



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 16-64

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File No. DSP-06072-01

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 19, 2016 regarding Detailed Site Plan DSP-06072-01 for Glenn Dale Commons, Phase 1, the Planning Board finds:

- Request:** The subject detailed site plan (DSP) approval is for 111 townhouses and 32 two-family dwellings (a total of 175 units). This DSP is the townhouse and two-family dwelling component of the larger Glenn Dale Commons project. This also includes a variance from the requirements of Section 27-548 of the Zoning Ordinance.
- Development Data Summary:**

	EXISTING	APPROVED
Zone	M-X-T/I-1	M-X-T/I-1
Use(s)	Industrial/Commercial	Residential
Acreage	11.95	11.95
Net Tract Area	11.95	11.95
Dwelling Units		
Townhouse (one unit per)	68	111*
Two-family (two units per)	71	32
Total	139	143
Total Units	210	175
Lots	0	108
Parcels	1	21
Gross Floor Area (GFA) square feet	571,904	471,200
Floor Area Ratio (FAR)	0.91	0.99

Note: * The increase in the number of fee-simple townhouse lots is allowed, as Preliminary Plan of Subdivision 4-16010 was approved by the Planning Board on the same day (May 19, 2016), but prior to the subject application.

FLOOR AREA RATIO (FAR) IN THE M-X-T ZONE

Base Density Allowed	0.40 FAR
Residential Bonus Incentive Factor	1.00 FAR
Total FAR Permitted	1.40 FAR (Optional Method of Development)
Total FAR Proposed	0.99 FAR*

Note * FAR permitted is being increased at the time of DSP in accordance with the provisions of Section 27-545(b), Bonus Incentives, of the Zoning Ordinance.

OTHER DEVELOPMENT DATA

Parking Schedule

Description	Parking Rate	Number of Spaces Proposed
111 Townhouses	2.04 spaces per unit	227
32 Two-family Dwellings	2.00 spaces per unit	128
	Total	355

Note: * The first square footage is for the rear-loaded version of the model; the second is for the front-loaded version of the model.

Architectural Model

Model Name	Elevations to be Offered	Base Finished Area (sq. ft.)
Lafayette Townhouse	6	2,702/2,156*
McPherson Townhouse	11	2,237/2,307*
Matisse Two-family (Bottom)	11	1,606
Picasso Two-family (Top)	11	2,617

3. **Location:** Phase 1 of the Glenn Dale Commons project is located in the northwestern quadrant of the intersection of Aerospace Road and Hubble Drive in the central western portion of the larger Glenn Dale Commons development as approved in Conceptual Site Plan CSP-06001-01. The subject project is also located in Council District 4 and Planning Area 70, within the "Mixed Use Area" of the 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area* (East Glenn Dale Sector Plan and SMA).
4. **Surrounding Uses:** The subject site is bounded to the south by Aerospace Drive with existing commercial development in the I-1 (Light Industrial) Zone and an existing commercial building in the M-X-T Zone beyond; to the east by Hubble Drive, with the southern portion of Phase 3 of the Glenn Dale Commons development beyond; to the north by commercial and Industrial development in the I-1 Zone and residential development in the R-R (Rural Residential) Zone; and

to the west by multifamily residential land use in the R-18 (Multifamily Medium Density Residential) Zone.

5. **Previous Approvals:** The property is the subject of a number of prior approvals. The East Glenn Dale Sector Plan and SMA retained the previous zoning on the property, the I-1 (Light Industrial) and I-3 (Planned Industrial/Employment Park) Zones. However, Prince George's County Council Resolution CR-23-2006 rezoned the subject property to the M-X-T Zone on March 28, 2006, leaving 2,749 square feet of the subject property zoned I-1.

On December 7, 2006, the Planning Board approved Conceptual Site Plan CSP-06001. On February 1, 2007, the Planning Board adopted PGCPB Resolution No. 06-282, subject to 22 conditions, formalizing that approval. On March 13, 2008, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-06123 for the subject property. On January 17, 2008, the Planning Board approved Detailed Site Plan DSP-06072 (PGCPB Resolution No. 08-09 and District Council Order dated October 27, 2008). Subsequently, on April 3, 2008, the Planning Board adopted PGCPB Resolution No. 08-09, formalizing that approval. On October 27, 2008, the District Council issued an Order, finally approving the case. On December 10, 2015, the Planning Board approved Conceptual Site Plan CSP-06001-01, subject to 11 conditions, and adopted PGCPB Resolution No. 15-127, formalizing that approval, specifying that the approval was to supersede entirely that of CSP-06001. Preliminary Plan of Subdivision 4-16010 was approved by the Planning Board at the same Planning Board hearing, but prior to the subject DSP (May 19, 2016). The approval of 4-16010 allows the number of townhomes approved in the subject DSP. The subject site also has an approved Stormwater Management Concept Plan (15253-2006-01), which is valid through May 4, 2017.

6. **Design Features:** The subject development provides two vehicular accesses to the site. The first, located in the southwestern corner of the development and running in a north/south direction, provides access to/from Aerospace Road. The second access, running in an east/west direction, provides access from the northern end of Hubble Drive. Dorsey Lane, a private road within the site, connects the two accesses by taking a 90-degree turn in the northwestern corner of the development where a tot lot provided for the development is herein approved. The location of the tot lot is of concern as it would be tucked between the side elevations of two units and its visibility from the remainder of the development would be limited. According to Crime Prevention Through Environmental Design (CPTED) principles, the safety of common areas is greatly increased by "natural surveillance." Therefore, a condition of this approval requires that the tot lot be relocated to the central green on-site, which is the focal point of the development, unless such relocation is found to be infeasible by the applicant, in consultation with the Urban Design Section.

