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DETAILED SITE PLAN

DSP-06052

<i>Application</i>	<i>General Data</i>
<p>Project Name: Jericho Senior Living Center</p> <p>Location: On the western side of Brightseat Road, approximately 2,000 feet south of its intersection with Arena Drive.</p> <p>Applicant/Address: Jericho Baptist Church Ministries c/o John Peebles 8501 Spectrum Drive Landover, Maryland 20785 (301)333-0500</p>	Date Accepted: 3/1/2007
	Planning Board Action Limit: 5/3/2007
	Plan Acreage: 22.99
	Zone: I-3
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 72
	Tier: Developed
	Council District: 5
	Municipality: N/A
200-Scale Base Map: 202NE08	

Purpose of Application	<i>Notice Dates</i>		
Approval of a detailed site plan for the I-3-zoned portion of a site to be developed with a 370-unit assisted and independent living, multifamily senior residential project.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 12/26/2006		
	Sign(s) Posted on Site and Notice of Hearing Mailed: 4/3/2007		
Staff Recommendation	Staff Reviewer: Ruth E. Grover, A.I.C.P.		
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-06052
Jericho Senior Living Center

The Urban Design staff has reviewed Detailed Site Plan DSP-06052 for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the I-3 Zone.
- b. Conceptual Site Plan CSP-87063
- c. The requirements of the *Landscape Manual*.
- d. The requirements of Preliminary Plan of Subdivision 4-91067.
- e. The requirements of the Prince George's County Woodland Conservation Ordinance.
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests approval of a detailed site plan for the I-3-zoned portion of a site to be developed with a 370-unit assisted and independent living, multifamily senior residential project including only parking and loading facilities, stormwater management tree conservation areas, landscaping, and stormwater management and outdoor recreational facilities.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-3	I-3
Use(s)	Vacant	Parking and loading facilities, tree conservation areas, landscaping, and stormwater management and outdoor recreational facilities.
Acreage	22.99	22.99
Lots	5	5
Building Square Footage/GFA	NA	NA

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	213	234
Of which handicapped spaces	53	53
Loading spaces	2	2

3. **Location:** The site is in Planning Area 72, the Developed Tier, and Council District 5. More specifically, it is located on the western side of Brightseat Road, approximately 2,000 feet south of its intersection with Arena Drive.
4. **Surroundings and Use:** The subject property is bounded to the south by the Thomas G. Pullen Middle School, with single-family detached residential units beyond; to the east by Brightseat Road, with the Centre Pointe Business Park across the road; to the west by undeveloped land; and to the north by undeveloped land and a parking facility to serve Jericho Baptist Church.
5. **Previous Approvals:** The site is subject to the requirements of Conceptual Site Plan CSP-87063. The proposed site is also subject to the requirements of Preliminary Plan of Subdivision 4-91067.
6. **Design Features:** The project site is accessed via Spectrum Drive, a 70-foot right-of-way. The detailed site plan comprises five lots, with Lots 6 and 7 flanking the southerly side of Spectrum Drive, with Lot 8 extending west from the bulb of the cul-de-sac, Lot 1 directly south of the most western portion of Lot 8, and Lot 2 generally south of Lot 6. The lots contain individually, the following acreage:

- Lot 1: 3.8
- Lot 2: 4.05
- Lot 6: 4.18
- Lot 7: 3.06
- Lot 8: 7.9

These lots, all zoned I-3, provide parking and loading facilities, tree conservation areas, landscaping, and stormwater management and outdoor recreational facilities for a 370-unit assisted and independent living, multifamily senior residential project. The tree conservation areas include the following acreages: Lot 8—4.65 acres, Lot 7—3.0645 acres. The saved but not counted (SBNC) areas include the following acreages: Lot 6—4.1825 acres and Lot 1—1.5 acres. The land covered by this detailed site plan offers ancillary uses to a 370-unit assisted and independent living, multifamily senior project, zoned C-O and not included in the boundaries of the subject detailed site plan.

