

Case No.: DSP-17053
Sacred Heart Home

Applicant: Sacred Heart, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George's County Code (2011 Ed. & Supp. 2015, or as amended), the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 17053 ("DSP-17053"). As the basis for this final decision, the District Council adopts, except as stated otherwise herein, the findings of facts and conclusions of law set forth by the Planning Board's Resolution No. 18-38 ("PGCPB No. 18-38").

PGCPB No. 18-38 recommending approval of Detailed Site Plan DSP-17053, a request for approval of a 60,242-square-foot nursing home (44 beds) and a 9,188-square-foot convent on the property located at 5805 Queens Chapel Road, on the eastern side of the roadway, approximately 1,800 feet north of its intersection with Hamilton Street in Hyattsville, Maryland, in Councilmanic 2, is hereby AFFIRMED, subject to the following conditions:

1. Prior to certificate of approval of this detailed site plan (DSP), the applicant shall revise the plans for the project as follows, or provide the information specified:
 - a. Add the gross floor area of the existing buildings to the plan.
 - b. Widen the drive aisle to 22 feet within the limits of disturbance.
 - c. Provide a 10-foot-wide by-pass lane adjacent to the 12-foot-wide loading space at the nursing home and add signage to indicate that the traffic pattern for the loading space is one-way only.

- d. Adjust the grading behind the nursing home where trees are proposed to a maximum slope of 3:1 to enable plant growth of vegetation, as shown on the landscape plan. Adjust the retaining wall design, as necessary, and provide the details and specifications for a decorative block.
- e. Add the following site plan notes:
 - “During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
 - “During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”
- f. Provide the details and specifications of the outdoor rooftop deck, the central courtyard, and any other proposed amenities.
- g. Revise the general notes to state that this property is within the Development District Overlay (D-D-O) Zone and the appropriate exemption from the development district standards, including the certified nonconforming use permit number.
- h. Revise the minimum lot width at street line to be 454 feet.
- i. Revise the site plan to show the centerline of all rights-of-way.
- j. Revise the site plan to clearly identify and label the existing and proposed fencing on-site.
- k. Revise the parking schedule to include the parking calculations for a maximum of 102 nursing home beds and for the convent, and adjust the Americans with Disabilities Act parking spaces accordingly.
- l. The parking schedule shall include the size of the parking spaces and the number of compact and Americans with Disabilities Act (ADA) parking spaces, as follows:
 - (1) New standard parking spaces shall be a minimum of 9.5 feet by 19 feet.
 - (2) New compact parking spaces shall be a minimum of 8 feet by 16.5 feet.

- (3) All standard ADA parking shall be demonstrated at 13 feet by 19 feet and 16 feet by 19 feet for van-accessible.
 - m. Remove the 2010 *Prince George's County Landscape Manual* schedules from the plan.
 - n. Include the photometric plan Sheet SE1.0–A in the DSP package.
 - o. At the service entrance, add signage stating the following: “Emergency Vehicles Only Beyond the Service Area.”
2. Prior to issuance of any demolition or grading permit, the applicant and the applicant’s heirs, successors, and/or assignees shall submit a Maryland Inventory of Historic Property (MIHP) form for the structures and grounds located at 5805 Queens Chapel Road. The buildings and grounds shall be documented by a 36 Code of Federal Regulations qualified architectural historian, and the submitted documentation shall include a chain of title, floor plans, and representative interior and exterior photos of the buildings and grounds. The MIHP form shall be submitted to the Historic Preservation Section for review and approval.
 3. Replant to a same or higher number of trees within the subject property by increasing the number of trees proposed and/or adding shade trees where space is available.
 4. Add attractive flowering shrubs that will mature at 8- to 10-feet in height to serve as additional screening along the full southern and southeast boundary of the property.
 5. Provide striping upon the portion of the roadway within the property shown as the required fire lane.
 6. Prior to certification, include the letter from the Prince George’s County Department of Permits, Inspections & Enforcement approving the Stormwater Management Concept upon the Detailed Site Plan, with a note to state that the Department’s technical approval of the stormwater management plan may involve modifications from the concept approval.
 7. At no time will the Sacred Heart Home property include more than 102 beds for which it is currently licensed.
 8. The main building on the subject property will be demolished within twenty-four (24) months after a use and occupancy permit is issued for the proposed new nursing home and convent that are the subject of this application; the proposed new nursing home and convent are fully occupied; and no residents or staff remain in the existing main building on the subject property.

ORDERED this 24th day of July, 2018, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Members Lehman, Patterson, and Toles.

Vote: 6-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council