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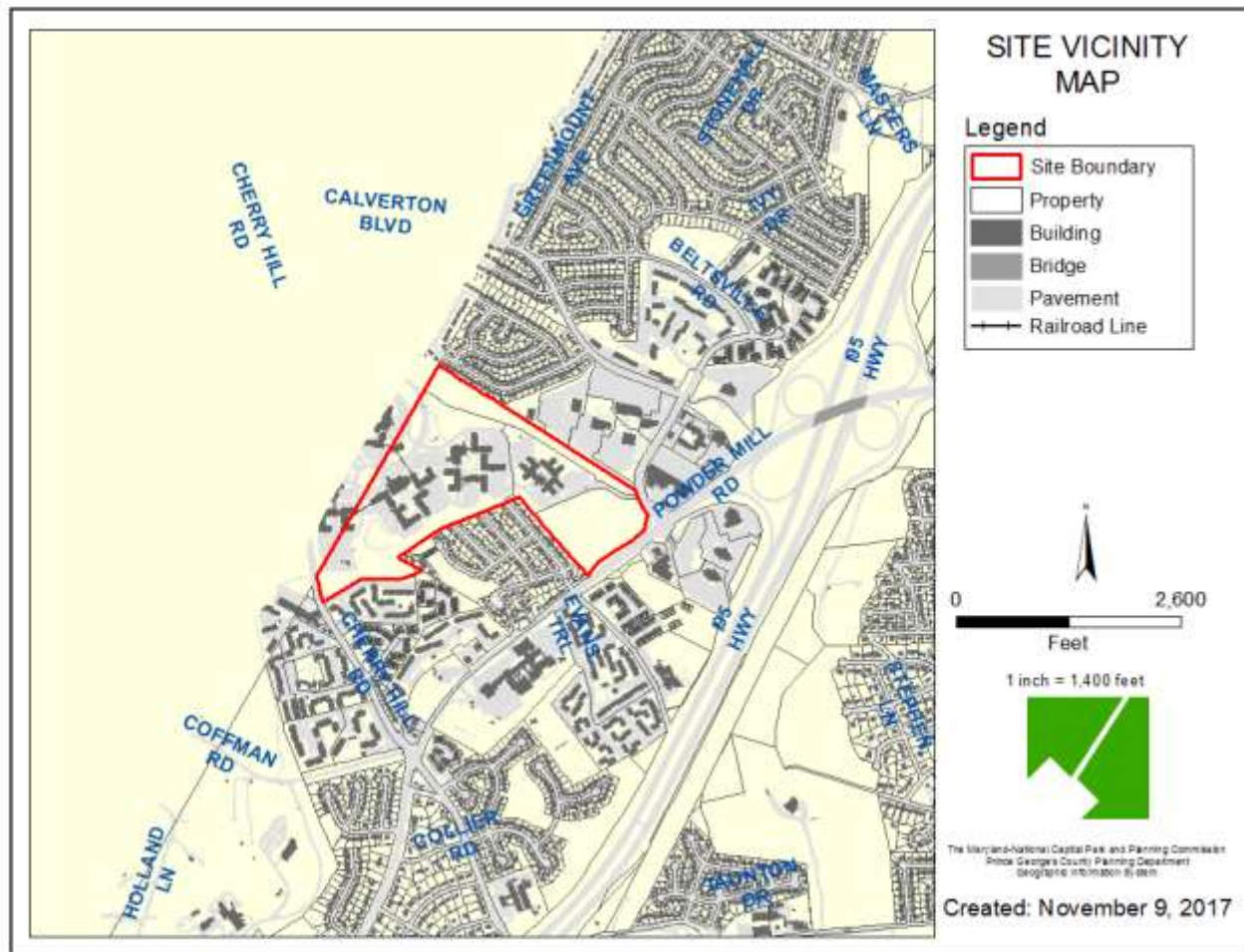
## Special Exception

## SE-4791

Application	General Data	
<b>Project Name:</b> Riderwood Village Wellness Center  <b>Location:</b> Approximately 2,000 feet north of the intersection of Cherry Hill Road and MD 212 (Powder Mill Road).  <b>Applicant/Address:</b> Silver Oaks Campus, LLC 701 Maiden Choice Lane Catonsville, MD 21228  <b>Property Owner:</b> Silver Oaks Campus, LLC 701 Maiden Choice Lane Catonsville, MD 21228	Planning Board Hearing Date:	01/18/18
	Staff Report Date:	01/05/18
	Date Accepted:	08/03/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	103
	Zone:	O-S
	Gross Floor Area:	183,689 sq. ft.
	Lots:	N/A
	Parcels:	4
	Planning Area:	61
	Council District:	01
	Election District	01
	Municipality:	None
	200-Scale Base Map:	215NE03

Purpose of Application	Notice Dates	
Special exception to add a community building (wellness center) to an existing medical/residential campus.	Informational Mailing	09/30/16
	Acceptance Mailing:	07/27/17
	Sign Posting Deadline:	N/A

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Taslima Alam <b>Phone Number:</b> 301-952-4976 <b>E-mail:</b> 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: Sherri Conner, Acting Supervisor, Subdivision and Zoning Section  
Development Review Division

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

SUBJECT: **Special Exception Application No. SE-4791**

REQUEST: Special exception to add a community building (wellness center) to an existing  
medical/residential campus.

RECOMMENDATION: **APPROVAL with conditions**

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NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of January 18, 2018. 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.

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## FINDINGS:

- A. **Location and Field Inspection:** The subject property is located on the east side of Cherry Hill Road, approximately 2,000 feet north of the intersection of MD 212 (Powder Mill Road) and Cherry Hill Road, with additional frontage at the northwest quadrant of the intersection of MD 212 and Beltsville Drive. The site is an irregularly-shaped collection of parcels which straddle the Prince George's County/Montgomery County line in the greater Calverton/Beltsville area. The entire site consists of 149 acres of land, of which 103 acres are in Prince George's County and 46 acres are in Montgomery County. The site is currently developed with a medical/residential campus, which includes a mix of housing options aimed at retirement-aged citizens, including an assisted-living facility, multifamily apartment dwellings, and a nursing home facility.

