



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 11-66

File No. DSP-10043

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on June 30, 2011, regarding Detailed Site Plan DSP-10043 for The Milano Apartments, the Planning Board finds:

1. **Request:** The subject application is for approval of a residential revitalization detailed site plan for the expansion of a clubhouse, the addition of one handicap-accessible walkway, landscape improvements, and interior building renovations within a 305-unit apartment complex in the Multifamily Medium Density Residential (R-18) Zone.
2. **Development Data Summary**

	EXISTING	APPROVED
Zone(s)	R-18	R-18
Use(s)	Multifamily Residential	Multifamily Residential
Parcels	2	2
Acreage	13.06	13.06
Total Gross Floor Area (GFA)	327,965 sq. ft.	329,195 sq. ft.
Mid-Rise Apartments GFA	103,500 sq. ft.	103,500 sq. ft.
Garden Apartments GFA	223,337 sq. ft.	223,337 sq. ft.
Clubhouse GFA	1,128 sq. ft.	2,358 sq. ft.

OTHER DEVELOPMENT DATA

	REQUIRED	APPROVED
Total parking spaces	488 (after 30% reduction)	374
Handicapped spaces	9	18
Loading space	1	1

Note: See Finding 6 for a detailed discussion of parking and loading requirements.

UNIT MIX (no alteration in the number or mix of units proposed)

Mid-Rise Apartments (Building 1101)

1 BR	47
2 BR	38
Efficiency	5

Garden Apartments (Buildings 1100, 1102, 1104, 1005, 1007, 1009, 1011, 1107, 1109, 1111, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129)

1 BR	87
2 BR	122
3 BR	6

Total Units	305
1 BR	134
2 BR	160
3 BR	6
Efficiency	5

COMPARISON OF R-18 ZONE REQUIREMENTS AND POST-REHABILITATION CONDITIONS

Zoning Regulation	R-18 Zone Requirements	Conditions after Rehabilitation
Maximum Lot Coverage (%)	40	46
Minimum Green Space (%)	60	54
Minimum Lot Width/Frontage (Ft.)	125	N/A
Minimum Front Yard (Ft.)	30+	25
Minimum Side Yard (Ft.)	30/10+	29
Minimum Rear Yard (Ft.)	30+	18
Maximum Building Height (Ft.)	80	72
Minimum Distance Between Buildings	50+	40
Maximum Density (Du/Ac)	20	22.89

3. **Location:** The Milano Apartments is located on Kennebec Street, east of its intersection with Glassmanor Road, and west of its intersection with Owens Road. The site is located in Oxon Hill, Planning Area 76A, and Council District 8.
4. **Surroundings and Use:** The subject property is surrounded by a mix of residential properties in the R-18, R-20 (One-Family Triple-Attached Residential), R-80 (One-Family Detached Residential), R-30C (Multifamily Low Density Residential Condominium), and R-M (Residential

Medium Development) Zones. The properties to the west are Colonial Village, an apartment complex in the R-18 Zone; one single-family detached structure in the R-18 Zone; and single-family semidetached structures (duplexes) in the R-20 Zone. To the north is Fox Hills North Apartments in the R-18 Zone. To the east are undeveloped properties in the R-80 Zone and the Owens Road right-of-way. The properties to the south include the Oxon Hill Volunteer Fire Company and Rescue Facility and the Brighton Hills Condominiums in the R-30C Zone. The Kennebec Street public right-of-way bisects the subject property.

5. **Previous Approvals:** The property, known as Parcels 1 and 2, is located on Tax Map 96 in Grid B-1 and is 13.06 acres. Parcel 1 is north of Kennebec Street and Parcel 2 is south of Kennebec Street. The subject property, formerly Forest Green, was recorded in Plat Book WWW 40 @ 70 on May 3, 1961. In more recent history, the property has been known as Ashford Park Apartments and Azalea Woods.

The Milano Apartments is a certified nonconforming apartment project. The property's last approved use permit was issued on September 7, 2010. The nonconforming status indicates that the project was constructed prior to the effective date of many of the applicable zoning regulations. The applicant places the construction date of the complex to between 1964 and 1965.

