THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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PGCPB No. 2020-74 File No. DSP-18020

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 May 7, 2020, regarding Detailed Site Plan DSP-18020 for Cambridge at Westphalia, the Planning Board finds:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) to redevelop Parcel 1 for approximately 38,400 square feet of office space and up to 324,480 square feet of warehouse space in the M-X-T (Mixed Use-Transportation Oriented) Zone. This application also requests an amendment to Conceptual Site Plan CSP-11003 (PGCPB Resolution No. 13-122(A)), to eliminate the previously proposed 325-unit multifamily residential development.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-X-T/M-I-O	M-X-T/M-I-O
Use(s)	Vacant Industrial/Office Building	Warehouse/Office
Gross Acreage	68.94	68.94*
100-year Floodplain	4.25 acres	4.25 acres
Previously Dedicated Land	5.86 acres	5.86 acres
Net Tract Area	58.83 acres	58.83 acres
Parcel 1	15.42	43.33 acres
Parcel 2	52.27	4.50 acres
Parcel 3		6.57 acres
Parcel 4		4.25 acres
Gross Floor Area (sq. ft.)		
Industrial/Warehouse	142,500	324,480
Office	0	38,400
TOTAL		**362,880 Sq. Ft.**

Note: *The area tabulations on the DSP do not add to the total. A condition to correct this is included in this resolution.

Floor Area Ratio (FAR) in the M-X-T Zone*

Total FAR Permitted:	0.40 FAR
Total FAR Proposed:	0.14 FAR

Note: *A condition requiring a Floor Area Ratio Table to be added to the DSP is included in this resolution.

OTHER DEVELOPMENT DATA

Parking*	**Spaces Provided**
Warehouse/ Office 362,880 sq. ft.	
Standard Spaces	273
Handicapped Spaces	5
Van-Accessible Handicapped Spaces	2
Total Parking Spaces Provided	**280**

Loading*	**Spaces Provided**
Warehouse/ Office 362,880 sq. ft.	**35**

Note: *Per Sections 27-574 and 27-583 of the Zoning Ordinance, there is no specific required number of parking or loading spaces in the M-X-T Zone. The applicant submitted an analysis dated March 26, 2020, by Lenhart Traffic Consulting, Inc., which is approved by the Planning Board. See Finding 7 for a discussion of the parking analysis.

3. **Location:** The subject property is located on the south side of Westphalia Road, approximately one-half mile east of its intersection with MD 4 (Pennsylvania Avenue), in Planning Area 78, Council District 6. This site is also within the Military Installation Overlay (M-I-O) Zone for noise and height.

4. **Surrounding Uses:** The site is bounded to the north by Westphalia Road with an M-NCPPC community center located in the Rural Residential (R-R) Zone, and residential development in the Multifamily Medium Density Residential (R-18) Zone beyond. West and south of the site is Light Industrial (I-1)-zoned development. The property is bounded to the east by single-family attached residential development, known as Parkside, in the Residential Medium Development (R-M) Zone.

5. **Previous Approvals:** On June 18, 1979, the Prince George's County District Council approved Zoning Map Amendment A-9198 for I-1 zoning on approximately 139 acres of land, located on the south side of Westphalia Road, east of MD 4.

This property was originally Parcel C of the Penn-East Park subdivision. The site is developed with an existing 142,500-square-foot office and industrial building that was constructed in 1983, pursuant to Detailed Site Plan DSP-83045. This site was later rezoned from the I-1 Zone to the

M-X-T Zone through the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA), which was approved by the District Council on February 6, 2007. The existing industrial building remains vacant today.

Conceptual Site Plan CSP-11003 was approved on October 24, 2013 (PGCPB Resolution No. 13-122) with 14 conditions. The CSP approved a square footage range for industrial/ retail uses and up to 325 multifamily units. Preliminary Plan of Subdivision (PPS) 4-11012 was approved on June 5, 2014 (PGCPB Resolution No. 14-52) to subdivide existing Parcel C into two parcels, Parcels 1 and 2, with 23 conditions. Detailed Site Plan DSP-14021 was approved on July 30, 2015 (PGCPB Resolution No. 15-79) for development of 301 multifamily units on Parcel 1, with eight conditions.