The site has frontage on MD 212, Cherry Hill Road, and Beltsville Drive. The site has two primary points of access. One is located in Montgomery County along Gracefield Road, opposite its intersection with Plum Orchard Drive. The second primary access point is located in Prince George's County along the property's frontage on Beltsville Drive.

- B. **History:** This site was originally owned by the State of Maryland and was used for many years as the Great Oaks Center for developmentally-disabled children. After the facility closed, the site was transferred from the state, and was placed in the Reserved Open Space (R-O-S) Zone and subsequently placed in the Open Space (O-S) Zone by the 1990 Approved Master Plan and Sectional Map Amendment for Subregion I, Planning Areas 60, 61, and 62.

Special Exception SE-4266 for a medical/residential campus was approved by the District Council on April 13, 1998 for this site, per Zoning Ordinance No. 3-1998, with seven conditions. The applicability of the seven conditions to this application is evaluated further in this technical staff report. The approval of SE-4266 included:

- 2,000 independent-living apartments for the elderly (1,000 in each jurisdiction) broken into four neighborhoods of midrise (four- to six-story) buildings
- A 270-unit (six-story) assisted-living facility (in Prince George's County)
- A 400-bed (five-story) nursing home (in Prince George's County)
- A community building for each neighborhood with a dining room, library, and specialized uses such as a swimming pool, a health center, a bank, and convenience store.
- A 368-seat chapel

In addition to the special exception approval, a Departure from Design Standards (DDS-474) was approved by the Prince George's County Planning Board on May 15, 1997 (PGCPB Resolution No. 97-113), with no conditions, to allow the applicant a slight reduction in the size of the parking spaces from 9.5 feet by 19 feet with 22-foot-wide interior driveways, to 9 feet by 18 feet with 24-foot-wide interior driveways. On April 13, 1998, the District Council also approved (PGCPB Resolution No. 97-237), a Departure from Parking and Loading Standards, DPLS-232, for the subject property. This departure granted a waiver of 327 out of the 1,466 required off-street parking spaces, with three conditions which were satisfied at the time of approval of the original site plan. The DPLS-232 conditions are not applicable to this review. Since the approval of the original special exception SE-4266, the layout of the proposed buildings, parking lot, and

landscaping has changed during the building and grading permit process. These changes were permissible as part of the conditions of the approved special exception site plan. Due to the changes of building configuration and site design, additional parking spaces are provided on-site. Therefore, the proposed community building use was able to meet the required parking demand without additional parking departure.

On May 28, 1998, Preliminary Plan of Subdivision (PPS) 4-98010 was approved by the Planning Board (PGCPB Resolution No. 98-148), subject to 13 conditions. None of the PPS conditions apply to this application. The most recent revision to the Type II Tree Conservation Plan (TCP II-120-98-04) for this site was approved on April 21, 2004. On February 17, 2006, Revision of Site Plan ROSP-4266-01 was submitted to reduce the maximum number of skilled nursing beds from 400 to 273, and to increase the maximum number of independent living units from 2,000 to 2,092. This revision never moved forward and is considered dormant.

- C. **Neighborhood and Surrounding Uses:** The following master-planned roadways are adjacent to the subject property:

<b>North—</b>	Calverton Boulevard
<b>East and Southeast—</b>	Beltsville Drive and MD 212 (Powder Mill Road)
<b>West and Southwest—</b>	Cherry Hill Road

The property is surrounded by the following uses:

<b>North—</b>	Single-family residences in the One-Family Detached Residential (R-80) Zone and multistory office buildings in the Commercial Office (C-O) Zone.
<b>East—</b>	Across Beltsville Drive is a shopping center in the Commercial Shopping Center (C-S-C) Zone; across MD 212 (Powder Mill Road) are a fire station (Beltsville Fire/EMS, Company 841) and office buildings in the C-O Zone.
<b>South—</b>	Single-family detached residential development in the Rural Residential (R-R) and R-80 Zones, townhouses in the R-T Zone, and garden apartments in the Multifamily Medium Density Residential (R-18) Zone. Further south, across on MD 212 are townhouses in the Townhouse (R-T) Zone.
<b>West—</b>	This section of the property is located in Montgomery County in the RE-2 (0.4 dwellings per acre) Zone.

The character of the neighborhood is a mixture of commercial uses.

- D. **Request:** The applicant requests approval of a special exception to construct a 24,500-square-foot community building (wellness center) within an existing medical/residential campus on Parcel C, in Neighborhood 3, as defined on the site plan. The wellness center proposes to provide a swimming pool, a fitness center, a multipurpose room, sports courts, a sun patio, and a roof patio for residents living on the campus.

E. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	O-S	O-S
Use(s)	Medical/Residential Campus	Community Building within an existing Medical/Residential Campus
Acreage	103	103
Parcels	4	4
	(within Prince George's County)	
Community building (GFA)	77,490	101,990*

**\*Note:** The proposed gross floor area includes the existing 77,490 square feet of existing community buildings and 24,500 square feet for the newly proposed community building/wellness center, for a total of 101,990 square feet of community buildings. Note 6 and the parking calculation table on the site plan are inconsistent regarding the gross floor area (GFA) for the site and should be revised prior to certification of the plans.

**Other Development Data:** The Riderwood facility consists of four neighborhoods, two of which are in Montgomery County. Neighborhoods 3 and 4, which were identified as Neighborhoods 1 and 2 on the original special exception site plan, are in Prince George's County. According to the site plan, each of these neighborhoods contain a community building with numerous services, classroom space, activity rooms, and restaurants. Neighborhood 3 was approved for 529 dwelling units and Neighborhood 4 was approved for 522 dwelling units, both for multifamily apartment housing for the elderly. Although not identified as a neighborhood, in the northeastern portion of the site, adjacent to Neighborhood 4 on parcel D, the site also contains an assisted-living/extended care center that has 672 beds. The development also includes a chapel with 368 seats, which is in the Prince George's County portion of the development.

F. **Previous Conditions for Special Exception SE-4266 Approval:** The following is an analysis of the conditions of Special Exception SE-4266, as they may relate to the current application:

1. **The applicant shall obtain a departure from parking and loading standards to waive any deficiency in the number of parking and loading spaces or amend the site plan to show compliance with the requirements.**

The applicant acquired a Departure from Parking and Loading Standards (DPLS-232), approved on April 13, 1998, which waived 327 parking spaces, subject to three conditions. All conditions were met prior to certification of the DPLS site plan approval. The new 24,500-square-foot community building will be served by parking, which exists currently on the overall site.