6. **Design Features:** The Milano Apartments advertises a ten million dollar renovation of its existing apartment complex located in a partially-wooded, hillside setting at 1119 Kennebec Street in Oxon Hill, Maryland. The existing apartment complex is comprised of one, seven-story, midrise apartment building and 18 garden apartment buildings which vary between two and four stories, due to the varying topography of the site. The renovation includes: improvements to the interior of the apartment buildings, including electrical and plumbing work; the replacement and addition of foundation plantings at the entrances of apartment buildings; the renovation of an existing concrete pool house to include a clubhouse with locker rooms and the apartment leasing office; and the addition of a handicap-accessible sidewalk that provides access to the pool.

The applicant proposes to improve the pool house by enclosing and finishing the roof deck to create a building with two functional levels. The clubhouse and leasing office are proposed at the first floor level, and the ground level, which is pool accessible, will include refinished locker rooms for pool patrons. The gross floor area (GFA) of the finished building will be approximately 2,358 square feet.

The building elevations originally submitted indicated that the club and pool house would have a predominantly wood resin panel façade. The applicant has revised the proposed materials and now proposes a cementitious siding exterior in an olive green tone with grey accents. The Planning Board finds the revised architectural elevations to be acceptable. At the rear lower level of the building, in the area of the locker room entrance, the elevations indicate a gunite façade, which is a type of sprayed concrete finish frequently used in pool settings. Additional information regarding the color and finish of the façade materials shall be provided prior to signature approval of the plans to ensure that the materials are durable and appropriate for this context.

The main entrance on the west side of the building proposes a wheelchair-accessible ramp with railing. The narrow porch with railing is proposed to extend along the full length of the front façade and provide access into the clubhouse and leasing office. Two doorways are provided along this elevation. A stairway to the rear of the building extends from the south side of the west elevation to the south elevation where it meets the concrete pad that provides access to the pool. Three entrances are provided at the ground level. Those entrances access the locker rooms.

The structure appears to be designed to maximize natural light into the building. Glass doors and floor-to-ceiling length windows are provided along the west elevation, which is the main entry into the building. The more visible east elevation, which can be seen when traveling east on Kennebec Street, proposes a curtain wall window feature central to the first floor clubhouse. The curtain wall and additional windows allow some natural surveillance of the pool from the leasing office.

The Planning Board finds that the proposed revisions to the existing concrete pool house will help to make the pool a social focal point in this apartment community.

Recreational Facilities: The existing recreational facilities for the project are located in the northwest portion of the site. Those facilities include an existing 1,128-square-foot concrete pool house with a wooden roof deck, a fenced pool with a concrete patio, a playground on mulch ground cover, and a grilling area with two grills and three picnic tables. The applicant proposes improvements to the facilities through enlargement of the existing pool house.

The Planning Board finds that there is a lack of shade around the existing playground east of the pool area. Play areas shall contain sufficient shade during the warmer months to afford protection from the sun. The Planning Board finds that two shade trees shall be provided outside of the mulch boundaries of the play area to provide shade for the playground east of the pool area. The location of those additional trees should be indicated on the site plan prior to signature approval.

Only one playground currently exists for the entire apartment community. Currently, families and children on Parcel 2 must cross Kennebec Street to access the only play area for the apartment complex. The Planning Board finds that a secondary play area shall be provided on Parcel 2 south of Kennebec Street. There is an opportunity to provide a play area east of Building 11 and south of the existing surface parking lot.

Parking and Loading: The site plan indicates 374 existing parking spaces, of which 18 are handicapped parking spaces. Per Section 27-445.10(b)(5) of the Zoning Ordinance, the normal requirement of parking spaces for this development (696 spaces) shall be reduced by 30 percent to 488 spaces. The required number of reserved handicapped spaces for the 488-space requirement is 9 spaces. An additional reduction of the parking requirement is permitted by Section 27-445.10(b)(5)(A) if the additional reduction is necessary to alleviate conditions that are particular to the proposed use, given its nature at this location, or to alleviate conditions which are prevalent in older areas of the county that were predominantly developed prior to November 29, 1949. When an additional reduction is provided, it should be determined that the additional reduction will not infringe upon the parking and loading needs of adjacent residential areas.