Preliminary Plan of Subdivision 4-18005 was approved on November 15, 2018 (PGCPB Resolution No. 18-117) to subdivide the existing property for industrial use.

On April 23, 2020, the Planning Board approved Preliminary Plan of Subdivision 4-19036 (PGCPB Resolution No. 2020-65) to create four parcels for 362,880 square feet of industrial use, with 17 conditions of approval.

Conceptual Site Plan CSP-11003 was amended on May 7, 2020 (PGCPB Resolution No. 13-122(A)) to eliminate the previously approved 325-unit multifamily residential development.

6. **Design Features:** The applicant is proposing to redevelop Parcel 1 for a 362,880-square-foot building, which will include 38,400 square feet of office space and 324,480 square feet of warehouse space. This property currently fronts on Westphalia Road, which is designated as a master plan collector road (C-626) with an existing 80-foot right-of-way. The master plan also recommends creation of a new road designated as MC-634, with a 100-foot right-of-way. This planned road will run roughly north/south through the southern portion of the site. MC-634 is not proposed to be developed at this time; however, the applicant has agreed to dedicate the 100-foot right-of-way width for the entire segment within the property. The applicant is also proposing the extension of Deer Stream Drive to connect with the future MC-634, and is proffering a trail along the eastern boundary from the proposed Deer Stream Drive to Westphalia Road. This will provide an important non-vehicular connection from the Parkside community to destinations on Westphalia Road.

Architecture

This warehouse is roughly rectangular, measuring 625.5 feet long by 582.6 feet wide, with a height of approximately 42 feet. The building will be primarily constructed of two-tone grey concrete panels on three sides, and four tones of grey concrete panels with a mosaic pattern on the west side and partially on the north side, which are visible as patrons enter the site. The building contains a significant number of windows, particularly on the north side. The main entrance is distinguished with blue, illuminated, two-story metal trim, which wraps around the northwest corner of the building. This area is further characterized by full floor-height glass panels and an I-beam awning with the building address in large white illuminated numbers mounted on top,

over the first floor. The architectural elevations provided with this application do not identify the building materials to be used. A condition to provide building materials on the elevations is included in this resolution.

Signage
One building-mounted sign and one monument sign is proposed with this application. The building-mounted sign will be located on the northwest corner of the building facing Westphalia Road. The sign will cover an area of approximately 242 square feet and be located on the top portion of the building above the entrance. The sign provides the company name "Capital Electric" in black, with the green and blue company logo placed to the left and set on the grey building face as the background. The building address will also be in the upper corner, above the company name.

The monument sign will be approximately 8 feet tall, and 20 feet long. The sign will be set with a light grey base, with blue metal trim along the top and side. The sign block will carry the same blue and green company logo, with the company name "Capital Electric, a Sonepar Company" set on a black background with white lettering. This monument sign will be located at the entrance to the site and be set back at least 10 feet from the Westphalia Road right-of-way. The sign is currently shown on the DSP outside of the property line. Therefore, a condition has been included in this resolution to move the sign onto the property.

The architectural elevations provided with this application do not show the sign details for either sign described above. A condition has been included in this resolution requiring the applicant to provide sign details with all materials and method(s) of illumination.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** This DSP has been reviewed for compliance with the requirements of the M-X-T and M-I-O Zones and the site design guidelines of the Zoning Ordinance.

   a. The subject application is in conformance with the requirements of Section 27-547, Uses Permitted, of the Zoning Ordinance. Pursuant to Section 27-547(b), the proposed industrial warehouse and office uses are permitted uses, subject to Footnote 10 under the following use description:

      Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception)

      Footnote 10 contains two provisions:

      (A) The property was rezoned from the I-1 Zone to the M-X-T Zone through a Sectional Map Amendment approved after January 1, 2007; and

(B) All or part of the property is located within an airport noise zone subject to noise measuring a minimum of 70 dBA pursuant to an approved M-I-O (Military Installation Overlay) Zone.

This property was rezoned to M-X-T from I-1 with the Westphalia Sector Plan, which was approved in February 2007, and the property is located within the M-I-O Zone, subject to noise measuring between 60 and 74 dBA and 75+ dBA.