A private road branches off Dorsey Road to the east, approximately 100 feet north of its intersection with Aerospace Road, running parallel to the east/west portion of Dorsey Lane. The unnamed private road provides rear access to 34 townhouses on its southern side and to seven two-family dwellings (14 units) on its northern side.

As Dorsey Lane runs to the north from Aerospace Road, it provides frontage for 15 front-loaded townhouses on its western side and to seven rear-loaded townhouses on its eastern side. Dorsey Lane, running east to west through the development, provides frontage for 25 front-loaded townhouses on its northern side and, on its southern side, will have the syncopating rhythm as the northern side of the unnamed private road. Dorsey Lane, running east to west, provides a centrally-located 21,073-square-foot green area on its southern side in the geographical center of the development. The two-family units in this development are strategically located around the central green so that more aesthetic views of the front elevations of the two-family units will be available from the green. The units include those numbered 20/21 through 56/57 (Block B) on the eastern, western, and southern side of the central green area. In this manner, the open space provided by the green is more proximate to the denser portion of the development. Rear-loaded two-family units in Block A bound the green to the north and are located in the central portion of the development. These units are accessed by Alley E (which leads north from Dorsey Lane to Alley F) and Alley F, which terminates to the east and west with hammerhead turnarounds.

The central green area provides a venue for both passive and active recreational activities. It includes two benches in each corner of the green and a deck, which might be utilized for performances, among other things, in good weather. The rectilinear green has a five-foot-wide sidewalk on its northern side and a four-foot-wide sidewalk on its eastern, western, and southern sides, and provides an open play area. While two striped crosswalks are provided from the common green to the north across Dorsey Lane, and five additional crosswalks are shown across the unnamed road in Parcel C.

Townhouses predominate on the site, with two-family dwellings located in the central portion of the site on all four sides of the central green. The architecture for the project includes the following models.

Recreational facilities: "Eagle Play Structures" by Sport Systems to be included in the tot lot are as follows:

- A four-seat bouncer;
- A mini-spinner;
- A multi-play structure (Model 16-02 GCMP-C);
- A single-bay mono-post swing set with two belt seats; and
- A balance beam.

Additional amenities in the tot lot area include:

- Two benches;
- A sign;
- Two light bollards; and
- Engineered wood fiber safety surface, with polytimber borders.

Additional passive recreational facilities proposed for the central green include:

- Eight benches; two in each corner of the central green;
- A performance deck; and
- An open play area
- Five-foot-sidewalk on the northern side and four-foot-wide sidewalk on the eastern, southern and western side.

A condition of this approval requires, per Condition 2(c) of the approval of CSP-06001-01 (PGCPB Resolution No. 15-127), that enhanced paving be utilized for the gathering space on Parcel H and that decorative lighting be used for the development.

Architecture: A total of four models are herein approved for this DSP. The main features of each model or model combination are discussed below:

Lafayette Townhouse—The Lafayette townhouse has balanced fenestration and variety in window size and design. More particularly, some windows have keystones in their lintels, some have shutters and some have projecting bays. This model includes both an all brick and a partial brick façades. On both, brick is the predominant material, with siding utilized on the upper two stories of some of the units on the partial brick elevations. On the partial brick elevation, the roofline is articulated by two pediments, with small decorative windows under their apexes. On the all-brick elevation, dormers further articulate the roofline. A third version of the Lafayette townhouse is front loaded with a white two-car garage on the front façade.

The McPherson Townhouse—The McPherson townhouse design is almost symmetrical in design, simpler than the Lafayette. Dormers are included on the central unit and a single pediment on each end of the stick articulate the roofline. The doorways are regularized, with a transom window above each. Like the Lafayette model, the front-loaded version of the McPherson townhouse has a white two-car garage on the first story.

Matisse/Picasso Two-family Attached Unit—The Matisse/Picasso two-family attached units are included in rear-loaded full and partial brick. The architectural appearance, including use of architectural design and detail, falls somewhere between the Lafayette and McPherson design. The roofline is articulated by two pediments but only one has a decorative window in its apex. Two units in a five-unit stick have architectural details including keystone arches above the windows, variety in window design and decorative brick providing horizontal definition to some of the stories. The remaining three units in the stick have the rectilinear design of the McPherson townhouse, with one bay window with brick lintels, shutters and variety in window style and type found generally across the first story of the units.

Note that the applicant proposes to preset the order of the models on each townhouse or two-family attached stick, so there will be some regularity to the manner in which the various models and elevations of those models are arranged. As is often the case in projects of this type, the developer rather than the purchaser of the unit decides which unit is to be placed on a given

lot. Review of the DSP for the site indicates that a number of the lots will be highly visible from the perimeter roads of Aerospace Road and Hubble Drive and the internal roads, Dorsey Lane and the second unnamed road. Additionally, the units on certain lots will be highly visible from the limited open space provided in the development. Below is a list of the lots deemed highly visible by the Planning Board.

Block	Highly-Visible Lots
A	1, 66
B	1, 7*, 8*, 19*, 20/21*, 56/57*, 58*, 69*, 70, 75
C	1, 34

Per Condition 2 of the approval of Conceptual Site Plan CSP-06001-01, the units to be placed on highly-visible lots are required to have a predominant or first story (on the units above indicated by an asterisk) use of brick and masonry, or any combination of both finish materials and be objectively well-designed façades with regular and attractive patterns of fenestration and a varied roofline. Additionally, the units should use architectural details such as, but not limited to, tower elements, keystone arches, or decorative lintels on the elevations. The side elevations of units to be placed on highly-visible lots shall have a minimum of three architectural features.

A condition of this approval requires the above-described enhanced elevations to be utilized on the highly-visible lots.