2. **The Type I Tree Conservation Plan shall be amended to show:**

- a. **A note to the plan to clarify that specific details on tree preservation, offsite mitigation (including location) and reforestation/afforestation will be addressed during the preparation of the Type II TCP.**
- b. **The location of all specimen or memorial trees within 50 feet of the proposed clearing shall be shown and numbered. The Type II TCP shall address the**

**feasibility of retaining these trees, particularly the specimen Chinese Chestnut Oak and Norway Spruce.**

- c. A further reduction in disturbance to Stand 1 in the northeast portion of the site shall be investigated prior to approval of the Type I TCP.**

These conditions were addressed prior to certification of the special exception site plan, SE-4266, and the Type I tree conservation plan (TCPI).

- 3. To allow for flexibility in the development of the site, feature modification to the site plan shall be handled in the following manner:**

- a. The applicant shall identify several developments “envelopes” and identify their contents, locations, and minimum setbacks. Within these envelopes, the applicant may change the orientation or dimensions of any improvement, provided that the height, setback and density of buildings or other improvements is not exceeded.**

The overall property was identified on a plan labeled Exhibit A-5 in the original special exception case, and submitted with the subject application as SE-4266. This plan shows the four neighborhoods, two in Montgomery County and two in Prince George’s County (including the assisted living/extended care center area). As part of the subject application, a revised neighborhood plan was submitted, labeled as Special Exception SE-4791, Cover Sheet SE.01, which shows the neighborhoods (noting that Neighborhoods 3 and 4, previously 1 and 2, are in Prince George’s County). This plan shows the location and orientation of the existing and proposed buildings, the number and types of residential units, parking and loading computations for the various uses, setbacks, and a green area calculation for the entire site. The submitted site plan (SE.04 to SE.07) also includes the building heights, number of stories, number of units, and setbacks of all existing and proposed buildings on the site. Based on the submitted site plan, the maximum height of the existing buildings in the medical campus is seven stories and 73 feet tall with the minimum building setback being 104 feet from adjacent residential uses. The proposed community building is within the existing height, setback, and green area requirements, as it is only two stories high and located near the center of the existing campus.

- b. Modifications of improvements shall not cause the lot coverage to exceed 35 percent for that portion of the site within Prince George’s County.**

This condition is met. With the new proposal, the lot coverage calculation does not change because the improvements proposed are on an existing parking lot area where lot coverage was taken into consideration. The site is providing 75 percent green area, therefore, lot coverage is below the maximum 35 percent requirement.

- c. Building heights may be modified when necessary to address engineering concerns or to accommodate rooftop equipment. No building shall exceed 75 feet in height, nor may the number of floors increase. Buildings within 300 feet of dwellings on adjoining residential lots shall not exceed 56 feet in height.**

According to the submitted site plan, this condition is met for the existing buildings on the site. All buildings within 300 feet of dwellings on the adjoining lots are less than 56 feet in height.

- d. The parking facilities layout and roadway configuration may be modified within an established envelope, provided the approved space and driveway aisle dimensions remain the same and the required number of spaces, inclusive of any waivers, are provided.**

This condition is met. The subject modification, the new community building, is within the established Neighborhood 3, which addresses the parking and drive aisle requirements. With the new community building in Neighborhood 3, the overall parking requirements for the Prince George's County portion of the site is met. The site requires a total of 1,224 parking spaces for the Prince George's County portion. The site provides 1,252 parking spaces with 24-foot-wide driveway aisles.

- e. The proposed dwelling units and parking spaces shall be divided into the various envelopes on the site plan and shown as a maximum number per envelope. Changes to the proposed development within the envelope shall not cause this number to be exceeded within each envelope.**

This condition is met. The number of dwelling units remains the same and the parking for neighborhoods is not increased with the proposed development.

- f. Modifications to an approved landscape plan shall be permitted, provided there is no reduction in landscaping without a comparable reduction in building or paved area. Substitutions of planting materials may be permitted, based upon a finding that the new materials are of an equal or better quality.**

The subject application includes a landscape plan with minimal changes to the landscaped areas for the community building. The new community building will be in an area that was developed as a parking lot. The reconfigured parking area will include similar tree and planting materials as other parking areas on the property and conforms to landscape requirements. The new plant materials proposed in the reconfigured parking lot area are of equal or better quality.

- g. The architecture, elevations, floor plans and construction materials for all structures shall generally comply with the typical illustrations shown in applicant's exhibits C3, C4 and C5. Modifications may be permitted based upon a finding that the new design or materials are of an equal or better quality.**

This condition is met. The proposed architectural elevations for the community building creates visual interest in its form and massing and use of architectural detail. Additionally, the architecture utilizes quality materials and is compatible with surrounding buildings in the campus.

- h. The above changes may be approved by the Planning Director prior to the issuance of building permits for each neighborhood. Any other changes to**



**the plan must be approved by the District Council in accordance with Section 27-374(a)(6).**

The subject application is not an amendment of a site plan. It is a new special exception, which will be reviewed by the District Council, pursuant to Section 27-374(a)(6) of the Zoning Ordinance, for final approval as required by this condition.

**4. The site plan shall be revised to include the following:**

- a. The final configuration of the parkland dedication shall be to the satisfaction of the Parks Department, approved prior to the disposition of this case and delineated on the site plan.**

In accordance with the original Special Exception SE-4266 approval, the required parkland dedication area was conveyed to M-NCPPC by deed recorded in Liber 15836 folio 505 among the Prince George's County Land Records. The M-NCPPC parkland area is shown on the submitted site plan.

- b. Lot coverage and green area calculations.**

The submitted site plan indicates that green area is 75 percent, therefore, it is assumed that lot coverage is 25 percent. However, the plan should be revised to indicate the lot coverage.

- c. Outdoor recreational uses to be provided, or at least identify several 'pods' on the site in which such uses could be located.**

The submitted site plan shows the location of the proposed outdoor recreational areas such as the sun and fitness patio, at the rear of the proposed building. The applicant's statement of justification (SOJ) states that other community buildings throughout the campus provide both indoor and outdoor recreation areas.

