

R E S O L U T I O N

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 April 12, 2018, regarding Detailed Site Plan DSP-17048 for Capital Court, Phase I, the Planning Board finds:

1. **Request:** The application is for approval of a detailed site plan (DSP) for 306 single-family attached (townhouses) development on 28.67 acres.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	C-O	C-O
Use	Residential	Residential
Total Acreage	28.67	28.67
Total Townhouse Units	306	306

OTHER DEVELOPMENT DATA

Parking Requirements

Parking Required (2.04 x 306 townhouse units) **625**

Total Parking Provided:

83 units (one-car garage, one driveway)	166
27 units (one-car garage)	27
125 units (two-car garage)	250
71 units (two-car garage)	142
Parallel On-Street Parking	87

Total Parking: 672

3. **Location:** The subject site is located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and the Capital Beltway (I-95/495), on the south side of MD 214 (Central Avenue). The site is also located in Council District 6 and Planning Area 73.

4. **Surrounding Uses:** The subject property is bounded to the west by vacant property in the R-O-S (Reserved Open Space) Zone owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), with the Capital Beltway beyond; to the north, by the public right-of-way of MD 214 (Central Avenue), with vacant and commercially-developed land in the M-U-I (Mixed Use-Infill) and D-D-O (Development District Overlay) Zones beyond; to the northeast by the public right-of-way of Harry S. Truman Drive, with vacant land in the I-3 (Planned Industrial/Employment Park) Zone beyond; to the southeast by the public rights-of-way of Capital Lane and Capital Court, with the Largo-Kettering Public Library in the Commercial Office (C-O) Zone beyond; and to the south by the public right-of-way of Prince Place with the Phyllis E. Williams Elementary School in the R-80 (One-Family Detached Residential) Zone and vacant land in the R-30 (Multifamily Low Density Residential) Zone beyond.

5. **Previous Approvals:** This property was part of a larger parcel, which was the subject of a Preliminary Plan of Subdivision (PPS), 4-86201, approved by the Prince George's County Planning Board on January 29, 1987. A Detailed Site Plan, DSP-04046, for the subject property was approved by the Prince George's County District Council on May 9, 2005 for a church with 4,150 seats, as well as an alternative compliance application (AC-05008) for relief from Section 4.3 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Construction was commenced on this church in approximately 2006, but it was never completed. The 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* (Sector Plan and SMA for the Morgan boulevard and Largo Town Center Metro Areas) retained the subject property in the C-O Zone.

Subsequently, a portion of the above referenced property (36.42 acres) became the subject of PPS 4-16031, which was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82). A DSP for infrastructure (DSP-16041) for 307 single-family attached home sites (townhouses) and a multifamily project, which included the location and design of the roadways, the lot layout for the townhouse development, on-street parking, landscaping, utility location, fencing, and sidewalks, was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86). In addition, alternative compliance application AC-05008-01 was approved for relief from Section 4.10 of the Landscape Manual.

Final plats were approved for the townhouse project and multifamily parcel on November 14, 2017.

The site is also the subject of approved Stormwater Management Concept Plan 60156-2016, which was approved on March 6, 2017 and is valid through March 6, 2020.

6. **Design Features:** The applicant proposes to develop the first phase of the Capital Court project consisting of 28.67 acres and is proposing a mix of 306 single-family attached units with front- and rear-loaded garages. The site is accessed from Prince Place and Capital Lane and is served by a series of primary and secondary roadways, which provide a grid-like circulation pattern within the townhouse development. Fee-simple townhouses are proposed on the property, with a majority

of these lots being rear-loaded alley units, organized around a series of courtyards, open spaces, and streets. A portion of the proposed units are front-loaded units located along the primary roadways and periphery of the development. The application proposes a total of 306 single-family attached dwellings, including the following:

- 110 16-foot-wide rear-loaded garage units
- 125 20-foot-wide rear-loaded garage units
- 71 24-foot-wide front-loaded garage units

Recreational Facilities

The PPS requirement for mandatory parkland dedication is being met through land that was previously dedicated to M-NCPPC, to the west of the subject property. Additionally, it is noted that the subject application includes on-site recreational facilities. A future two-story clubhouse, which is located on the southern portion of the community, is proposed separately and has been submitted for review as DSP-17048-01. The proposed recreational facilities included in the subject DSP is a combined preschool-age (2–5) playground and school-age (5–12) playground.