Section 27-547(d) and (e) provides standards for the required mix of uses, as follows:

(d) At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone.... The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purpose of the zone:

(1) Retail business;
(2) Office, research, or industrial uses;
(3) Dwellings, hotel, or motel.

(e) For property placed in the M-X-T Zone by a Sectional Map Amendment approved after October 1, 2006, and recommended for mixed-use development in the General Plan, and a Master Plan, or Sector Plan for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, a Conceptual Site Plan submitted for any property located in the M-X-T Zone may include only one (1) of the above categories, provided that it conforms to the visions, goals, policies, and recommendations of the plan for that specific portion of the M-X-T Zone.

This application amends the CSP to remove the residential use and develop the site with a single industrial use. The M-X-T Zone generally requires a mix of uses on the CSP. However, Section 27-547(e) applies to the subject site, as the site was placed in the M-X-T Zone pursuant to the Westphalia Sector Plan, for which a comprehensive land use planning study was conducted by technical staff prior to the plan's initiation. The approved CSP, as amended, indicates one of the above use categories (industrial and office), as allowed. The sector plan recommends a variety of residential, commercial, and employment land uses on the subject property. However, the adoption of Footnote 10 changed the land use recommendation for this specific property.

b. The subject application has also been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone, as follows:

(1) The proposed development is in conformance with the purposes and other provisions of this Division:

This site is in the vicinity of the Westphalia Road and MD 4 major interchange, and is located along one of the primary routes into the Westphalia community. Development on this property will provide an expanding source of employment opportunities for the area. This plan contributes to the walkability of the surrounding communities by providing trail improvements along the eastern boundary to connect the adjacent Parkside development to Westphalia Road. In addition, trail and crosswalk improvements on Westphalia Road will provide connectivity with surrounding communities.

(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

This property was placed in the M-X-T Zone by the Westphalia Sector Plan. The proposed light industrial warehouse is defined as a permitted use, pursuant to Prince George's County Council Bill CB-10-2019, effective on August 5, 2019, which permits any use allowed in the I-1 Zone, excluding those permitted by special exception, to also be permitted in the M-X-T Zone under specific circumstances.

(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

The site layout has been designed to have an outward orientation that fronts Westphalia Road. The proposed building is well designed with high-quality materials and context-sensitive architecture to complement the surrounding community. Further, the proposal is appropriately buffered from the roadway and adjacent incompatible uses.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

The subject site is bordered to the west by an existing industrial use (recycling facility), to the south by a vacant industrial building that is approved for office/retail, and to the east by residential uses. The subject site incorporates

bufferyards that will further create a transition from industrial uses to residential uses to the east and north.

(5) **The mix of uses, and the arrangement and design of buildings and other improvements, reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

This proposal provides a single use and will be developed pursuant to the requirements of the I-1 Zone.

(6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

This project will not be phased.

(7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

The DSP provides safe pedestrian connections throughout the site and to neighboring communities. A trail is proposed from the subject property that will connect to sidewalks on the Parkside property, that will ultimately connect to the 150-acre central park for the Westphalia development.

(8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The proposed development is designed to be physically integrated with both existing and future adjacent development in the area. The DSP and landscape plan take full advantage of the environmental features of the property, in conjunction with integration of the site development within the confines of its combined Westphalia Road and the future planned MC-634 right-of-way streetscape setting.

(9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry anticipated traffic for the proposed development, The findings by the Council of adequate transportation facilities at the time of Conceptual Site**

Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

A traffic impact analysis (TIA), dated October 10, 2019, demonstrates adequacy of public roadways. The memorandum documents that a detailed scoping agreement was reached with M-NCPPC, fully in accordance with the "Guidelines for the Analysis of the Traffic Impact of Development Proposals," and demonstrate that this project will satisfy the adequate public facility requirements of Prince George's County.

(10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant.

PPS 4-19036 was approved by the Planning Board on April 23, 2020 (PGCPB Resolution No. 2020-65), at which time a finding for adequacy was determined.

(11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.