Parking and loading on the plans is provided in accordance with the requirements of the Prince George's Zoning Ordinance as follows:

Parking Spaces Required:

Multifamily dwelling: Housing for the elderly (0.66 space per unit):	370 units proposed=179 required
Assisted Living Facility (1 space per 3 residents)	100 1-bedroom units proposed=34 spaces required
Total Parking Required:	213 spaces
Standard Parking Spaces Provided:	234
Handicapped Parking Spaces Required:	53
Handicapped Parking Spaces Provided:	53
Total Parking Spaces Provided:	287
Loading Spaces Required:	2
Loading Spaces Provided:	2

A walking trail and four passive recreational sitting areas, one incorporating a pavilion, a bocce ball court and horse shoe pit, have been provided as outdoor recreational facilities. Since details of the passive recreational areas have not been provided, a condition below would require their approval prior to signature approval. An additional condition below would require a demonstration that the bocce ball court is an appropriate facility and can be maintained over the long term with a reasonable amount of effort.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-473, which governs permitted uses in industrial zones. The proposed parking lot and recreational facilities for an assisted living multifamily senior project are permitted uses in the I-3 Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-474 regarding additional regulations for development in industrial zones.
8. **CSP-87063:** Staff has reviewed the subject project with respect to the requirements of Conceptual Site Plan CSP-87063 and finds it substantially in conformance.

9. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.1, Section 4.3, and Section 4.7 of the Prince George's County *Landscape Manual*. Staff has reviewed the proposed landscape plan for the subject project and concluded that the proposed plan meets the requirements of the *Landscape Manual*.
10. **Conformance with Conceptual Site Plan CSP-87063:** Staff has reviewed the approved CSP-87063 and finds the subject detailed site plan to be substantially in conformance.
11. **The requirements of Preliminary Plan of Subdivision 4-91067:** In comments dated April 13, 2007, the Subdivision Section stated that the subject detailed site plan is in conformance with the requirements of Preliminary Plan of Subdivision 4-91067.
12. **Woodland Conservation Ordinance:** In their comments dated April 12, 2007, the Environmental Planning Section stated that the property is subject to the provisions of the Woodland Conservation Ordinance because it has a previously approved Tree Conservation Plan. Additionally, after a thorough environmental review, they recommended approval of a revision to the submitted tree conservation plan. Please see Finding 13.h. for further discussion. Therefore, it may be said that the subject application is in conformance with the requirements of the Prince George's County Woodland Conservation Ordinance.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In comments made March 14, 2007, the Historic Preservation Planning Section stated that the proposed project would have no effect on historic resources.
 - b. **Archeological Review**—In a memorandum dated March 23, 2007, the Historic Preservation and Public Facilities Section staff stated that a Phase I archeological survey would not be recommended for the project. Noting that Phase IA and IB archeological investigations were conducted within the 6.22-acre environmental setting for the Waring Grove Historic Site (72-4) in 2004, they said that these excavations did not reveal significant archeological deposits or features and further noted the areas around the outside of the environmental setting were extensively disturbed by modern construction. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Aerial photographs indicate that tree-clearing occurred during the 1980s and 1990s on the southern portion of the property, a stormwater management pond was built in the southwestern part of the property, and a parking lot was installed on the northwest edge of the property. In sum, they stated that the entire subject property has been so extensively impacted by this recent construction and it is unlikely that any undisturbed archeological sites would be identified by archeological investigations.
 - c. **Community Planning**—At the time of this writing, the Community Planning Division has not offered comment on the subject project.
 - d. **Transportation**—In comments dated March 13, 2007, the Transportation Planning Section stated that access and circulation as shown would be acceptable and that there are no master plan right-of-way issues connected with the subject project. Further, they stated that the proposal is consistent in size with that presented in Preliminary Plan of

Subdivision 4-04134, and consistent with Condition 16 of that approving resolution. In closing, they noted that transportation-related Condition 15 of that same resolution would be enforceable at the time of building permit.

- e. **Subdivision**—In revised comments received April 23, 2007, the Subdivision Section stated that the property is the subject of Preliminary Plan 4-91067, and has been recorded as Lots 1, 2, 6, 7 and 8, Block C, of the Spectrum 95 Subdivision in Plat book NLP 153, Plat 63. Further, they stated that the detailed site plan showed the five lots and access in conformance with the record plat. In addition, they stated that the application involves parking, driveways and stormwater management facilities for the actual senior living and assisted living uses, which it surrounds on Parcel 2 and Lot 1 to the east and that the preliminary plan of subdivision for the senior living center and assisted living center (4-04134) expired on May 3, 2007, but that a final plat of subdivision was accepted prior to the two-year validity period and that application remains pending.