- d. The applicant shall show an emergency access point from the residential subdivision to the south (High Point Heights) unless an alternative point is found to be acceptable by the Fire Department.**

The SOJ states that an emergency access point was provided from Cherry Hill Road. This emergency access point is shown on the site plan.

- e. The maximum number of floors and density proposed for each building.**

This condition is only applicable for the residential buildings, and does not apply to the proposed community building. The maximum number of floors and density for each existing building is shown on the site plan.

**5. The applicant shall make the following improvements at the intersection of Cherry Hill Road and Powder Mill Road as outlined in their traffic study:**

- a. Add a southbound left-turn lane on Cherry Hill Road.**  
**b. Add a westbound right-turn lane on MD 212.**

This condition was met with the previous development of the site.

- 6. Prior to certificate approval, the applicant shall show the conceptual location for the marketing trailer.**

The current plan does not show the location of the marketing trailer. The marketing trailer has been removed.

- 7. The County's CIP and the State's CIP shall be amended to reflect the improvements to Cherry Hill Road and Powder Mill Road which are to be fully funded by the applicant.**

This condition is not applicable to this review.

- G. Master Plan Recommendation:** The 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* (Master Plan) retained the subject property in the O-S Zone and recommended high-density residential land uses on the subject property. This application is in conformance with the Master Plan recommendation.

- H. Specific Special Exception Requirements:**

**Section 27-374. 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;**

The original special exception was approved in April 1998 as a medical/residential campus to serve the needs for a retirement-aged community. The overall property will continue to be used as such, and is in conformance with the Federal Fair Housing Act as indicated by the Applicant's SOJ. The proposed community building will be constructed within the medical/residential campus to be used by the residents and their guests. It will not be open to the public.

- (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 with conventional zoning proposals;**

The overall property and medical/residential campus has been in existence for over 15 years, is the only such facility in the neighborhood, and includes a balance of residential living units, an assisted-living/extended care center, and community buildings offering medical and wellness services. The campus also includes a chapel, recreational areas, and restaurants. Staff believes that adding a

newly proposed community building will further enrich and balance the uses in the existing center. The campus-like setting of the development, which mixes residential, medical, and ancillary-commercial services in a complementary manner, could not be replicated under conventional zoning, and is not found elsewhere in the surrounding community.

**(C) Residences shall be functionally, physically, and architecturally integrated with service and recreational/activity centers;**

The residential units, the recreational centers, and the proposed new community building are architecturally-integrated and are all accessible to one another via paths and walkways on the campus, as well as internal driveways. Staff reviewed the submitted architectural elevation drawings, and the proposed architecture for the community building creates visual interest in its form and massing and use of architectural details. Additionally, the architecture utilizes quality materials and is compatible with the surrounding buildings in this community.

**(D) Medical services (if any) shall be conveniently located for the residents; and**

There are no changes in the location of the medical services available to the residents of the campus as part of this application.

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

The provision and location of these types of uses are not being impacted by this application. The service-oriented uses, such as dining areas, recreation areas, and a chapel, as well as the new community building are distributed throughout the campus within the neighborhoods, such that they are near the residents being served.

**(2) Specific requirements.**

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

The subject special exception is part of a 149-acre site, of which 103 contiguous acres are within Prince George's County. This proposal does not change the size of the medical residential campus.

**(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;**

Site access is not proposed to be altered through this application. For the overall Riderwood Village community, direct vehicular access will remain from Gracefield Road in Montgomery County and from Beltsville Drive in Prince George's County. The community building will be for the use of the Riderwood Village community and will not offer services to the general public; consequently, minimal or no additional traffic will be generated by the

community building beyond what was assumed during the approval of Special Exception SE-4266. This assertion is made in the SOJ, and staff accepts this rationale as reasonable.

- (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;**

The proposed new building is located on Parcel C, which is in the center of the overall site. The proposed new community building complies with all of these setback requirements.

- (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;**

The newly proposed building is not near the perimeter of the overall site. The proposed community building is separated from the perimeter of the overall property by Campus Drive (an internal private drive), and beyond that by extensive open space including landscape plantings installed in accordance with the original approvals. The construction of the community building will not alter any existing perimeter bufferyards or screening. The proposed building is not closer to the perimeter than other existing facilities on the campus. The existing bufferyards will continue to provide reasonable sight and sound barriers.

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

The site plan proposes 75 percent of the site to be devoted to 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**

The building dimensions and other development requirements approved as part of the original special exception for this site are shown on the new special exception site plan. The newly proposed building is two stories and 37 feet high,

well within the maximum 75-foot height limit proposed and set forth in the original Special Exception SE-4266, Condition 3(c) above.

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

This finding is not applicable on this campus since only multifamily dwellings are included in this development.

- (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.**

As discussed previously, the community building will be for the use of the Riderwood Village community and will not offer services for outside users. Given this fact, staff believes that minimal or no additional traffic will be generated by the community building beyond what was assumed during the approval of the original Special Exception, SE-4266. Adequacy was demonstrated during the review of Preliminary Plan of Subdivision 4-98010 (PGCPB Resolution No. 98-148). That resolution included Condition 7, requiring off-site transportation improvements which have been constructed. While there is no trip cap specified with the PPS, the addition of the community building is within the development level that was assumed by both the previously approved special exception and the PPS.

**(3) Uses.**

- (A) Only those uses that appear on an approved site plan shall be permitted on the medical residential campus. The District Council may only approve those uses which provide a harmonious, balanced mix of medical, residential, and limited commercial uses primarily serving campus residents, and public, quasi-public, and medical services for the off-campus retirement-aged community. Other uses may include (but need not be limited to) the following:**
- (i) Dwellings, nursing and care homes, and congregate living facilities for the elderly or physically handicapped;**
  - (ii) Medical facilities, including professional offices, laboratories, clinics, professional or paramedical training centers, and ambulatory care facilities. Business signs in conjunction with approved medical facilities shall be permitted in accordance with the provisions of Part 12 applicable to the C-O Zone;**
  - (iii) Retail commercial uses which are strictly related and subordinate to the residential/medical character of the campus and which directly serve the residents and employees of, or visitors to, the center, including retail uses similar to those in the C-A (Commercial Ancillary) Zone. The uses should be chosen to reflect their local orientation to the immediate campus vicinity and should be of a size and scope so as not to interfere with existing or proposed retail uses located in the off-campus area. Business signs in conjunction with retail commercial uses shall be permitted in accordance with the provisions of Part 12 of this Subtitle applicable to the C-A Zone; and**
  - (iv) Recreational and social uses, such as athletic facilities, community centers, and assembly halls, limited to use only by campus residents, employees, and guests.**

All the uses that currently compose the medical/residential campus have been previously approved. Adding a community building within the campus facility will provide added health benefits to the residents, staff, and guests.