This site contains approximately 68.94 gross acres and is therefore not subject to this requirement.

c. The subject property is located within the M-I-O Zone, specifically in Height Surface D, which has a height limit of 150 feet. The maximum height of the proposed building is approximately 42 feet. The site is also within the 60 to 74 dBA noise contours. A condition requiring the M-I-O Zone height and noise restrictions be provided on the DSP is included in this resolution.

d. Section 27-274(a)(6) of the Zoning Ordinance establishes the required design guidelines for site and streetscape amenities for CSPs and DSPs. The proposed plan generally meets all of the site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation, adequate lighting, and landscaping to enhance the enjoyment of the site.

e. In accordance with Section 27-574 of the Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for

Planning Board approval at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b).

In a memorandum dated March 26, 2020, Lenhart Traffic Consulting, Inc. provided the required parking analysis for this development and concluded that, with a base shared parking requirement of 207 spaces and a parking supply of 280 spaces, there are projected to be a surplus of parking spaces using the parking calculation procedures, as outlined in Section 27-574. Lenhart Traffic Consulting further concluded that, based upon this information, the site will be adequately parked, as proposed. The Planning Board is in agreement with the conclusion of the parking analysis.

8. **Conceptual Site Plan CSP-11003:** Conceptual Site Plan CSP-11003, for 325 multifamily dwelling units, 175,200 square feet of industrial uses, and 68,221 square feet of commercial uses, was approved and the resolution adopted by the Planning Board on November 14, 2013 (PGCPB Resolution No. 13-122), with 14 conditions. This CSP is amended via this DSP, as allowed by Section 27-282(g) of the Zoning Ordinance. In this instance, amendments were approved to modify the CSP to increase the square footage of industrial uses and remove the 325-unit multifamily residential development, and all site improvements related to it. Therefore, any CSP conditions of approval relating to said multifamily development are removed with the amendment including Conditions: 1a, b, and d; 2a and e; 5b; 6a–c and f–j; 7; 8; 12; 13; and 14c and part of d.

Conformance with the remaining applicable CSP-11003 conditions and a discussion of the disposition of others are as follows:

6. At the time of detailed site plan, the following issues shall be addressed, or information shall be provided:

d. The applicant shall propose and provide a written description of the proposed green development techniques for evaluation by staff and the Planning Board.

The statement of justification provided by the applicant indicates that the applicant will utilize green building techniques and the use of environmentally sensitive building materials, to the extent practicable.

e. The final landscape treatments for the frontage of Westphalia Road shall be determined. The landscape treatment shall provide an equivalent or better streetscape appearance than would be achieved under the strict application of Section 4.6, Buffering Development from Special Roadways.

The plantings and preserved woodlands provided meet the requirements of Section 4.6-2, Buffering Developments from Special Roadways, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

9. **Prior to the issuance of any building permits within the subject property the evidence of the following certifications shall be provided:**

   a. **The interior noise level of new residential construction shall be certified to be 45 dBA Ldn or less by an Acoustical Engineer or qualified professional of competent expertise.**

   b. **A registered Engineer or qualified professional of competent expertise shall certify that structures do not exceed the Imaginary Surfaces established in CB-3-2012.**

   This DSP does not propose residential development, and the proposed building only reaches a maximum of 42 feet, which does not exceed the 150-foot height limit for Imaginary Surface D.

10. **Total development within the subject property shall be limited to uses which generate no more than 279 (129 in; 150 out) AM peak hour trips and 303 (142 in; 161 out) PM peak hour trips. Any development generating an impact greater than that identified herein above shall require a revision to the Conceptual Site Plan with a new determination of the adequacy of transportation facilities.**

    The site is to be improved with 38,400 square feet of office space and up to 324,480 square feet of warehouse use, and will be accessed from Westphalia Road. A TIA, dated October 10, 2019, demonstrates that the trip generation for the site will be 207 AM and 201 PM trips, in conformance with this condition.

11. **Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances; (b) have been permitted for construction through the operating agency's access permit process; and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**

    a. **<u>Westphalia Road @ D'Arcy Road Intersection</u>**

       Conduct a signal warrant study and install signal, pursuant to DPW&T specifications if signal is deemed warranted and approved by DPW&T.

    b. **<u>Westphalia Road @ West site access intersection</u>**

       Conduct a signal warrant study and install signal, pursuant to DPW&T specifications if signal is deemed warranted and approved by DPW&T.

c. **Westphalia Road @ East site access Intersection**

Conduct a signal warrant study and install signal, pursuant to DPW&T specifications if signal is deemed warranted and approved by DPW&T.