As proposed, all of the recreational facilities have been located in one central location. However, the Planning Board recommends that additional active and passive recreational facilities be provided. This is consistent with Detailed Site Plan DSP-16041 (PGCPB Resolution No. 17-86), which included Condition 2, which states the following:

2. At the time of full-scale detailed site plan, on-site recreational facilities shall be included.

Planning Board recommends that a one-half open play area (50 x 75 square feet) be provided on Parcel BB and that three sitting areas be provided on Parcel K, Parcel R, and Parcel X. These facilities will provide opportunities for both active and passive recreational facilities within convenient distance for residents, where space allows. A condition has been added to this approval to require the applicant to provide these facilities.

The clubhouse will feature a community space and will be the subject of a future DSP. However, the timing triggers for the bonding and construction time of all facilities is being established with this application. The applicant has requested that the timing of the construction of the combination tot/pre-teen lot be required prior to issuance of the 150th building permit. Further, the applicant requests that the two-story community center and an associated outdoor sitting area be required to be bonded prior to issuance of the 150th building permit and completed prior to issuance of the 250th building permit. The Planning Board is in agreement with this time-line and has included triggers for the construction of these facilities in this approval. With the recommendation of additional recreational facilities, the Planning Board has included these timelines as well.

Architecture

Three townhouse models are proposed for Stanley Martin Homes, with both rear- and front-loaded garage units. Each model has multiple front elevation options and a variety of exterior finishes and façade designs including shutters, enhanced windows and door trims, roofed porches over the front doors, cross gables, and dormers. The buildings have been designed to incorporate a variety of materials including brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses. The architecture is described in more detail below.

- The 16-foot rear-load townhome includes a standard one-car garage. The base size of this unit is 16 feet wide, 40 feet deep, and is approximately 40 feet in height. The minimum base finished area of the 16-foot model is 1,615 square feet.
- The 20-foot rear-load townhome includes a standard two-car garage. The base size of this unit is 20 feet wide, 40 feet deep, and is approximately 40 feet in height. The minimum base finished area of the 20-foot model is 1,980 square feet.
- The 24-foot front-load townhome includes a standard two-car garage. The base size of this unit is 24 feet wide, 40 feet deep, and approximately 40 feet in height. The minimum base finished area of the 24-foot model is 2,424 square feet.

The buildings have been designed to incorporate a variety of materials including brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses. The Planning Board and the applicant agreed that 60 percent of all building façades should be finished in full brick or stone. A condition has been included in this approval to require a tracking chart for recordation of the 60 percent full-front façades finished in brick, stone, or stucco requirement.

The Planning Board noted that all of the rear-loaded units offered a deck, and has required this feature be provided as a standard feature for the consistency and the enjoyment of residents on all rear-loaded units, which have little outdoor yard area. Therefore, a condition has been added to this approval to require the addition of standard decks on all rear-loaded garage townhouses.

The Planning Board noted that highly-visible side elevations should be labeled on the DSP for clarification and should include a minimum of three endwall features. The plan should be revised to label Lots 6, 12, 18, 19, 40, 41, 51, 69, 77, 87, 143, 144, 163, 164, 183, 203, 204, 227, 258, 259, 268, 284, 292, 293, and 301 as highly-visible lots. A condition has been added to this approval stating the above.

During the hearing, the applicant proffered additional architectural treatments be made to specific townhouse units in response to community concern. These conditions were approved by the Planning Board and have been included as Conditions 2a, 2b, 2c, 2d, and 2e.

Signage

The submitted site plan shows details for a main entrance sign and secondary entrance piers. The entrance sign is approximately 6 feet high and 16 feet wide. The sign is made of brick and includes two brick columns, with a beveled concrete cap on either end of the sign. The center of the entrance sign features a slightly shorter arched brick wall, which is inlaid with a central concrete plaque, displaying the community's name.