Additionally, the Planning Board hereby approves, and a condition of this approval requires that, the first floor end walls of the following units have a first floor end wall of brick finish: Block B, Lots 7, 8, 19, 20/21, 56/57, 58, and 69.

The applicant has included a gateway sign for the project. It is proposed to be constructed largely of brick with a central rectangular area approximately three by 19 feet or 57 square feet. The sign, at its highest point, will measure seven feet tall, sloping down on each end to five feet tall. The length of the sign is periodically punctuated by square piers with a decorative emblem on each. The taller part of the sign has four of these piers and the lower portion of the sign has one. The entire sign including the six piers is capped in masonry. Overall, the sign will provide an aesthetically-pleasing feature at the project's entrance.

The Planning Board is herein approving two types of fencing for the development: vinyl board-on-board and rod iron atop of a knee wall of brick, with brick columns. The vinyl fence is plain in appearance and the rod iron/brick fence is decorative. A condition of this approval requires that the decorative fencing be utilized in the highly-visible portions of the development.

Green building techniques incorporated into the project include the following:

- Energy-saving appliances are installed in the homes which use up to 50 percent less water and energy than standard appliances.

- Water conservation features such as low-flow faucets, toilets and shower heads that reduce usage and save money without sacrificing performance are included in the homes.
- Use of native plant species in landscaping to reduce the need for extra irrigation.
- Energy-efficient air conditioning in the homes conserves energy.
- High-efficiency heating including high-efficiency furnaces and sealed ductwork reduce energy needs.
- Energy-saving light bulbs including low emitting diode (LED) lights which last seven to ten times longer than conventional light bulbs.
- Insulated exterior doors and low-e argon-filled windows reduce energy use and solar heat gain during summer months.
- Heating and cooling systems that have programmable thermostats so as to be more efficient.
- Heating, ventilating and air conditioning (HVAC) systems with sealed air ducts.
- Superior Insulation is utilized to increase energy efficiency.
- Airflow venting in the roof's ridgeline helps cool the home in the summer by releasing excess heat.
- Insulated finished basements keep out excess moisture and stay warmer in the winter.
- Advanced construction methods are used that result in straighter walls, tighter-fitting joints and higher quality.
- Many components are built in a climate-controlled environment to protect them from exposure during construction and significantly reduce waste.
- Quality Assurance Inspection by a third party ensures an independent assessment for quality assurance in green building techniques.
- Exterior house wrap provides a weather-resistant barrier that protects walls from air and moisture infiltration.
- Eco-friendly building practices are used to minimize the use of resources, create less waste, and improve efficiency.

- Panelized and stick-frame programs are used by NVR uses highly sophisticated material take-off and sourcing techniques to reduce waste.
- Eco-friendly building materials are sourced from sustainable forests and engineered lumber not plywood is used for floors, walls and sheathing which results in a greater resource efficiency by using the entire tree as well as recaptured lumber waste.
- The applicant will source environmentally-friendly materials from manufacturers in cabinetry, carpeting, siding, paint and landscaping to decrease impact on natural resources.
- Eco-friendly paint with low-VOC (Volatile Organic Compound) interior and exterior paints to reduce solvents in the air and meet LEED (Leadership in Energy and Environmental Design) criteria.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject approval includes a review for compliance with the following requirements of the Zoning Ordinance:

- a. **Section 27-543.—Uses.**

The uses allowed in the M-X-T Zone are as provided for in the Table of Uses (Division 2 of this Part), including the mix of uses required by Section 27-547(d).

The townhouse and two-family attached residential development approved herein is a permitted use in the M-X-T Zone subject to Footnote 7, which requires that the maximum number and type of dwelling units be determined at the time of CSP approval. The subject project is in conformance with this requirement, as the maximum number and type of dwelling units (70 single-family detached dwelling units, 200 townhouse dwelling, 100 two-family units, and 300 multifamily dwelling units) was determined when the Conceptual Site Plan (CSP-06001-01) was approved for the project on December 10, 2015.

- b. The Planning Board must make the following findings in order to approve a DSP:

Section 27-546. Site Plans

- (d) **In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:**

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

The development conforms to the purposes as stated in Section 27-542(a) of the Zoning Ordinance and other provisions of the Division of the Zoning Ordinance that pertain to mixed-use zones. The purposes of the M-X-T Zone, as stated in Section 27-542(a), include the following:

- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, and major transit stops, so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;**

The project promotes the orderly redevelopment of the subject property by redeveloping it with townhouse and two-family attached units in an organized pattern that provides the two-family attached units around a central green and the townhouses around the periphery of that central core. The subject project will enhance the economic status of the County by providing and expanding source of desirable living opportunities for its citizens. Employment opportunities for its citizens will be provided by other phases of the Glenn Dale Commons development.

- (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

The project implements the vision of the East Glenn Dale Sector Plan and SMA by providing a portion of the residential component of the above vision. Other portions of the larger Glenn Dale Commons development will provide a mix of commercial, office, and residential medium-, and high-density development to create the desired compact and walkable community in accordance with this requirement.

- (3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

The subject project comprises part of the residential portion of the larger mixed-use development, Glenn Dale Commons. In its entirety, the project will conserve the value of land and buildings by creating a compact mixed-use development in which people can live, shop, and work, thereby

maximizing the public and private development potential in the subject location. Otherwise, the property might be developed with a single use, with the remaining uses located on separate sites throughout the County, without the benefit of being proximate to complementary distinct land uses.

(4) To promote the effective and optimum use of transit and other major transportation systems;

The DSP conforms to the underlying CSP and PPS. Any outstanding conditions on the CSP and PPS will be enforced at the time of building permit. Therefore, the subject project promotes the effective and optimum use of transit and other major transportation systems in accordance with this requirement.