**(4) Site plan and other submission requirements.**

**(A) In addition to the requirements of Section 27-296(c), the site plan shall set forth:**

- (i) Existing and proposed topography at not more than five (5) foot contour intervals;**
- (ii) Existing and proposed drainage patterns;**
- (iii) Existing vegetation and other natural features; and**
- (iv) Proposed provisions for sediment control and storm water management.**

The revised special exception site plan submitted for this application meets all of the applicable submission requirements.

- I. Parking Regulations:** The applicant has provided a table detailing the parking required for both existing uses and the proposed use in this special exception site plan. A total of 1,224 parking spaces and 6 loading spaces are required for all of the medical campus uses located in Prince George's County, including the waiver of 327 parking spaces granted by the DPLS-232 approval. The site is providing 1,252 parking spaces and 6 loading spaces. The site is providing sufficient parking and loading spaces for the uses.
- J. Landscape Manual Requirements:** The entire medical/residential campus was approved under the original Special Exception SE-4366 in 1998, and was subject to the 1990 *Prince Georges County Landscape Manual* at that time. According to Section 1.7 (Certification of Landscape Maintenance) of the 2010 *Prince Georges County Landscape Manual*, any building or grading permits for sites that were previously subject to the Landscape Manual or any subsequent amendments, which are subject to any provisions of Sections 4.1 through 4.10 should include a valid Certificate of Landscape Maintenance to demonstrate compliance with Section 1.6(a). Section 1.6(a), requires all existing landscaping, buffering and screening to be maintained in a healthy condition and in accordance with the approved landscaped plan. Further, a Registered Landscape Architect in the State of Maryland should certify that the site has been inspected and that the landscaping has been maintained and follows the previously approved landscape plan in terms of quality, location and species and minimum size of the plant materials. Accordingly, sheet LAN. 03 of the current special exception application, provides for conformance to the above referenced citation with the following note on the plans:

“On November 8, 2017, a site visit was performed concerning the existing landscape material that was planted based upon the approved Landscape Plans Exhibit 83 (A), (B) and (C) in the record of Special Exception Case No. 4266 and labelled as Exhibits B3, B4, and B5). The existing landscape material is in conformance with the landscape plans, including the plant schedule and number of plants, and deviates only slightly from exact locations dues to minor building and drive aisles adjustment made as part of the building

permit process and as permitted by the special exception approval, but more than satisfies the intent and the concept of those plans.”

A registered landscape architect has signed and sealed the landscaped plan according to the requirements of Section 1.6 of the 2010 *Prince George’s County Landscape Manual*.

The improvements associated with the proposed community building as defined by the limit of disturbance (LOD), is subject to the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) because the project is new construction. The subject project is within the geography designated as the Developing Tier and reflected on Attachment H(5) of the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035), as found in PGCPB Resolution No. 14-10. Therefore, the application is subject to Sections 4.2, 4.3, 4.4, and 4.9 of the Landscape Manual and the proposed development is evaluated for each of the applicable sections as follows:

1. **Section 4.2, Requirements for Landscaped Strips along Streets**—Per Section 4.2(c)(2), a landscape strip is required for all nonresidential uses in any zone for all public and private streets. The applicant should be required to provide such a strip on the private streets in front of, and on the sides of, the proposed building. The applicant should choose one of the options as described in Section 4.2(c)(3)(A)(i)–(iv) of the Landscape Manual, and provide a Section 4.2-1 schedule on the landscape plan. A sample schedule is provided on page 46 of the Landscape Manual. Credit may be given for existing plant material proposed to remain in place.
2. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires landscaping on the perimeter and in the interior of parking lots for the area of the proposed community building. The applicant has included the appropriate schedule for Section 4.3, demonstrating that the 8 percent requirement (or 1,425 square feet) is met and exceeded by the provision of 1,540 square feet of landscaping, including 6 shade trees. All other applicable requirements of the section (land area per tree, planting islands, curbs/wheel stops) should be demonstrated prior to certificate approval.
3. **Section 4.4, Screening Requirements**—Section 4.4 of the Landscape Manual requires that access driveways, mechanical equipment, loading areas, and trash facilities, among other things, be screened in certain instances. All projects are subject to the requirements of Section 4.4. Prior to certificate approval of the plans, all mechanical equipment, loading areas, and trash facilities should be shown on the plans and screened in accordance with Section 4.4 of the Landscape Manual.
4. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

Tree type	Required	Provided
Shade trees	50 percent	100 percent
Ornamental trees	50 percent	N/A
Evergreen trees,	30 percent	N/A
Shrubs	30 percent	N/A



The plans demonstrate conformance with the requirements of Section 4.9 of the Landscape Manual. Any plant materials added to the plans, as required by conditions of approval, may require revision of the Section 4.9 schedule in the landscape plan.

#### **Tree Canopy Coverage**

The project is exempt from the requirements of the Tree Canopy Coverage Ordinance pursuant to Section 25-128 of the Prince George's County Code, as it is located in the O-S Zone.

- K. **Sign Regulations:** This application does not involve review of any freestanding signs or any building signs. Any sign proposed on the property must meet all area, height, and setback requirements of the applicable sign regulations of the Zoning Ordinance.
- L. **Review Comments:** No major issues were identified for the subject application. The applicant has submitted a site plan and landscape plan, as required, and a SOJ outlining the development proposal.

