and if it is not exclusively used for storage or mechanical elements.