The proposed secondary piers are brick columns and proposes a small concrete plaque, where a decorative panel is displayed. The pier is approximately seven feet high and three feet wide and matches the character of the entrance sign.

The design of the main entrance sign and entrance piers appear to be generally acceptable. However, the Planning Board noted that attractive year-round landscaping has not been provided at the base of the entrance sign, and requested that it be included to enhance the proposed signage. Additionally, it is noted that the plans do not clearly indicate the location of these signs. Therefore, conditions have been included in this approval requiring that attractive year-round landscaping shall be provided at the base of the main sign. The location of the main entrance sign and secondary entrance piers should be shown and labeled clearly on the plans.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-O Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject DSP is in conformance with Section 27-461, Uses Permitted in Commercial Zones; Section 27-453, C-O Zone (Commercial Office); Section 27-462, Regulations, Section 27-283, Site design guidelines; and Section 27-274, Design guidelines. The proposed amendment to the subject DSP for the approval of architectural elevations, signage, and establishment of the timing triggers for the construction of the clubhouse will not alter the previous findings regarding conformance with these requirements, as found in PGCPB Resolution No. 17-86. The following requirements relate to the approval of this DSP.

Section 27-462 provides the regulation requirements in commercial zones. Townhomes, two-family dwellings, and multifamily units are permitted in the C-O Zone pursuant to Footnote 63 of Section 27-461(b), which states:

Provided:

- (A) **The residential component of Townhouses, Two Family Dwelling Units and Multi-family dwelling units shall be located on a lot(s) or parcel(s) of less than forty (40) acres in size;**

The subject DSP proposes townhouses and multifamily dwelling units on 28.67 acres of the subject property. Therefore, the DSP conforms to this requirement.

- (B) The property is located at the intersection between: a roadway with a functional transportation classification of arterial; an expressway; and the Capital Beltway (I-495);**

The subject property is located at the intersection of Central Avenue, an expressway, and the Capital Beltway (I-95/495). Therefore, the DSP conforms to this requirement.

- (C) A boundary of the property is located within three-quarters (3/4) of a mile from a metro station, and does not include property within the boundaries of a sector plan originally approved after January 1, 2013;**

The subject property is located within three-quarters of a mile of the Largo Town Center Metro Station, and is within the boundaries of the Sector Plan and SMA for Morgan Boulevard and Largo Town Center Metro Areas. Therefore, the DSP conforms to this requirement.

- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;**

The subject application has been submitted in conformance with this requirement.

- (E) Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family and townhouse dwellings shall not apply. These dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. However, those standards shall include a minimum lot size of 1,200 square feet;**

The specified regulations shown in the general notes on the cover sheet of the DSP were found acceptable with DSP-16041. These standards have not changed, but are noted as follows for clarification:

- Lot size: 1,200-square-foot minimum
- Lot/width frontage: 16 feet minimum
- Front setback from public right-of-way: 5 feet minimum
- Front setback from private right-of-way: 0 feet minimum
- Side setback: None
- Rear setback: None

- Corner setback from right-of-way: None
- Townhouse Building height: 50 feet maximum

These standards are shown on the subject plans. The previous standards were not specified with the approval of DSP-16041, and conformance with the standards has not been addressed by the subject application with regard to accessory buildings and encroachments. Therefore, conditions have been included in this approval requiring the applicant to show conformance with the required lot coverage, green area, accessory building, decks, and encroachments.

- (F) The Detailed Site Plan shall include an architectural review in order to ensure the compatibility of the development with the existing neighborhood. Bike and pedestrian connections to mass transit stations, roadways, parks, and other public facilities, as established by Section 24-124.01 of this Code, shall be evaluated as part of the detailed site plan review and approval; and**

The architectural elevations proposed with the subject application are compatible with the surrounding neighborhood because it proposes many of the same types of high-quality building materials such as brick, stone, and stucco. The Planning Board finds the DSP architecture review acceptable for the development. Additionally, it is noted that Section 24-124.01 of the Subdivision Regulations only applies to properties within centers and corridors, as designated by the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). This site is not within a center or corridor; therefore, this section does not apply.