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;

The DSP will bring in a medium-density housing type. The larger CSP includes low and high-density housing types and new commercial/retail use, in addition to the existing office use, that will complement each other and create a 24-hour environment to ensure continuing functioning of the project after workday hours through an increase in activity and the interaction between the uses and those who live, work in, or visit the area.

(6) To encourage diverse land uses which blend together harmoniously;

The approval is solely for residential land use. However, the larger Glenn Dale Commons development will offer office and retail land uses enabling the subject development to be one of several diverse land uses that will blend together harmoniously in conformance with this requirement. Future phases of the Glenn Dale Commons development will be encouraged to be harmonious in design, to the extent practical, and to be coordinated visually through the site design processes.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

The subject DSP will provide a medium-density residential development component of a development that will create dynamic, functional relationships among individual uses within a distinctive character and identity. More particularly, the larger Glenn Dale Commons development as approved in Conceptual Site Plan CSP-06001-01 is organized in pods of development. The subject DSP is in what is designated as the "West Cluster." It, together with the other five clusters, includes diverse land uses will together create dynamic, functional relationships among individual uses. Distinctive visual character and identity will be ensured, as in the subject DSP, through the development review process and the Planning Board's approval.

- (8) To promote optimum land planning with greater efficiency through the use of economies of scale and savings in energy beyond the scope of single-purpose projects;**

Green building techniques are being employed in the subject project, similar to those employed in Leadership in Energy and Environmental Design (LEED) as included in Finding 6.

- (9) To permit a flexible response to the market; and**

The M-X-T Zone is one of the mixed-use zones that were created to allow developers maximum flexibility to respond to the changing market. The DSP includes 111 townhouses and 32 two-family attached residential units which the applicant has indicated will market well in tandem with the amenities, enhanced design and diverse land uses to be provided in the larger Glenn Dale Commons project. The applicant is proposing to change the unit mix in other portions of the Glenn Dale Commons project, but evidently believes the 111 townhouses and 32 two-family attached residential units will market well in this location.

- (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.**

The Planning Board is herein approving four models for the subject DSP exhibiting aesthetically pleasing architectural design utilizing brick, stone, and vinyl siding. Also provided are multiple elevations of each model resulting in approximately 28 different elevations that could be built within the project's boundaries. This will certainly offer variety. As enhanced treatment of the units to be placed on highly-visible lots was not proffered, a condition of this approval requires that, prior to certificate approval, the applicant include for highly-visible units alternative

elevations that include enhanced architecture, to be approved by the Planning Board or its designee in accordance with Condition 2 of the approval of CSP-06001-01. More specifically, the condition requires predominant brick and masonry on well-designed façades with regular and attractive patterns of fenestration, use of architectural detail, a minimum of three architectural features on the side elevations and a varied roofline.

- (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;**

The subject property was rezoned to the M-X-T Zone by Amendment 6 of Council Resolution CR-23-2006 that adopted the East Glenn Dale Sector Plan and SMA. There were no design guidelines or standards prescribed for the property therein. However, such standards were established in the approval of Conceptual Site Plan CSP-06001-01. The development proposed by this DSP is subject to the applicable requirements of the Zoning Ordinance for the M-X-T Zone including required findings for approval of a DSP, and the conditions of prior approvals as discussed in Findings 7, 8, 9, 14 and 15 of this approval.

- (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 subject project has an outward orientation in that front elevations of the townhouses generally face the roads on its periphery, Hubble Drive and Aerospace Road. Additionally, the units located so that a side elevation is highly visible from one of the periphery roads and are required, by condition of this approval, to use enhanced architecture. This, together with generous buffering along common property lines, would assist in physically and visually integrating the project with the existing adjacent development in accordance with this requirement.

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

The residential development approved herein is compatible with the future phases of the larger Glenn Dale Commons development. The residential development approved herein will be buffered from commercial and industrial development to

the north and the multifamily residential land use to the west through the use of landscaping as required by Section 4.7 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Conformance with the requirements of that portion of the manual is demonstrated on the landscape plan submitted for the subject project.

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

The subject project involves exclusively residential use. However, the future phases of the Glenn Dale Commons development will provide a complement of diverse uses including commercial, retail and office which will be designed to create a development capable of sustaining an independent environment of high quality and stability in accordance with this requirement.

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

The subject project is to be completed in a single phase. Therefore, this requirement is not applicable to the subject project.

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

Sidewalks are provided on both sides of the private road within Parcel B. However, they are noticeably absent from the private road to be located in Parcel C and along the road frontages of existing Aerospace Road and Hubble Drive. The existing roads are County-owned and maintained, therefore, provision of sidewalks would be in the County's domain. However, a condition of this approval requires that a sidewalk be provided along the northern side of the private road to be located in Parcel B in conformance with this requirement, except adjacent to Lots 32-45, which have driveway openings.

- (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**

Areas to be used for pedestrian activities for this DSP would include the sidewalks, crosswalks, the tot lot in the northwestern corner of the site and the central passive recreational area provided. A review of the submitted plans indicated that no enhanced paving had been offered. Additionally, only a single detail of decorative hardscape was provided. A condition of this approval requires that, prior to certificate approval of the plans, the details of the lighting fixtures, decorative paving, and additional hardscape features be provided for evaluation by planning staff.

- (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, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding 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.**

This requirement was met at time of CSP.

- (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 (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

Conceptual Site Plan CSP-06001-01 was approved for the subject property on December 10, 2015 and a new finding of adequacy was made. Therefore, the subject project is within the six-year limitation stipulated above. No new finding regarding the adequacy of existing or programmed facilities is necessary.

- (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.**

As the property included in Detailed Site Plan DSP-06072-01 measures 11.95 acres and the property included in the larger CSP-06001-01 measures 74.56 acres, neither exceeds the above-stated acreage of 250 acres. This requirement is not applicable to the DSP.