Based on the TIA submitted with this DSP, Conditions 11a and b are no longer relevant. These factors and considerations are incorporated within the submitted TIA.
A requirement for a traffic signal warrant study, at the intersection of Westphalia Road and the site access, is conditioned with PPS 4-19036. Therefore, this entire condition is removed from the CSP.

14. **A comprehensive and safe pedestrian network shall be provided. A pedestrian and bikeway facilities plan shall be provided with the preliminary plan or detailed site plan, as appropriate, that demonstrates how these pedestrian connections can be provided for the entire area of the CSP, and provide a timeline for the implementation of those connections. The following items shall be addressed in the pedestrian and bikeway facilities plan:**

(a) **Pedestrian connectivity to recreation facilities and amenities on the subject site and adjacent sites.**

(b) **Additional consideration shall be paid to providing safe pedestrian route across Westphalia Road.**

(d) **Pedestrian connectivity from the existing industrial building to Westphalia Road and the proposed multifamily development.**

(e) **Connections to transit facilities including but not limited to bus stops.**

The items evaluated within the connectivity plan are subject to modification by staff for final review by the Planning Board.

The applicant is proposing a pedestrian network that supports this CSP condition. The submitted pedestrian and bikeway facilities plan shows connections to recreation facilities on adjacent sites, Westphalia Road and across it, and to transit facilities such as bus stops. However, the Planning Board requires that sidewalks be built on both sides of Deer Stream Drive and that the applicant provide an exhibit showing the proposed cross sections for both MC-634 and Deer Stream Drive, with a condition included in this resolution.

9. **Preliminary Plan of Subdivision 4-19036:** The Planning Board approved PPS 4-19036 at a public hearing on April 23, 2020 (PGCPB Resolution No. 2020-65), with 17 conditions of approval, the following of which are applicable to this DSP:

3. **Total development within the subject property shall be limited to uses which generate no more than 207 AM peak-hour trips and 201 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

   The square footage of the building in the subject DSP is identical to the building proposed in the PPS. This confirms that the trip cap approved with the PPS will not be exceeded.

10. **The applicant and the applicant's heirs, successors, and/or assignees shall provide the following pedestrian and bicycle facilities, and shall provide an exhibit depicting these improvements at the time of detailed site plan:**

    a. **A minimum 8-foot-wide concrete or asphalt sidepath, along the subject site frontage of Westphalia Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

       An eight-foot-wide concrete side path is shown along the frontage of Westphalia Road on the DSP.

    b. **A minimum 8-foot-wide concrete or asphalt sidepath, along one side of master plan road MC-634, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

       An eight-foot-wide hard surface side path is shown along one side of MC-634 on the Pedestrian Network Exhibit provided with the DSP application. This road will not be constructed at this time.

    c. **A standard sidewalk along one side of master plan road MC-634, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

    d. **Standard sidewalks along both sides of Deer Stream Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

       Sidewalks are not shown on MC-634 and both sides of Deer Stream Drive. A condition requiring that the sidewalks be shown on the Pedestrian Network Exhibit is included in this resolution.

    e. **A minimum of three inverted-u shaped bicycle racks placed at a location convenient to the entrance of the proposed building.**

f. **A continental style crosswalk crossing Westphalia Road that connects the sidewalk on the north side of Westphalia Road and the trail along the eastern side of the subject site, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

The bicycle racks and continental-style crosswalk are shown on the DSP. A condition has been included in this resolution requiring the applicant to provide a detail for the bike racks.

11. **Prior to approval of detailed site plan, provide an exhibit that illustrates the location, limits, and details of the trail and easement, which runs adjacent to the eastern edge of the subject property.**

The DSP shows the location, limits, and details of the trail running adjacent to the eastern edge of the property. However, the location of the easement is not provided, and sections of the trail are too confined between the proposed fence, retaining wall, and the landscape buffer. In addition, a 10-foot limit of disturbance must be provided between the preserved woodlands and the proposed retaining wall, to account for damage to the root zone of the existing trees. Conditions to revise the plan to address these issues are included in this resolution.