The following comments pertain to the review of the special exception application:

1. **Urban Design**—The site is subject to the requirements of the Landscape Manual. A detailed discussion regarding the applicable sections of the 2010 *Prince George's County Landscape Manual* is provided in Finding J above. The proposed community building is well designed, with a drop-off point with a canopy at its front entrance. Parking is provided on the eastern side of the building, with handicap-accessible parking located where it is most convenient, adjacent to the building. Additional landscaping along the periphery of the parking lot provides visual interest, helps to screen view of the cars, and helps address the heat island effect. Several rain garden/bioretenion areas also serve to visually enhance the site. A sun and fitness patio are located at the rear of the building. A five-foot sidewalk and landscaping are provided along the project's road frontage. Although additional sidewalks are provided at the periphery of the parking lot and to the western side of the building, it appears that there are no direct connections from the sidewalks at the back and sides of the building to those in front. Staff recommends that these connections be made.
2. **Transportation Planning Section**—This application is acceptable and meets the findings required for a special exception. Furthermore, given that the community building will be for the use of the Riderwood Village community and will not offer services for the general public, minimal or no additional traffic will be generated by the wellness center beyond what was assumed during the approval of Special Exception SE-4266.
3. **Environmental**—The project is not subject to the environmental regulations contained in Subtitles 24, 25, and 27 of the County Code that came into effect on September 1, 2010 because the project has an approved PPS and TCPI and an implemented TCPII.

#### **Site Description**

The subject property is a 103-acre site in the O-S Zone in Prince George's County, which is contiguous with a 49.52-acre parcel in Montgomery County. The special exception site plan is located on 103 acres in the O-S Zone and is located between Cherry Hill Road and MD 212 (Powder Mill Road). A review of available information indicates that there are streams, 100-year floodplain, and nontidal wetlands located on-site. There are also severe slopes and steep slopes. The soils found to occur, according to the *Prince George's*

*County Soil Survey* (1967), include Aura gravelly loam, Chillum silt loam, Fallsington sandy loam, Matapeake silt loam, Matawan loamy sand, Ochlockonee silt loam, Sassafras gravelly sandy loam, Rumford loamy sand, and a gravel/borrow pit soil type. Aura soils are highly erodible on slopes in excess of 15 percent. Aura and Chillum soils may exhibit a hard stratum layer on which water can perch, resulting in drainage problems. Matawan soils may exhibit a seasonal-high watertable and impeded drainage. Sassafras and Matapeake soils pose few difficulties for construction activities. Ochlockonee and Fallsington soils are hydric soils with impeded drainage. No nearby sources of traffic-generated noise have been identified. According to available information, Marlboro clay does not occur on this site, although it is found on properties to the south. According to the Sensitive Species Project Review Area maintained by the Maryland Department of Natural Resources (MDNR), Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species found to occur near this property. There are no designated scenic and historic roads near this application. This property is located in the Little Paint Branch watershed, which is a tributary of the Paint Branch subwatershed, in the Anacostia River basin. The site is located within the Established Communities Area of the Growth Policy Map and in Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George's 2035. According to the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, the site contains regulated areas and evaluation areas.

#### **Previously Approved Conditions**

The District Council approved Special Exception SE-4266 on April 13, 1997, subject to conditions contained in Zoning Ordinance No. 3-1998. All environmental conditions were addressed prior to certification of the special exception site plan and TCPI.

With Condition 3, the special exception approval allowed flexibility in the development, subject to Planning Director approval. However, the amendment to the approved site plan proposed under the current application must be approved by the District Council in accordance with Section 27-374(a)(6).

#### **Conformance with General Plan**

The *Plan Prince George's 2035 Approved General Plan* (2014) includes a Natural Environment Goal to:

“Preserve, enhance and restore our natural and built ecosystems to improve human health, strengthen our resilience to changing climate conditions, and facilitate sustainable economic development.”

#### **Conformance with Approved Master Plan**

The site is located within the Approved Subregion I Master Plan and Sectional Map Amendment approved on June 23, 2010. The Environmental Infrastructure section of the Subregion 1 Master Plan contains policies and strategies with the goals of:

- **Preservation, enhancement and where appropriate, restoration of environmentally sensitive features through the identification of a green infrastructure network of local significance and local and countywide special conservation areas.**
- **Implementation of the master plans' desired development pattern while**

**protecting environmentally sensitive features and meeting the full intent of environmental policies and regulations.**

- **Restoration and enhancement of water quality in areas that have been degraded and preserve water quality in areas not degraded.**

#### **Conformance with the Green Infrastructure Functional Plan**

The site contains Regulated and Evaluation Areas of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. This area is comprised of a stream system, which is protected by platted conservation easements consistent with the Expanded Stream Buffer requirements at the time of preliminary and by the dedication of parkland to the Maryland-National Capital Park and Planning Commission (M-NCPPC).

The addition of a community building use to the medical/residential campus will not impair the environmental goals, policies or strategies of the approved Master Plan, the Green Infrastructure Functional Master Plan, or the General Plan.

#### **Environmental Review**

##### **Natural Resources Inventory**

A Natural Resources Inventory Equivalency Letter (NRI-221-2016) was issued because the site has a previously implemented TCP II, and the proposed site plan showed that the proposed work would not result in any change to the limits of disturbance of the previously approved TCP or create any additional impacts to regulated environmental features of the site. The regulated environmental features of the site have been protected by platted conservation easements determined at the time of PPS. It is noted that Little Paint Branch is designated as a stronghold watershed by MDNR.

The Maryland Biological Stream Survey has identified watersheds within the state that are most important for the protection of Maryland's aquatic biodiversity. Designated as stronghold watersheds, these locations are the places where RTE species of fish, amphibians, reptiles, or mussels have the highest populations. Generally, these species are the most sensitive to environmental degradation; small changes in watershed or stream health can permanently eliminate these sensitive species. As a result, maintaining the health of stronghold watersheds is of critical importance to sustain RTE species and the ecosystem services they provide.

##### **Woodland Conservation**

This site is subject to the provisions of the 1991 Woodland Conservation and Tree Preservation Ordinance (WCO) because there are approved Type I and Type II tree conservation plans for the site. The site is grandfathered from compliance with the 2010 Woodland and Wildlife Habitat Conservation Ordinance. As currently required for special exception applications, a Type 2 Tree Conservation Plan (TCP2-120-98-05) was submitted with the subject application.

The woodland conservation threshold (WCT) for this 100.30-acre property is 46.37 percent of the net tract area, which is 45.40 acres. The WCT was reduced because there were less existing woodlands than the woodland threshold of 50 percent.

The original TCPII for the property was approved at staff level and included on-site preservation and afforestation/reforestation, including areas located on park dedication and on-site transplanting of existing trees. Staff-level revisions allowed additional clearing, payment of fee-in-lieu, and provision of off-site woodland conservation in lieu of on-site afforestation.