The Planning Board finds that the need for a parking reduction is not due to the applicant's proposal, which includes a small increase in square footage on the site. In this case, an additional parking reduction is necessary to alleviate an existing condition prevalent in older areas of the county developed prior to current zoning regulations. This apartment complex was developed in the 1960s and is a certified nonconforming project. The existing parking lots are not being modified in any way. The applicant's statement of justification states that the number of existing parking spaces is adequate for the residents, and maintaining the number of existing parking spaces will not infringe upon the current parking and loading of adjacent residential areas.

The Planning Board approves the reduction request and notes that there is public bus transportation serviced by the Washington Metropolitan Area Transit Authority (WMATA), along Kennebec Street, which runs through the subject site. The Southern Avenue Metro Station is approximately 2.3 miles from the subject property. The availability of public transportation may reduce the dependence of future residents on personal vehicles.

The Planning Board finds that according to current standards, one loading space is required for any multifamily development with a unit number ranging from 100 to 300 with one additional loading space required for each additional 200 dwelling units or fraction. One loading space exists on the subject property. The existing loading space is adequate for the existing development. The dimensions of the loading space shall be labeled on the DSP prior to signature approval of the plans.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance Requirements Governing Residential Revitalization in Section 27-445.10 and the Zoning Ordinance Requirements of the R-18 Zone:** The subject application has been reviewed for compliance with these requirements and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441, Uses Permitted, of the Zoning Ordinance which governs permitted uses in residential zones. The proposed multifamily revitalization project, as shown on the detailed site plan, is a permitted use in the R-18 Zone.
 - b. Pursuant to Section 27-445.10(b), Residential Revitalization—Requirements, regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages, and other requirements of the specific R-18 Zone do not apply to uses and structures in a residential revitalization project. The dimensions and percentages shown on the approved detailed site plan shall constitute the development regulations.
 - c. Pursuant to Section 27-445.10(c), Residential Revitalization—Findings, in approving a residential revitalization project, the Planning Board shall find that the project:

- (1) Improves a deteriorated or obsolete multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;**

The proposed development is to renovate an existing obsolete, vacant, multifamily residential community with interior renovations and the expansion of a recreational facility. The Planning Board finds that the physical quality of the site will be greatly improved upon completion of the revitalization project.

- (2) Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;**

The Planning Board finds that the architectural changes to this site are largely limited to the proposed revisions to the existing concrete block pool house. The proposal is a marked improvement on the architectural character of this particular building.

The exterior renovation of the apartment buildings includes the retouching of exterior paint, the replacement of shutters, and the enhancement of the buildings by proposing additional landscape materials at the front entries of the buildings. The Planning Board finds that the proposal, as a whole, will improve the appearance of the apartment complex and the neighborhood in which this site is located.

- (3) Serves a need for housing in the neighborhood or community;**

The Planning Board finds that the proposed renovation will provide 305 one-, two-, and three-bedroom refurbished units. This application was referred to the Prince George's County Department of Housing and Community Development (DHCD) for review and comment. No written comments were received prior to the publishing of this resolution.

- (4) Benefits project residents and property owners in the neighborhood;**

The subject site, recently known as Azalea Woods, was the subject of a foreclosure. In December 2010, the project was acquired by Milano Apartments, LLC. The Planning Board finds that the ten million dollar renovation of the site will greatly benefit adjacent property owners by supporting investment in the neighborhood and providing an improved housing opportunity to residents in the county.

- (5) Conforms with the housing goals and priorities as described in the current Housing and Community Development Consolidated Plan for Prince George's County; and**

This application was referred to the DHCD, for review and comment. Discussions with DHCD indicate that the primary goal of the consolidated plan is to provide benefit to low-

to moderate-income residents of Prince George's County. Low-to-moderate income is defined as those who earn less than 70 percent of the area median income. This development is designed to serve a population with low-to-moderate incomes; therefore, the Planning Board finds that the proposed improvements, which include improvements to the property's recreational facilities, would be a direct benefit to low-to-moderate income families in Prince George's County.