10. **2010 Prince George's County Landscape Manual:** This site is subject to Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Special Roadways; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The correct schedules are provided on the landscape and lighting plan, demonstrating conformance to these sections with sufficient widths and plantings, with the exception of Section 4.6 along Westphalia Road, a designated historic road. A Section 4.2 landscape strip was shown, instead of the applicable Section 4.6 buffer; however, the requirements are similar. In addition, the plantings shown on the west side of the entrance will be in conflict with the proposed monument sign. Therefore, conditions requiring the applicant to show the monument sign on the landscape plan and provide a Section 4.6 buffer are included in this resolution.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property 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 2 Tree Conservation Plan, TCP2-002-2015-01, was submitted with the DSP.

The TCP2 submitted with this application comprises Parcels 1, 2, 3, and 4 (a master plan right-of-way). The gross tract area is 68.94 acres, with 4.25 acres of 100-year floodplain, resulting in a net tract area of 64.69 acres. The total site contains 45.03 acres of woodland in the net tract, with 3.63 acres of wooded floodplain. The woodland conservation threshold for

M-X-T zoning is 9.70 acres (15 percent). The woodland conservation worksheet proposes the removal of 17.21 acres of woodland on the net tract area, resulting in a woodland conservation requirement of 14.01 acres. The requirement is proposed to be met fully with on-site woodland preservation.

The TCP2 shows 4.16 acres of "woodland retained not credited" attributed to the area identified as a master plan right-of-way (MC-634). Section 25-122(b)(1)(N)(v) of the WCO requires that "land dedicated or to be dedicated shall not be counted toward meeting the requirements," and that "land areas dedicated or to be dedicated for future road construction shall be counted as cleared if the associated development is required to construct the road." The applicant is proposing to dedicate the road with this application, but is not required to construct it at this time. Prior to approval of a grading permit for the development of MC-634, an approved TCP2, or revision to an existing TCP2, will be required and shall show the right-of-way as cleared.

Corrections and technical revisions are required to the TCP2 prior to approval, which are provided in this resolution.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires that a minimum percentage of the site be covered by tree canopy for any development projects that require a grading permit. Properties that are zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The gross tract area of the site is 68.94 acres, resulting in a tree canopy coverage requirement of 6.89 acres. The schedule provided shows that this area is being met in full through the provision of proposed plantings and existing woodlands on-site.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

a. **Community Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 3, 2020 (McCray to Burke), which provided findings regarding the *Approved Plan Prince George's 2035 General Plan,* the Westphalia Sector Plan, and the M-I-O Zone indicating that this site is in the Established Communities area, with a vision of context-sensitive, low- to medium-density development. In accordance with the sector plan, mixed commercial and residential land uses are recommended for this site.

b. **Environmental Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 6, 2020 (Finch to Burke), which provided the following summarized comments:

Specimen Trees
The site contains 34 specimen trees. The applicant originally submitted a Subtitle 25 variance for removal of four specimen trees with this application. Subsequently, realignment of a necessary sewer connection was proposed and shown on the revised TCP2, which allows for retention of the four specimen trees. The Subtitle 25 variance request was subsequently withdrawn by the applicant on March 27, 2020.

Preservation of Regulated Environmental Features/Primary Management Area
The site contains regulated environmental features. With the review of PPS 4-19036 and TCP1-011-12-03, one impact to an isolated wetland and wetland buffer totaling 1,400 square feet was approved by the Planning Board for redevelopment of the site.

Impacts totaling 40,558 square feet were previously approved with CSP-11003, to allow 37,790 square feet of isolated wetland and the associated buffer for development, 1,652 square feet of wetland and wetland buffer for the installation of a stormwater outfall, and 1,116 square feet for a stormwater outfall to be placed within the primary management area and stream buffer.

Soils
The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include the Beltsville-Urban land complex, Croom gravelly sandy loam, Croom-Urban land complex, Marr-Dodon complex, Potomac-Issue complex, Sassafras-Urban land complex, and Udorthents reclaimed clay and gravel pits. Marlboro and Christiana clays are not mapped on this property.

Stormwater Management
Stormwater Management Concept Letter 32693-2019-00 and associated plan was approved on October 25, 2019.