The current woodland conservation requirement for the site, based on 18.20 acres of clearing proposed, is 63.60 acres. This requirement is proposed to be satisfied with 28.20 acres of on-site preservation, 11.86 acres of on-site reforestation, 0.30 acre of natural regeneration, 9.20 acres of landscape credits for on-site transplanting, 0.15 acre of surplus afforestation/reforestation on property located in the Montgomery County, and the remainder of the requirement is proposed to be met with off-site woodland conservation credits. The remaining requirement for this site has been determined to be 10.61 acres of off-site woodland conservation, based on the amount of clearing proposed and the resulting remaining trees on the property.

The TCPII requires revisions and corrections to reflect the new building footprint and associated site design changes proposed, to be in conformance with the WCO and to reconcile the quantities of woodland conservation provided on-site, off-site, and through fee-in-lieu.

#### **Noise**

Noise impacts on this site were evaluated during the review of the PPS and the previous special exception because of the residential uses proposed on the site. A finding of no impacts was made. The addition of the community building does not affect that finding.

#### **Stormwater Management**

An NRI equivalency letter was issued for the application, but an approved stormwater management (SWM) concept letter and/or plan has not been submitted. The redevelopment of this portion of the site may be subject to current SWM regulations, as determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPiE). Confirmation that the site plan and TCPII are consistent with the SWM concept approval prior to signature approval, or that a waiver has been granted, is recommended.

#### **Erosion and Sediment Control**

The County requires approval of an erosion and sediment control plan, and the TCP must reflect a consistent limit of disturbance. A copy of the erosion and sediment control technical plan shall be submitted so that the ultimate limits of disturbance for the project can be verified and shown on the TCPII.

#### **Staff Findings**

- a. The addition of a community building use to the medical/residential campus will not impair the environmental goals, policies, or strategies of the approved master plan, the Green Infrastructure Plan, or the General Plan;
- b. The addition of a community building to the existing medical/residential campus will not adversely affect the health, safety, or welfare of residents or workers in the area, but will provide added health benefits to the residents;

- c. The proposed site plan is in conformance with the TCPII, if revised in accordance with the recommended conditions; and
  - d. The proposed site plan continues to demonstrate 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 Section 24-130(b)(5) of the Subdivision Regulations. The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the approved limits of disturbance shown the approved site plan and TCPII and the revised plans submitted with the current application. No new impacts are proposed.
4. **Trails**—There are no master plan trails identified in either the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) or area master plan that impact the subject application. However, the MPOT includes a Complete Street section that contains the following policies regarding sidewalk construction, the accommodation of pedestrians, and the provision of complete streets:

**Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

**Policy 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

The proposed community building will be within a largely developed residential community. Sidewalks exist along most internal roads near the proposed center, including the private roads that provide access to the proposed center. Furthermore, internal paths also exist in the development that accommodate safe pedestrian access throughout the site. The submitted plans reflect sidewalks on both of the site's road fronts, as well as internal to the site linking the parking lot with the proposed building and adjacent road network. The sidewalk network proposed by the applicant is sufficient, and fulfills the intent of the Complete Street policies noted above. A small amount of bicycle parking is recommended near the entrance to the community building.

5. **Public Facilities**—The following public facilities were evaluated:

**Police Facilities**

The proposed development is within the service area of Police District VI, Beltsville, Maryland. There is 267,660 square feet of space in all the facilities used by the Prince George's County Police Department and the July 1, 2016 (U.S. Census Bureau) County population estimate is 908,049. Using the 141 square feet per 1,000 residents, it calculates to 128,034 square feet of space for police. The current amount of space 267,660 square feet is within the guideline.

**Fire and Rescue Service**

This special exception plan for adequacy of fire and rescue services. Staff has elected to apply the test found in Section 24-122.01(d) of the Subdivision Regulations. The response time standard established by Section 24-122.01(e) is a maximum of seven

minutes travel time from the first due station. The proposed project is served by Beltsville Fire/EMS, Company 841, which is located at 3939 Powder Mill Road.

Deputy Fire Chief Dennis C. Wood, Emergency Services Command of the Prince George's County Fire/EMS Department, stated in writing that, as of August 7, 2017, the project is within a seven-minute travel time from the first due station.

The Fire Chief, as of May 15, 2016, has outlined the adequacy of personnel and equipment as required by Section 24-122.01(e).

#### **Capital Improvement Program (CIP)**

There are no CIP projects for public safety facilities proposed near the subject site.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure."

#### **School Facilities**

The special exception has been reviewed for impact on school facilities, and staff concludes that the site will not have an impact on school facilities because it is for a retirement-aged development.

#### **Water and Sewerage**

The 2008 *Water and Sewer Plan* places this property in water and sewer Category 3, Community System for Development. This is sufficient evidence that public water and sewerage are available to serve the project.

6. **Prince George's County Health Department**—The Environmental Engineering/Policy Program of the Health Department provided a memorandum dated September 28, 2017 (Dowodu to Alam) with the following comments:

- "1. The public health value of access to active recreational facilities has been well documented. The site plan indicates that the subject property proposes an onsite Wellness Center that would provide the residents of Riderwood with a swimming pool, fitness center and sport courts."
2. Scientific research has demonstrated that a high quality pedestrian environment can support walking for both utilitarian purposes and for pleasure, leading to positive health outcomes. The proposed wellness center will promote increased pedestrian activity with its sidewalk access and on-site connections for seniors in the residential units.
3. During the demolition/construction phases of this project, no dust should be allowed to impact adjacent residential areas. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
4. During the demolition/construction phase of this project, no noise should be allowed to adversely impact activities on the adjacent residential areas. Indicate intent to conform to construction activity noise control

requirements as specified in Subtitle 19 of the Prince George's County Code."

The applicant should note on the site plan that development will conform to the activity dust control and construction activity noise control requirements.

7. **Historic Preservation**—The probability of archeological sites within the subject property is low. The proposal will not impact any historic sites, historic resources, or known archeological sites.
8. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 23, 2015 (Giles to Alam), DPIE offered several comments regarding approval of this plan. DPIE's comments will be addressed by the applicant at the time of permit submittal.
9. **Maryland State Highway Administration (SHA)**—SHA offered no comments regarding this proposal.