The Housing and Community Development Consolidated Plan also encourages affordable housing options. The Milano Apartments advertises rental rates ranging from \$810 for an efficiency unit to \$1,275 for a three-bedroom unit. Fair market rents (FMRs), outlined by the U.S. Department of Housing and Urban Development (HUD), for zip code 20745 range from \$890 for an efficiency unit to \$1,910 for a three-bedroom unit. While FMRs include shelter rent plus the cost of all tenant-paid utilities, the advertised rental rates of The Milano Apartments indicate that the units would be considered an affordable housing option, according to HUD standards.

While written comment was not received prior to the publishing of the subject resolution, discussions with DHCD indicate that the proposal will conform to the housing goals and priorities as described in the current Housing and Community Development Consolidated Plan for Prince George's County

(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable master plan.

The Planning Board finds that this application conforms with the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A*. The subject application is also consistent with the 2002 Prince George's County General Plan Development Pattern policies for the Developed Tier.

The Planning Board finds that the following master plan guidelines found on page 74 of the 2000 Approved Sectional Map Amendment for the Heights and Vicinity apply to this site:

Guideline 1. Existing living areas should be preserved and upgraded, where appropriate, through the use of conservation and rehabilitation programs. This includes the Prince George's County Redevelopment Revitalization Tax Credit Program which is currently available throughout most of the planning area.

In conformance with Guideline 1, the applicant proposes upgrades to an existing living area in the county. The subject site is located in one of the planning area's Revitalization Tax Credit Districts. The incentives and funding provided for this rehabilitation project were not explored as a part of the subject plan review.

Guideline 4. Recreational areas, school facilities and activity centers should be designed, or redesigned upon future expansion or renovation, to serve as social focal points in residential areas.

The proposed renovations to the pool house, which include the addition of locker rooms on the first floor; a management office on the second floor; an ADA (Americans with Disabilities Act) ramp; and a sidewalk leading to the pool house, will help to make the pool a social focal point in this apartment community.

8. **Prince George's County Landscape Manual:** Section 27-445.10(b)(6) of the Zoning Ordinance states that the renovation project shall comply with the requirements of the *Prince George's County Landscape Manual* to the extent that is practical. The Planning Board finds that the site is exempt from many of the applicable sections of the Landscape Manual.
- a. The site plan is not subject to Section 4.1, Residential Requirements, because the proposal does not result in an increase in gross floor area (GFA) of a multifamily building.
 - b. The site plan is not subject to Section 4.2, Landscape Strips along Streets, because the subject proposal is for a residential use.
 - c. The site is not subject to Section 4.3, Parking Lot Requirements, because the applicant only proposes to restripe the existing parking lots.
 - d. There are no exemptions from Section 4.4, Screening Requirements. There are a number of dumpster locations throughout the apartment complex. All of those dumpster locations have existing white vinyl dumpster enclosures. The applicant proposes additional evergreen materials around the dumpster enclosures, which conforms to the screening requirements outlined in the Landscape Manual. If additional dumpsters are proposed, the Planning Board finds that details of the enclosures shall be provided prior to signature approval of the plans.
 - e. The application is not subject to Section 4.7 of the Landscape Manual. The property does not propose an increase in GFA of ten percent of the existing buildings on a lot, and no part of any new structure extends closer to an adjacent property in a less-intense use category. The application also does not involve a change in use from a lower use category to a higher use.
 - f. Section 4.9 of the Landscape Manual requires that a percentage of the proposed plant materials used to meet the requirements of the Landscape Manual be native plants. The site is subject to Section 4.4. The proposed plant materials used to screen the dumpsters and mechanical areas shall be planted with native plant percentages in accordance with Section 4.9(c)(1) and (2). No invasive species shall be proposed in fulfillment of the Section 4.4 requirement.