- f. **Trails**— In a memorandum dated April 17, 2007, the senior trails planner stated that both the Adopted and Approved Landover and Vicinity Master Plan and the Approved Sector Plan for the Morgan Boulevard and Largo Town Center Metro Areas recommend that Brightseat Road be designated as a bikeway/sidewalk corridor. In addition, he stated that there is no sidewalk along the subject site’s frontage on Brightseat Road. However, the properties immediately to the north and south of the subject site include sidewalks. Therefore, he recommended that a standard sidewalk be constructed along the subject site’s frontage of Brightseat Road and that appropriate bikeway signage be provided. If further road frontage improvements are required by DPW&T, a wide outside curb lane and bicycle compatible pavement markings are encouraged to safely accommodate bicycle traffic. In closing, the senior trails planner noted that the existing Thomas G. Pullen Elementary School and Middle School are adjacent to the subject site and that the provision of the sidewalk along the site’s frontage of Brightseat Road would improve pedestrian access and safety to those schools and that he was in support of the walkway/sidewalk around the perimeter of the building and the recreational loop it would create for the residents.

The senior trails planner’s recommendations have been included in the Recommendation Section of this report.

- g. **Permits**—In a memorandum dated April 16, 2007, the Permit Review Section offered comment that has not been included in the Recommendation section of this report because development on Parcel 2 and Lot 1 and the subject project comprise a single land use and because the terms of the approved special exception of Parcel 12 and Lot 1 cannot be modified by the subject approval.

- h. **Environmental Planning**—In a memorandum dated April 16, 2007, the Environmental Planning Section offered a review of the plan that found it in accordance with all environmentally-related conditions of prior approvals and the Prince George’s County Woodland Conservation Ordinance, provided a single condition is placed on the project. That condition, requiring the procurement of an approved stormwater management concept plan demonstrating conformance with the subject detailed site plan, has been included in the Recommendation Section of this report.

- i. **Zoning**—In a memorandum dated February 23, 2007, the Zoning Section stated that the proposed project was reviewed for conformance with the special exception conditions for

SE-4483 and that there were no conditions of approval placed on the application for recreational facilities.

- j. **Fire Department**—In an undated memorandum, the Prince George’s County Government Fire/EMS Department offered information concerning required access for fire apparatuses, the need for suitable gates, access roads, fire lanes and the location and performance of hydrants.
- k. **Department of Public Works and Transportation (DPW&T)**— In a memorandum dated April 19, 2007, the Department of Public Works and Transportation, noting that the property can be accessed through Brightseat Road on the south and Jericho City Drive, previously known as Spectrum Drive, on the north, both County-maintained roadways, offered the following:
- Right-of-way dedication and frontage improvements in accordance with the Department of Public Works & Transportation standards and the Americans with Disabilities Act would be required.
 - All improvements within the public right-of-way as dedicated to the County are to be designed in accordance with the County Road Ordinance, the Department of Public Works & Transportation’s Specifications and Standards and the Americans with Disabilities Act.
 - Sidewalks are required along all proposed roadways within the property limits are to be designed in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
 - All storm drainage systems and facilities are to be designed in accordance with the Department of Public Works and Transportation’s requirements.
 - Conformance with street tree and lighting standards would be required.
 - An access study would have to be conducted by the applicant and reviewed to determine the adequacy of access point(s) and the need for acceleration/deceleration and turning lanes.
 - The proposed access points and intersections shall have adequate intersection sight distance in accordance with the latest edition of “A Policy on Geometric Design of Highways and Streets”.
 - A soils investigation report, which includes subsurface exploration and a geotechnical engineering evaluation for public streets would be required.
 - Existing utilities may require relocation and/or adjustments and that coordination with the various utility companies would be required.
 - Full width, 2-inch mill and overlay for all County roadway frontages would be required.

Please note that the Department of Public Works and Transportation’s requirements are enforced through their separate permitting process.

- l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated March 22, 2007, WSSC noted that while a sewer extension would be required, water is available to the site. Additionally, they noted that an onsite plan review package had been submitted and suggested that the applicant contact the Permit Services Unit for additional information.

14. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-06052 and TCP II/30/07, subject to the following conditions:

1. Prior to the certification of the subject detailed site plan, the following items shall be submitted or revisions made:
 - a. A copy of the approved stormwater management concept plan shall be submitted that is consistent with the subject detailed site plan.
 - b. The applicant shall provide detailed drawings of the recreational facilities to be approved by the Urban Design Section as designee of the Planning Board.
 - c. Urban Design staff shall be provided with materials that demonstrate that the bocce ball court is a suitable facility that is easy to maintain, or the applicant shall work with Urban Design staff as designee of the Planning Board to substitute the bocce ball court with another suitable and comparable outdoor recreational facility.