Scenic and Historic Roads
Westphalia Road is designated a historic road in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and has the functional classification of collector. The MPOT includes a section on Special Roadways, which includes designated scenic and historic roads, and provides specific policies and strategies which are applicable to this roadway, including to conserve and enhance the viewsheds along designated roadways. Any improvements within the right-of-way of an historic road are subject to approval by the County under the *Design Guidelines and Standards for Scenic and Historic Roads.*

c. **Transportation Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 4, 2020 (Burton to Burke), which provided an evaluation of the dedication of the future master-plan roadway, MC-634, and the extension of Deer Stream Drive to connect to MC-634, as well as the evaluation of the trip cap. The Planning Board finds the on-site circulation and parking to be acceptable.

d. **Trails**—The Planning Board adopted, herein by reference, a memorandum dated April 11, 2020 (Ryan to Burke), which provided findings of conformance with the previous conditions of approval, as well as the following summarized findings:

The MPOT and the Westphalia Sector Plan identify two master plan trails issues in the vicinity of the subject property. Sidepaths are recommended along Westphalia Road and

MC-634. There is no existing bicycle infrastructure along Westphalia Road, in the vicinity of the subject property.

The applicant's submission features an 8-foot-wide trail adjacent to the eastern edge of the property, and an eight-foot-wide sidepath along the Westphalia Road frontage. The submission also displays MC-634, which features an MPOT-designated planned sidepath. The future extension of Deer Stream Drive will connect to MC-634, that provides an additional opportunity for bicycle-friendly roadways to be planned with new road construction. The Planning Board requires that the applicant shall provide cross sections for both MC-634 and Deer Stream Drive, prior to certification, to reflect the recommended pedestrian and bicycle facilities, and a condition has been included in this resolution.

e. **Historic Preservation**—The Planning Board adopted, herein by reference, a memorandum dated March 2, 2020 (Stabler to Burke), which found that the subject application will have no effect on identified historic sites, resources, or districts. A Phase I archeology survey was conducted on the subject property in January 2013. Based on the results of the Phase I survey, no cultural material was identified, and no archeological sites were delineated.

f. **Permits**—The Planning Board adopted, herein by reference, a memorandum dated March 16, 2020 (Bartlett to Burke), which indicated that, in the M-X-T Zone, all regulations, signage, and parking is determined by the DSP.

g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board adopted, herein by reference, a memorandum dated March 27, 2020 (Giles to Burke), in which DPIE provided detailed comments on relocating the site entrance to the east and providing acceleration and deceleration lanes on Westphalia Road, in addition to standard comments on issues such as sidewalks, soils, street trees and lighting, and utilities, to ensure compliance with DPIE requirements.

h. **Prince George's County Health Department**—The Planning Board adopted, herein by reference, a memorandum dated March 10, 2020 (Adepoju to Burke), which offered no comments for this project.

i. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not provide comments on the subject application.

j. **Prince George's County Police Department**—The Planning Board adopted, herein by reference, a memorandum dated March 17, 2020 (Contic to Burke), in which the Police Department offered no comments for this project.

k. **Potomac Electric Power Company (PEPCO)**—PEPCO did not provide any comments on the subject application.

l. **Verizon**—Verizon did not provide any comments on the subject application.

m. **Washington Suburban Sanitary Commission (WSSC)**— WSSC did not provide any comments on the subject application.

n. **Westphalia Sector Development Review Council (WSDRC)**—Plan information was referred to the WSDRC for review and comment; however, Westphalia Advisory Committee did not provide comments on this DSP.

14. As required by Section 27-285(b)(1)of the Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

15. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:

> **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 site contains an isolated wetland along the northern property line, adjacent to Westphalia Road, and another area in the southwest corner of the site, adjacent to a stormwater management outfall. Impacts to regulated environmental features were evaluated and approved as part of the previous CSP. Based on the level of design information currently available and the limits of disturbance shown on the TCP2, the regulated environmental features on the subject property have been 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 Type 2 Tree Conservation Plan TCP2-002-2015-01, and further APPROVED Detailed Site Plan DSP-18020 for the above described land, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:

   a. Obtain signature approval of Preliminary Plan of Subdivision 4-19036 and revise the DSP, as necessary.