- c. The subject DSP is in general conformance with the site design guidelines in Section 27-283, which further cross references to the same guidelines in Section 27-274 of the Zoning Ordinance.
- d. The subject project conforms to the above-discussed requirements of the Zoning Ordinance for development in the M-X-T Zone with the exception of the 20 percent cap on the number of building groups containing more than six units. Therefore, the applicant had requested a variance from Section 27-548(h), which limits the number of buildings with more than six units to three, to allow seven of the 17 proposed townhouse building groups to include more than six units. Each required finding for the approval of a variance is included below in **boldface** type, followed by Planning Board comment:

Section 27-230 – Criteria for granting appeals involving variances.

- (a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**
- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

The extraordinary situation or condition presented by the subject approval is that it redevelops underused commercial and industrial buildings and provides well located residential housing proximate to the Capital Beltway and the District of Columbia. Additionally, the shape of the subject property is narrow, making site planning a challenge. Further, the site has the extraordinary condition of being constrained on two sides by Aerospace Road to the south and Hubble Drive to the east and is further constrained by the grid network of streets and alleys to provide access to the units, while leaving adequate land for open space, recreational space, and landscaping.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The required provision of landscaping and recreational facilities and the necessary provision of streets and alleys result in a reduced land area in which to include units. Provision of more than six units per building group will allow the applicant to create a more dense development. This first revision of Detailed Site Plan DSP-06072 reduces the total proposed units from 210 to 175. Requiring the applicant to stay within the 20 percent requirement for sticks of townhouses above six units, would cause the applicant to have to reduce the number of lots included in the DSP even further. This would create a hardship on the owner of the property.

- (3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

The site is subject to the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035), which replaced the 2002 *Prince George's County Approved General Plan* and modified the 2006 East Glenn Dale Sector Plan and SMA. The approval is consistent with Plan Prince George's 2035 and the sector plan. The subject project will provide residential opportunities, which will complement the existing industrial and commercial land uses proposed in both the larger Glenn Dale Commons and the area covered by the sector plan, in accordance with the vision of the sector plan. Therefore, the variance will not substantially impair the intent, purpose, or integrity of the 2002 General Plan/Plan Prince George's 2035 or the East Glenn Dale Sector Plan and SMA.

8. **Conceptual Site Plan CSP-06001 and its revision:** The Planning Board approved Conceptual Site Plan CSP-06001 on December 7, 2006, subject to 11 conditions and PGCPB Resolution No. 15-127 was adopted, formalizing that approval and specifying that the approval of Conceptual Site Plan CSP-03006-01 would supersede CSP-06001. Therefore, the requirements of CSP-06001 have been superseded by those of CSP-06001-01. The relevant condition of CSP-06001-01 are included in **boldface** type below, followed by Planning Board comment:

2. **Prior to approval of each detailed site plan (DSP) for the project, the following information shall be provided, or the issues shall be properly addressed as follows:**
- a. **If the front façade of the buildings shall be oriented toward all public roadways and other side elevations fronting public roadways shall be treated as highly-visible elevations to include the following:**
- (1) **A predominant use of brick and masonry, or any combination of both finish materials.**

- (2) **Objectively well-designed façades with regular and attractive patterns of fenestration. For the vertically mixed-use buildings, the ground level shall be predominantly store fronts.**
- (3) **Use of architectural detail such as, but not limited to, tower elements, keystone arches, or decorative lintels on the elevations.**
- (4) **For the side elevations, a minimum of three architectural features shall be provided.**
- (5) **A varied roofline.**

The submitted elevations for architectural models for the subject DSP did not include enhanced side elevations to be utilized on the highly-visible lots. A condition of this approval requires that certain lots be designated highly-visible lots in the DSP and that, prior to certificate approval, the applicant shall submit to planning staff, for review and approval, side architectural elevations for each unit approved for the DSP that meet the above requirements.

- b. **Identify the green building techniques to be used in this project and/or provide evidence that green building certification will be obtained.**

Green building techniques being included in the subject project are included in the above Finding 6.

- c. **In the areas of the development which are to be used for pedestrian corridors and/or as gathering places for people, adequate attention shall be paid to human-scale, high-quality urban design, shade trees and landscaping types and textures of paving materials, street furniture, trash facilities, and lighting.**

Standard sidewalks are provided along both sides of the internal roads, excluding alleys, except for the northern side of the private road within Parcel C. The provision of a sidewalk on the northern side of this private road is required at this time because, though it serves as an alley for the lots which front on Aerospace Road (Block B, Lots 32–45), it also provides a major vehicular and pedestrian connection internal to the site. Further, the above-referenced private road largely runs along the sides of residential lots and is free of rear-loaded garages for the majority of its length and the sidewalk would serve to connect the termini of sidewalk which occurs at five points along the above-referenced stretch of roadway.

Additionally, no specialty pavement was utilized and the images provided for the hardscape elements of the design varied. Therefore, in keeping with the requirement that pedestrian corridors and/or gathering spaces be designed with attention to human-scale and high-quality urban design, including textures of paving materials, street furniture, and trash facilities, a condition of this approval requires that enhanced paving be utilized for the gathering space on Parcel H. Also, in keeping with this requirement, a condition of this approval requires that ornate light fixtures and decorative paving be provided for the project. Adequate attention has been paid to shade trees and landscaping by demonstrated conformance to the requirements of the Landscape Manual.

d. Full cut-off lighting fixtures shall be used.