There are a number of existing Bradford Pear trees on the site. The Bradford Pear trees make up a number of the mature landscape and street trees on the site. While Bradford Pear is a known invasive plant material, it would be impractical to require the applicant to remove all of these invasive trees on the site and replace them with non-invasive varieties. The Planning Board therefore finds that when dead or diseased invasive trees are removed from the site, that they shall be replaced with non-invasive or native trees in kind.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance:** This property is exempt from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. An exemption letter was issued for this site on December 2, 2010. A tree conservation plan is not required at this time.

Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on properties that require a tree conservation plan or letter of exemption. Properties zoned R-18 are required to provide a minimum of 15 percent of the gross tract area in tree canopy.

The overall development has a gross tract area of 13.06 acres and, as such, TCC of 1.96 acres or 85,334 square feet, is required. This project proposes to preserve 87,120 square feet of existing mature trees on the site in addition to planting 7 evergreen and shade trees for landscaping. Based on a review of the aerial photographs showing the on-site trees, the requirement can be met with the existing trees. The total on-site TCC provided through this application is 87,505 square feet.

One correction needs to be made to the worksheet. The sheet shows the gross tract area of the site entered as on-site woodland conservation. This acreage needs to be deleted from that column.

A copy of the TCC worksheet was submitted for review and found to demonstrate compliance with the TCC requirement. Prior to certification of the detailed site plan, the landscape plan shall be revised to add a copy of the most current worksheet to the plan.

The Planning Board finds that prior to certification of the detailed site plan, the landscape plan shall be revised to show the correct tree canopy coverage worksheet on the plan that demonstrates how the tree canopy requirement is being met. The gross acreage of the site as shown on the column for "total on-site woodland conservation provided" shall be deleted.

10. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. Community Planning—The Planning Board finds that the subject application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A*.
- b. Transportation Planning—The Planning Board adopts the following findings:
 - (1) The site is not located within any master planned rights-of-way.
 - (2) The renovations to the pool area include several improvements that will enhance pedestrian and ADA accessibility. These include a new concrete sidewalk and two ADA-accessible ramps. The existing ingress/egress to the pool parking lot includes a concrete apron onto Kennebec Street that continues the sidewalk material through the driveway, thus delineating the pedestrian crossing. No additional pedestrian recommendations or master plan conditions are required at this time.
 - (3) From the standpoint of non-motorized transportation, the Planning Board finds that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a detailed site plan as described in Section 27-285 of the Zoning Ordinance. There are no master plan trail recommendations.
- c. Environmental Planning—The Planning Board adopts the following findings:

A review of the available information indicates that regulated environmental features are not found to occur on the subject property. Kennebec Street and Owens Road do not generate sufficient traffic that would result in noise levels of 65 dBA Ldn or greater, so noise mitigation is not required. The soils found to occur on the site, according to the *Prince George's County Soil Survey*, are in the Beltsville, Christiana, Croom, Sassafras, and Zekiah series. According to available information, Marlboro clay is not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources, Wildlife and Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads adjacent to this property. This property is located in the Oxon Run watershed of the Potomac River basin and in the Developed Tier as reflected in the General Plan.

No additional information is required with regard to woodland conservation. Prior to certification of the detailed site plan, a revised tree canopy coverage worksheet shall be

shown on the plan that demonstrates how the tree canopy coverage requirement is being met using the existing trees on-site.

- d. The Prince George's County Department of Housing and Community Development (DHCD) was forwarded a referral request for the subject application in conformance with Section 27-445.10(e), Mandatory Referrals. No written referral response was received prior to the publishing of the resolution. In discussion with DHCD, DHCD indicated that the application conforms with the housing goals and priorities in the Housing and Community Development Consolidated Plan for Prince George's County.
- e. Subdivision Review—Section 24-111 of the Subdivision Regulations provides for exemptions from the requirement of filing a preliminary plan of subdivision for parcels with a record plat. Specifically, in this instance, Parcels 1 and 2 are subject to Section 24-111(c)(4) which provides:

(c) A final plat of subdivision approved prior to October 27, 1970, shall be resubdivided prior to the issuance of a building permit unless:

- (4) The development of more than five thousand (5,000) square feet of gross floor area, which constitutes at least ten percent (10%) of the total area of the site, has been constructed pursuant to a building permit issued on or before December 31, 1991.**

Parcels 1 and 2 have a record plat which was approved May 3, 1961. The total property land area is 568,893 square feet, and the existing development GFA on the property is 326,837 square feet (57.45 percent of the total land area). Based on aerial photos of the site on PGAtlas, the apartment buildings have been in existence prior to 1991. The Planning Board finds that the site is exempt from the requirement of filing a preliminary plan of subdivision under Section 24-111(c)(4) for Parcels 1 and 2 based on the existing conditions and structures on the site.