   b. Correct the tabulations on the DSP to be consistent with the area tabulations for the Type 2 tree conservation plan, ensuring that the tabulations add to the gross lot area.

c. Remove the Phase 2 nomenclature from the architectural elevations and the diagonal hatching from the DSP. This DSP is not evaluating possible future expansion of the facility.

d. Label the building materials on the architectural elevations.

e. Provide a Floor Area Ratio table on the DSP.

f. Show and label the monument sign on the DSP and the landscape plan, demonstrate with measurements that the sign is located at least 10 feet behind the right-of-way line and is clear of any proposed landscape plantings.

g. Provide sign details for the freestanding and building-mounted signs. The details must include size, profile, building materials, and method of illumination for each sign.

h. Provide the Military Installation Overlay (M-I-O) Zone details and restrictions in the general notes of the DSP, including height restrictions and noise levels, demonstrating that this proposal meets those restrictions.

i. Provide a detail for the inverted U-shaped bike racks and all proposed fence types, which are to be pedestrian-friendly where adjacent to the proposed trail.

j. Show a sidewalk along the north side of MC-634 and on both sides of Deer Stream Drive on the Pedestrian Network Exhibit, and provide conceptual cross-sections of both roads showing these pedestrian improvements.

k. Move the retaining wall along the eastern edge of the site to be a minimum of 10 feet away from the required 40-foot-wide Section 4.7 landscape buffer, which is to be preserved woodlands where existing. The limits of disturbance shall run along the edge of the landscape buffer.

l. Show the proposed minimum 12-foot-wide easement centered on the 8-foot-wide trail running parallel to the eastern boundary line. Any fencing or retaining walls should be outside of this easement.

m. Relocate the site entrance on Westphalia Road to the east as reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement.

n. Revise the landscape plan to provide a Section 4.6 buffer along Westphalia Road.

2. Prior to certificate approval of the detailed site plan (DSP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:

a. The correct TCP number for this application is TCP2-002-2015-01, which should be referenced consistently on the plan and in the approval block.

b. Revise the TCP approval block to add the prior approval of TCP2-002-2015, add associated information in standard font, and add information related to the -01 revision.

c. Remove woodland preservation from public utility easements (PUEs). All existing woodland in PUEs should be identified as "Woodland Retained – Assumed Cleared."

d. Any retaining walls shall be set back 10 feet from the primary management area (PMA), to allow for construction and maintenance without disturbance to the PMA.

e. Woodland conservation areas shall be set back 10 feet from any retaining wall, to allow for construction and maintenance without disturbance to the woodland.

f. Add a label to Westphalia Road indicating that it is a designated historic road and show the location of the Section 4.6 (Buffering Development from Special Roadways) landscape buffer on the plan, outside of the public utility easement.

g. Remove the "proposed tree line" from the plan.

h. Provide a key sheet on the plan identifying the location of individual plan sheets.

i. Revise the TCP2, as applicable, to be consistent with any other revisions required to the DSP.

j. Revise all notes, worksheets, and tables to correctly reflect revisions to the Type 1 tree conservation plan, and be consistent with the preliminary plan of subdivision. The correct amount of previously dedicated right-of-way is 0.00 acres.

k. Make any technical revisions required for consistency with the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Environmental Technical Manual.

l. Revise Note 2 provided on all plan sheets to read:

> "Temporary Tree protection devices and signs to be installed prior to the start of construction. Permanent tree protection signage shall be installed prior to issuance of use and occupancy permit(s)."

m. The Liber and folio of the recorded Woodland and Wildlife Habitat Conservation Easement for Parcel 1 shall be added to the standard TCP2 notes on the plan, as follows:

> "Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land

Records at Liber _____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement."

n. Prior to signature approval of the TCP2, have the property owner sign the Owner's Awareness Certificate.

o. Have the revised plan signed and dated by the qualified professional preparing the plan.

3. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Doerner and Hewlett voting in favor of the motion, and with Commissioner Bailey absent at its regular meeting held on Thursday, May 7, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 28th day of May 2020.

Elizabeth M. Hewlett
Chairman

Jessica Jones

By Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner /s/
M-NCPPC Legal Department

Date: May21, 2020

EMH:JJ:TB:nz