A detail of the typical lighting fixture had not been included in the subject plans. Therefore, a condition of this approval requires that the applicant revise the plans to include a typical lighting fixture and that it be a decorative full cut-off lighting fixture, prior to signature approval.

e. The applicant shall demonstrate to the Planning Board that the on-site private recreational facilities will be properly developed and maintained to the benefit of future residents through covenants, a recreational facilities agreement, or other appropriate means, and that such instrument is legally binding upon the subdivider and the subdivider's heirs, successors, and/or assignees.

Condition 15 of the approval of PPS 4-06123 (PGCPB Resolution No. 08-38) and Condition 7 of the approval of PPS 4-16002 requires that a recreational facilities agreement be submitted for approval prior to the submission of final plats. Recreational facilities approved with the DSP-15001, Glenn Dale Commons, Phase 3, which will be available to residents of the subject DSP-06072-01, Phase 1, to be located on Parcel D, include two 60-foot by 90-foot or 5,400-square-foot open play areas, a combined tot and pre-teen lot, six benches, a community garden, a trail with six exercise stations, a picnic area with grills and picnic tables, and a pavilion. A condition of this approval requires that the above-listed recreational facilities be installed in accordance with the following:

	Recreational Facility	Completion Prior to Issuance of Building Permit No. for DSP-06072-01
1	Two 5,400-square-foot-open-play areas	50
2	Six benches	70
3	A community garden	80
4	A trail with six exercise stations	60
5	A picnic area with grills and picnic tables	90
6	A pavilion	172

- f. **Provide bicycle parking at appropriate locations for the proposed nonresidential and multifamily buildings.**

As the subject project involves only townhouse and two-family attached residential development, this requirement is inapplicable to the subject project.

- g. **The following standards shall apply to the development:**

Standards

	SFA	SFD	MF
Lot Size	1,800 sf	5,000 sf	N/A
Minimum width at front street R-O-W	N/A	50 feet	N/A
Minimum frontage on culs-de-sac	N/A	25 feet	N/A
Maximum lot coverage	N/A	60%	60%
Minimum front setback from R-O-W	15 feet	20 feet*	30 feet
Minimum side setback	None	5 feet**	30 feet
Minimum rear setback	None	20 feet**	50 feet
Minimum corner setback to side street R-O-W	10 feet	12 feet	N/A
Maximum residential building height	50 feet	35 feet	60
Minimum Green area	N/A	N/A	60%

Footnote: Modifications to any of the standards may be permitted on a case-by-case basis by the Planning Board at the time of detailed site plan if circumstances warrant.

*** To be determined at Detailed Site Plan review**

**** Garages may be as close as 4 feet**

The subject project conforms to the above standards for single-family attached development as established in the Conceptual Site Plan CSP-06001-01 approval for the subject project. However, all standards approved in the DSP become the standards for the development.

- h. **Provide standard sidewalks along all internal roads, excluding alleys.**

Standard sidewalks are provided along all internal roads, excluding alleys, except for the private road located within Parcel C. Therefore, a condition of this approval requires that sidewalk be provided along the northern side of the private road located within Parcel C on the northern side of Parcel C, except adjacent to Lots 32–45, which have driveway openings. The approval is in conformance with this requirement.

- i. **Explore the possibility to establish a complete internal pedestrian network, pedestrian safety features/locations, and additional neighborhood connections among different pods of the proposed development.**

A condition of this approval requires installation of sidewalk along the northern side of the private road included within Parcel C on the DSP, except adjacent to Lots 32–45, which have driveway openings. It is therefore in conformance with this requirement.

3. **At the time of detailed site plan for single-family detached units and the two pods of the townhouses and the two-family dwellings (two-over-two condominiums), whichever is applicable, the applicant shall:**

- a. **Provide adequate on-site recreational facilities to serve the future residents in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*.**
- b. **Provide sufficient green open spaces around the centrally-located stormwater management pond to design it as a focal point and meeting place for future residents in this cluster of the Glenn Dale Commons project.**
- c. **Provide a minimum 60-foot landscape buffer and a minimum 75-foot building setback between the proposed single-family community and Northern Avenue. The buffer and setback shall be measured from the public utility easement along Northern Avenue.**

Adequate on-site recreational facilities are being provided for the development and are to be constructed in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. The subject DSP is providing a tot lot in its northwestern corner and a passive recreational/open play area proximate to the two-family units where density will be the greatest. Additionally, the residents of the subject DSP will have the central recreational facilities available to them to be constructed in the central recreational facilities area for the greater Glenn Dale Commons area, which were approved by the Planning Board in Detailed Site Plan DSP-15001, Glenn Dale Commons, Phase 3. Those facilities include two 5,400-square-foot open-play areas, six benches, a community garden, a trail with six exercise stations, a picnic area with grills and picnic tables, and a pavilion. Both subpart b and c of the above condition were met in the approval of DSP-15001, Glenn Dale Commons, Phase 3 and are not relevant to the subject approval

9. **Any development with an impact beyond that identified herein above shall require additional conceptual plan approval with a new determination of the adequacy of transportation facilities.**

The most recent determination of adequacy included only 68 townhomes, which under a provision of Subtitle 24, the Subdivision Regulations, may be converted from the condominium regime they were approved under to fee-simple lots. However, in the subject approval, the Planning Board is

requesting the conversion of 111 townhouse lots, 43 more than previously approved. Therefore, the applicant is required to procure a new determination of the adequacy of transportation facilities. Therefore, the applicant applied for and received Planning Board approval of a new PPS (4-16061) on May 19, 2016, prior to the subject DSP. As 4-16061 has been approved, the applicant has fulfilled this condition.