- (G) The site plan shall include a community facility of two (2) floors with separate access for each floor. The Detailed Site Plan may include any additional standards or requirements for inclusion at the time by the Prince George's County Planning Board or District Council.**

This DSP will establish the timing of the construction of the clubhouse and the recreational facilities on-site. The site plan for the architecture and program elements related to the community facility will be the subject of a future amendment to DSP-17048. The subject application has proposed Parcel EE as the location for this facility that will include the community building.

The future DSP for the clubhouse must include a two-floor community center with separate entrances. The development of the clubhouse will be subject to a future DSP, and the review of that site plan will evaluate the future use of the private homeowners association building.

- b. The DSP is in general conformance with the applicable site design guidelines as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For instance, vehicular and pedestrian circulation is designed to be safe, efficient, and

convenient for both pedestrians and drivers. Streetscape amenities contribute to an attractive coordinated development that is appropriately scaled for user comfort. Additionally, the public spaces are designed to allow for potential recreational facilities and are readily accessible to potential users.

8. **Preliminary Plan of Subdivision 4-16031:** Preliminary Plan of Subdivision 4-16031 for the development was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82), for the development of 307 townhouse lots and a multifamily development, subject to 14 conditions. The site layout included in the subject DSP is consistent with that evaluated with the PPS for the townhouse development. These 14 conditions relevant to the subject application were evaluated at the time of application for DSP-16041. It is noted that none of the 14 conditions are applicable to this specific DSP.
9. **Detailed Site Plan DSP-16041:** The DSP was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86) and was subject to three conditions, of which only one condition is relevant to the subject application, as follows:
 2. **At the time of a full-scale detailed site plan, on-site active recreational facilities shall be included.**

On-site recreational facilities have been proposed with the application and the location of the proposed clubhouse has been shown. The clubhouse approval, including architecture of the facility, will be the subject of an amendment to the subject application. The Planning Board required additional recreational facilities to serve the community, as stated in this approval.
10. **2010 Prince George's County Landscape Manual:** The proposed residential development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The subject DSP does not change the findings of conformance made with the previous approvals relating to the Landscape Manual requirements of with DSP-16041 and AC-05008-02.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type II Tree Conservation Plan, TCPII-159-04-01, was approved in conjunction with Detailed Site Plan DSP-16041 and is not being revised with this application. The subject DSP does not change the findings of conformance with the previous approval in relation to the WCO.
12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP does not change the findings of conformance with DSP-16041, in relation to the Tree Canopy Coverage Ordinance.

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

- a. **Archeological Review**—The Planning Board noted that the proposed development lies within one-half mile of one County-designated Historic Site (Ridgely Church and Cemetery, 72-005), and within one mile of one County-designated Historic Site (Warings Grove, 72-004). The proposed project will have no impact on any other County historic sites or resources. There are no known archeological resources that will be affected by the proposed work. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low.
- b. **Community Planning**—The Planning Board noted the following related to community planning issues:

The subject application is within the Sector Plan and SMA for Morgan Boulevard and Largo Town Center Metro Areas, which was silent on land use recommendation. However, the portion of the 1990 Largo-Lottsford Master Plan and Adopted Sectional Map Amendment that was updated by the Sector Plan and SMA for Morgan Boulevard and Largo Town Center Metro Areas recommends employment land use on the subject property. Additionally, it was noted that the Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas retained the subject property in the C-O Zone. On March 3, 2017, the District Council adopted Council Bill CB-4-2017, permitting certain residential development within the C-O Zone under certain specified criteria, which the subject property met. There are no community planning-related issues on the subject site.
- c. **Transportation Planning**—The Planning Board noted that there were no transportation-related issues for the subject application.
- d. **Subdivision Review**—The Planning Board noted that there were no subdivision-related comments for the application.
- e. **Environmental Planning**—The Planning Board noted that there were no environmental planning-related comments for the application.
- f. **Prince George's County Fire/EMS Department**—At the time of the writing of this approval, the Fire/EMS Department did not provide any comments on the subject application.

- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this approval, DPIE did not provide any comments on the subject application.
 - h. **Prince George's County Police Department**—At the time of the writing of this approval, the Police Department did not provide any comments on the subject application.
 - i. **Prince George's County Health Department**—At the time of the writing of this approval, the Health Department did not provide comments on the subject application.
13. As required by Section 27-285(b)(3) of the Zoning Ordinance, this DSP satisfies the applicable site design guidelines, as contained in Section 27-274 of the Zoning Ordinance, as stated in Finding 7(b).
14. As required by Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The preservation of environmental features was found with the approval of DSP-16041 and Type 2 Tree Conservation Plan TCP2-159-04-01, and continues to be found with the subject application. Therefore, the Planning Board noted that the environmental features have been regulated or preserved and/or restored, to the fullest extent possible.

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 Detailed Site Plan DSP-17048 for the above described land, subject to the following conditions:

- 1. Prior to certification, the applicant shall revise the detailed site plan, as follows or provide the specified documentation:
 - a. Provide details and specifications for standard decks on all rear-loaded garage townhouses.
 - b. Label Lots 6, 12, 77, 87, 143, 144, 163, 164, 182, 183, 203, 204, 227, 258, 268, 284, 292, 293, and 301 as highly-visible lots. These lots shall feature one-story masonry on the endwall and a minimum of three endwall features. Lots 1, 18, 19, 40, 41, 51, 66, and 69 shall be labeled highly-visible and feature full masonry on the endwall, with a minimum of three endwall features. The front elevations shall also be of the same masonry material as the endwall.

- c. Label the location of the main entrance sign and provide attractive year-round landscaping at the base of the main entrance sign.
 - d. Provide an enhanced main entrance sign to create a sense of arrival.
 - e. Show the requirements for any proposed accessory buildings, decks, and encroachments.
 - f. Show additional recreational facilities in other areas of the community, comprised of four sitting areas on Parcels T and BB, designed in accordance with the *Park and Recreation Facilities Guidelines*, and constructed in phase with development.
 - g. Provide a tracking chart for recordation of the 60 percent full-front façades of brick, stone, and stucco.
2. Prior to certification, the applicant shall revise the architecture as follows:
- a. Revise the 20-foot model architecture Elevation A to show a minimum of two-story brick or masonry front façade. Additionally, the front façades of Lots 13–29 and 41–63 shall be 100 percent masonry.
 - b. Headers shall be added over the windows on the side elevations, in conformance with the architectural character of the side elevation.
 - c. Provide enhanced details (additional brick soldier course, trim, or other architectural features) around the doors of Elevations A, B, and D or E on the 16-, 20-, and 24-foot townhome models. The details shall be reviewed and approved by the Urban Design Section as the designee of the Prince George’s County Planning Board.
 - d. Revise the 16-foot model architecture Elevation A to be a minimum of one-story brick or masonry front façade.
 - e. A minimum of 50 percent of the units within any stick shall have a dormer, reverse gable, or similar roof feature.
3. The proposed clubhouse and private recreational facilities shall be constructed and bonded in accordance with the following schedule, which shall be incorporated into the recreational facilities agreement:
- a. All bonding of recreational facilities shall occur prior to release of the first building permit, except for bonding of the two-story community center and associated outdoor sitting area, which shall occur prior to issuance of the 150th townhouse building permit.
 - b. The completion of the combined tot and pre-teen playground and all other facilities shall occur prior to issuance of the 150th townhouse building permit.

- c. The completion of the two-story community center and associated outdoor sitting area shall occur prior to the issuance of the 250th townhouse building permit.
- d. The phasing of the completion of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board or its designee, if needed, to modify the construction sequence due to engineering necessity. An increase in the number of permits allowed to be released prior to construction of any given facility shall not exceed 10 percent over the number originally approved by Planning Board.

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.

* * * * *

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, April 12, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of May 2018.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:rpg