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, seek to protect and promote the health, safety, morals, comfort, convenience, and welfare of present and future inhabitants of the County. With the recommended conditions below, the proposed revision will be in harmony with the purposes and intent of the Zoning Ordinance. The use of the property as a medical/residential campus has been in existence for over 15 years and is compatible with the surrounding neighborhoods. The addition of a community building/wellness center to the existing campus will provide seniors living in the campus additional opportunities to exercise and maintain a healthy lifestyle. Additionally, elderly residents who have limited driving abilities will have the option to walk to the community building for their daily exercise and social gathering without leaving the campus, which will promote the convenience, safety, and welfare of the neighborhood.

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

With the recommended conditions, the proposed site plan will conform to all of the 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.**

The site is within the Subregion 1 Master Plan and SMA, which retained the subject property in the O-S Zone. The master plan recommends high-density residential land uses on the subject property. The subject medical/residential campus is a permitted use as a special exception in the O-S Zone. This campus-like setting has been in this location for over 15 years and remains the same. The proposed use will enhance the existing

development and does not impair the integrity of the Master Plan.

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

The community building/wellness center will enhance the quality of life of the residents living on the campus. The proposed building will provide group fitness classes, a pool, a weight room and a multipurpose room to be used for exercise and social gathering. The addition of this building to the existing medical/residential campus will not adversely affect the health, safety, or welfare of residents or workers in the area, but will provide added health benefits to the residents.

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

The continued use of the site as a medical/residential campus would not be detrimental to the use or development of adjacent properties or the general neighborhood. The proposed use would not substantially change the scope and intensity of the activities and services currently provided in the campus and, therefore, it would not generate a notable increase in the area's traffic and noise levels.

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

The proposed site has an approved and implemented Type I Tree Conservation Plan (TCPI-010-97) and Type II Tree Conservation Plan (TCPPII-120-98). The TCPPII-120-98 is being revised with the current application to address technical requirements and to reflect the addition of the new building and reconfigured parking. No change to the limit of disturbance or the woodland conservation requirement for the site is proposed. The proposed site plan will be in conformance with the TCPPII, if revised in accordance with the recommended conditions.

- (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).**

The site contains regulated environmental features which include streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes that are required to be preserved and/or restored to the fullest extent possible. The regulated environmental features of the site have been protected by platted conservation easements, as determined at the time of PPS. The original approval of SE-4266 for this site identified no impacts to regulated environmental features.

The area being proposed for the community building development is currently a paved parking lot and there is no expansion of the limits of disturbance beyond that approved with the original site plan and TCP approval. The current application proposes no change to the limit of disturbance or any additional impact to the regulated environmental features of the site. Based on the approved limits of disturbance shown the approved site plan and TCPPII, and revised plans submitted with the current application, the proposed site plan continues to demonstrate the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5).



## CONCLUSION

Based upon the above analysis and findings, staff recommends APPROVAL of Special Exception Application No. SE-4791, subject to the following conditions:

1. Prior to signature approval, the site plans shall be revised to reflect the following:
  - a. Show all proposed mechanical equipment, loading areas, and trash facilities, and screen them in accordance with Section 4.4 of the 2010 *Prince George's County Landscape Manual*.
  - b. Provide sidewalk connections between those areas to the rear of the building and the sidewalks to the front of the building.
  - c. Demonstrate that the parking lot requirements of Section 4.3(c) of the 2010 *Prince George's County Landscape Manual* are met including, but not limited to, the land area per tree planting island minimum dimensions and tree protection devices such as curbs and/or wheel stops.
  - d. Demonstrate conformance to Section 4.2 (c)(3)(4) of the 2010 *Prince George's County Landscape Manual* along each of the private streets bordering the area of disturbance.
  - e. Adjust the 2010 *Prince George's County Landscape Manual* Section 4.9 schedule, as necessary for any plant material added to the site.
  - f. Provide bicycle rack(s) accommodating a minimum of five bicycles at a location convenient to the new community building entrance. A detail for the bicycle rack(s) shall be included with the plan sheets.
  - g. Revise General Note 2 indicating the entire special exception, including both the Montgomery County and Prince George's County sides, to be 149 acres, with 103 acres in Prince George's County.
  - h. Revise General Note 5 indicating that the entire special exception includes six parcels, with four parcels in Prince George's County.
  - i. Add a general note identifying all parcels included in the overall site and include all plat references.
  - j. Revise General Note 6 and the parking and loading computation table to correctly show the gross floor area of the existing and proposed buildings.
  - k. The lot coverage calculation shall be noted on the site plan under the general notes.
  - l. Provide a legend on the site plan for the proposed development for all the acronyms shown on the site plan.
  - m. Add a note on the site plan indicating development will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

- n. Add a note on the site plan indicating development will conform to construction activity and noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
- 2. Prior to signature approval of the Type II tree conservation plan (TCPII), the plan shall be revised as follows:
    - a. Revise the affected sheets to show the location of the new community building/wellness center and the site design elements.
    - b. Replace the existing approval blocks on the plan with the current TCPII approval block, which indicates the revisions that have occurred over time and their effect on the woodland conservation requirement and its fulfillment.
    - c. Add a revised woodland conservation worksheet to the plan reflecting the current requirements for the site based on the amount of approved clearing, and how the total requirement will be satisfied.
    - d. Under the revised worksheet, add notes which clearly identify the unique ways that the on-site requirement has been met, including transplanting and the portion that has been fulfilled in Montgomery County.
    - e. Relabel, as necessary, the woodland conservation areas by methodology and area on individual sheets and on the cover sheet to reconcile with the revised woodland conservation worksheet.
    - f. Reconcile the woodland conservation sheet summary tables with the amount of total clearing, preservation, and afforestation/reforestation being credited on the site.
    - g. Revise the Woodland Conservation Summary Table on the cover sheet to reflect the individual woodland conservation sheet tables.
    - h. Have the plans signed and dated by the qualified professional who prepared them.
  - 4. Prior to issuance of a grading permit for the new building, any outstanding woodland conservation requirements shall be satisfied through the provision of off-site woodland conservation.
  - 5. Prior to issuance of the first permit for construction of the new building, the final erosion and sediment control plan shall be submitted.