9. **Preliminary Plan of Subdivision 4-16010:** The DSP is in full conformance with approved Preliminary Plan of Subdivision 4-16010.
10. **Detailed Site Plan DSP-06072:** Detailed Site Plan DSP-06072 was approved by the Planning Board on January 17, 2008. Subsequently, the Planning Board adopted PGCPB Resolution No. 08-09 formalizing that approval. Each relevant requirement of that approval is included in **boldface** type below, followed by Planning Board comment:
 3. **Prior to certificate approval of DSP-06072, the TCPII shall be revised as follows:**
 - a. **Show the limits of disturbance symbol as it is shown on TCP1/03/002-01 so there is only one LOD symbol.**
 - b. **After the revision above has been made, the qualified professional who prepared it shall sign the plan and date it and update the revision boxes.**

The TCP2 being approved with the subject DSP shows a single limit of disturbance and has been signed by a Qualified Professional in conformance with this requirement.

4. **Total development within the subject property shall be limited to uses within the M-X-T Zone that generate no more than 458 AM or 424 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require an additional preliminary plan of subdivision with a new determination of transportation adequacy.**

Pursuant to this condition, the applicant filed an application for PPS 4-16010, which was approved on May 19, 2016 and prior to the public hearing on the subject DSP. The subject approval is in conformance with this condition.

7. **Prior to certification, the following revisions shall be made to the plans:**
 - e. **All rear-loaded garage townhouses shall be built with a minimum 20-foot-wide by eight-foot-deep standard feature deck at the rears of the units.**

This requirement has been brought forward as a condition of this approval with the additional requirement that this standard be included on the Development Standards chart on the coversheet of the DSP.

10. **Prior to the complete construction of 50 percent of the total units in the DSP, an alternative recreation facility/community space will be available in Unit 1, which is a townhouse, that shall be ADA accessible and will include community meeting space and exercise equipment. However, if the central recreation area approved in the CSP is constructed prior to that event, Unit 1 can be constructed as a residential unit. If Unit 1 is converted to a recreation facility/community space, it shall remain available until the recreation facility is completed.**

Detailed Site Plan DSP-15001, Glenn Dale Commons, Phase 3, which includes the central recreational facilities, was approved by the Planning Board on April 21, 2016. The proposed resolution PGCPB 16-53 formalizing this approval was adopted on April 28, 2016. It is the applicant's intention to construct the central recreation first, in which case, the applicant will not be required to provide an ADA community meeting space in Unit 1. However, should Phase 3 not go forward as planned, the applicant would be required to provide the recreational facility in Unit 1. Therefore, this condition is being brought forward as a condition of this approval.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the project has previously approved Type I and Type II Tree Conservation Plans, TCP1-03-02-01 and TCPII-156-03-01, respectively, associated with it. An "-06" revision to TCPII-156-03-01 was submitted and reviewed together with the DSP application. The Planning Board has reviewed the submitted TCPII and found it acceptable, subject to certain conditions of approval. The subject project conforms to the relevant requirements of the Woodland and Wildlife Habitat Conservation Ordinance.
12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned M-X-T are required to provide a minimum of ten percent of the gross tract area of TCC. The subject site measures 11.95 acres (or 517,748 square feet), requiring approximately 1.2 acres (or 52,272 square feet) of tree canopy. The subject project is providing approximately 3.6 acres or 156,816 square feet, exceeding the requirement.
13. **2010 Prince George's County Landscape Manual:** Per Section 27-548 of the Zoning Ordinance, landscaping, screening, and buffering within the M-X-T Zone shall be provided pursuant to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Each applicable section of the Landscape Manual is listed below, followed by a discussion of how the subject DSP meets those requirements.
 - a. **Section 4.1, Residential Requirements**—Section 4.1 requires that two-family attached units arranged vertically provide 2 shade and 1.5 evergreen or ornamental trees per building. As the subject project includes 32 of this unit type and the applicant is required to provide 64 shade trees and 48 evergreen or ornamental trees. The applicant is meeting this requirement by providing 64 shade trees, 12 ornamental trees and 36 evergreen trees.

Section 4.1 also requires that townhouses provide 1.5 shade trees and 1 evergreen/ornamental trees per building. As the subject project includes 111 units of this type, 162 shade and 108 evergreen/ornamental trees are required. The applicant is meeting this requirement by providing 167 shade trees, 86 ornamental trees and 25 evergreen trees.

- b. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 of the Landscape Manual requires that incompatible uses be buffered. As the subject townhouse and two-family attached development adjoins multifamily development to the west and professional offices, an indoor athletic field and a single-family detached residential family unit along its northern boundary, buffering is required. The applicant has identified five boundary areas where the applicability of Section 4.7 is warranted. Each boundary area as identified on the landscape plan submitted for the project is discussed as follows:

Bufferyard A: ‘Bufferyard A’ is located along the project’s western boundary where the townhouses herein approved abut vacant land. Section 4.7(c)(5)(D) states that “a residential property developing adjacent to vacant land in an industrial zone is not required to provide a buffer.”

Bufferyard B: ‘Bufferyard B’ which is located along the project’s northern boundary where it abuts office land use, requiring a Type ‘C’ bufferyard as defined in the Table 4.7-3 of the Landscape Manual as including a 40-foot building setback, a minimum 30-foot landscaped yard and 120 plant units for every 100 linear feet of shared property line. As the shared property line for bufferyard Type ‘B’ measures 327 linear feet, 392 plant units would be required. Forty-one percent of the bufferyard along this boundary is to be provided by the existing trees, which is allowed, and a six-foot-high fence is to be included in the bufferyard, which further reduces the required plant units by 50 percent, or to 116 plant units. The applicant is choosing to meet this requirement as allowed by including four shade trees, 12 evergreen trees, and 16 shrubs in the subject buffer.