The site plan shall note that all of the existing structures are to remain. The Area Calculations Table on the site plan shall be revised. Under the description column of the table, it indicates Parcels A through E which are not legal parcels. The site consists of only Parcels 1 and 2. The creation of Parcels A through E would require a preliminary plan of subdivision.

- f. Historic Preservation—The Planning Board adopts the following findings:
 - (1) The proposed detailed site plan will have no effect on identified historic sites, resources, or districts.
 - (2) A Phase I archeological survey is not recommended on the above-referenced 13.06-acre property located at 1119 Kennebec Street in Oxon Hill, Maryland. The

application proposes to renovate a pool house in an existing apartment complex. 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.

- g. Permit Review—All of the concerns and questions have been addressed during the review and with the conditions of approval.
 - h. Washington Suburban Sanitary Commission (WSSC) stated that the subject proposal has no affect on any WSSC pipeline.
 - i. The Department of Public Works and Transportation (DPW&T) indicated that a grading permit will be required for the proposed work.
11. The Planning Board finds that 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.
12. Section 27-285(b)(4) of the Zoning Ordinance requires that a detailed site plan demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the site does not contain any regulated environmental features the Planning Board finds that this required finding does not apply.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-10043, subject to the following conditions:

- 1. Prior to certification of the detailed site plan, the following revisions shall be made or information provided:
 - a. Additional information regarding the color and finish of the proposed façade materials on the clubhouse shall be provided to ensure that the materials are durable and attractive. The applicant shall provide details or photographs of proposed materials.
 - b. All materials and colors shall be labeled on the provided building elevations in plain English.
 - c. Two additional shade trees shall be provided for the existing playground area.

- d. The applicant shall locate an additional play area south of Kennebec Street east of Building 11 and south of the existing surface parking lot, or at another location to be determined.
 - e. If additional dumpsters are proposed, a detail of the enclosure shall be provided.
 - f. The proposed plant materials used to screen the dumpsters and mechanical areas shall be planted with native plant percentages in accordance with Section 4.9(c)(1) and (2) of the *Prince George's County Landscape Manual*. No invasive species shall be proposed in fulfillment of the Section 4.4 requirement.
 - g. The landscape plan shall be revised to show the correct tree canopy coverage worksheet on the plan that demonstrates how the tree canopy requirement is being met. The gross acreage of the site as shown in the column for "total on-site woodland conservation provided" shall be deleted.
 - h. A note shall be added to the plans stating that this development is being developed under Section 27-445.10, Residential Revitalization.
 - i. The site plan shall note that all of the existing structures are to remain.
 - j. All bearings and distances shown on the site plan shall match the record plat.
 - k. The Area Calculations Table on the site plan shall be revised. The site only consists of Parcels 1 and 2.
 - l. Actual building height, setbacks, lot coverage, and density shall be shown on the site plan along with the standards set forth by the Planning Board for this development.
 - m. The location and dimensions of the on-site loading space shall be labeled on the site plan.
2. When removal or death of existing invasive trees on the site occurs, that plant material shall be replaced with non-invasive or native plant materials recommended by the Landscape Manual.

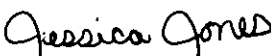
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Clark, seconded by Commissioner Cavitt, with Commissioners Clark, Cavitt, Vaughns, Squire and Parker voting in favor of the motion at its regular meeting held on Thursday, June 30, 2011, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 28th day of July 2011.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:MF:arj

APPROVED AS TO LEGAL SUFFICIENCY.


M-NCPPC Legal Department

Date 7/14/11