Bufferyard C: ‘Bufferyard C’ which is located along the project’s northern boundary where it abuts an indoor athletic field, requiring a Type ‘C’ bufferyard as defined in the Table 4.7-3 of the Landscape Manual as including a 40-foot building setback, a 30-foot minimum landscaped yard and 120 plant units for every 100 linear feet of shared property line. As the shared property line for bufferyard Type ‘C’ measures 333 linear feet, 400 plant units would be required. However, the applicant has included a six-foot-high fence in the bufferyard, which reduces the required plant units by 50 percent, or to 200 plant units. The applicant is choosing to meet and exceed this requirement as allowed by including four shade trees, 4 evergreen trees, 18 ornamental trees and 55 shrubs in the subject buffer

Bufferyard D: ‘Bufferyard D’ is that portion of the northern property line of the site that abuts a single-family residential unit. As the existing single-family house is a minimum of 200 feet from the property line, the property per the Landscape Manual is considered vacant. However, per Section 4.7(c)(5)(c) and as demonstrated in Figure 4.7-6 on page 91

of the Landscape Manual, half of the required buffer must be provided. Therefore, a condition of this approval requires that 50 percent of the Type 'A' bufferyard be provided. An 'A' bufferyard includes a 20-foot minimum building setback, a minimum ten-foot landscaped yard, and 40 plant units per 100 linear feet of property line. Additionally a condition of this approval requires that the schedule provided on the landscape plan for Type 'D' bufferyard be corrected to demonstrate conformance with the above requirements prior to signature approval.

Bufferyard E: 'Bufferyard E' which is located along the project's northern boundary where it abuts office land use, requiring a Type 'C' bufferyard as defined in the Table 4.7-3 of the Landscape Manual as including a 40-foot building setback, a 30-foot minimum landscaped yard and 120 plant units for every 100 linear feet of shared property line. As the shared property line for bufferyard Type 'E' measures 328 linear feet, 394 plant units would be required. However, the applicant has included a six-foot-high fence in the bufferyard, which reduces the required plant units by 50 percent, or to 197 plant units. The applicant is choosing to meet and exceed this requirement as allowed by including ten shade trees, 6 evergreen trees, 7 ornamental trees and 33 shrubs in the subject buffer.

Alternative Compliance AC-07032 was previously approved for the subject project. A review of that approval against the submitted landscape plan for the project indicated that the alternative compliance approval is no longer necessary for the subject project in regards to Section 4.7 of the Landscape Manual. However, certain technical corrections shall, by condition of this approval, be made to the schedules provided on the landscape plan pursuant to Section 4.7, as follows:

- (1) The Section 4.7 schedule on the landscape plan for 'Bufferyard A' should be revised to state that "Per Section 4.7(c)(5)(D) of the 2010 *Prince George's County Landscape Manual*, no buffer is required as the subject residential property is developing adjacent to a vacant land in an industrial zone."
- (2) The Section 4.7 schedule on the landscape plan for 'Bufferyard D' should be revised to state that "Per Section 4.7(c)(5)(A) of the 2010 *Prince George's County Landscape Manual*, the adjacent lot is deemed "vacant" as it contains no structure nor "vehicular service" within 200 feet of the property line, and that therefore it is considered vacant and 50 percent of an 'Bufferyard A' is required and provided."

A condition of this approval requires that, prior to certificate approval, these technical corrections shall be made.

- c. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) should be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

Shade trees	50%
Ornamental trees	50%
Evergreen trees,	30%
Shrubs	30%

The landscape plan provides 100 percent native shade, ornamental and evergreen trees, and 100 percent shrubs, meeting and exceeding the above requirements.

- d. **Section 4.10, Street Trees Along Private Streets**—Section 4.10, Street Trees Along Private Streets, of the Landscape Manual requires that a certain number and type of street trees be planted along private streets that will enhance them both visually and environmentally. The landscape plan and schedule provided on Sheet 4 indicating that 33 private trees are required along the unnamed private road in Parcel C, 39 are provided, meeting and exceeding the requirement. However, the plan and schedule reflect that for Dorsey Lane, 55 trees are required and only 51 are provided, creating a deficiency of four trees. Therefore, a condition of this approval requires that, prior to certificate approval, four additional trees be provided along Dorsey Road, and the schedule be revised accordingly. Additionally, revisions shall, by a condition of this approval, be made to adjust the location of street trees and sidewalk to conform to the requirements of Section 4.10 of the Landscape Manual. The revisions shall be made prior to certificate approval.

14. **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. **Historic Preservation**—Two office buildings constructed circa 1987 will be demolished as part of the project.

At the time of submission of the CSP for the project, a portion of the developing property proposed for multifamily use, as well as, existing commercial/office space was shown as being adjacent to Good Luck Schoolhouse (Historic Resource 70-087), 7600 Northern Avenue. The Good Luck Schoolhouse, constructed circa 1899, is one of the oldest extant schoolhouses in Prince George's County. Constructed for African American students, the school was originally designated as Colored School #2 in District #14; it is also known as the "Glenn Dale Colored School." This one-room schoolhouse is an example of vernacular educational architecture dating from the turn of the twentieth century. The school served the Glenn Dale community (later known as Brookland) until it was deemed obsolete in

1935 following the construction of two nearby Rosenwald schools. The school was rehabilitated to serve as a single-family dwelling circa 1938 and is currently vacant and deteriorated.

Because the CSP approval was adjacent to a historic resource, Subtitle 29 (Prince George's County Historic Preservation Ordinance) of the Prince George's County Code provided for the evaluation of the historic resource to determine if it could be found to meet the historic site designation criteria in the Ordinance (Section 29-104). In accordance with the provisions, Sections 29-106 and 29-117, 118, 119, the Good Luck Schoolhouse property was evaluated by the Historic Preservation Commission (HPC) at its November 17, 2015 meeting. After hearing recommendations on the historic site status of Good Luck Schoolhouse, HPC commissioners voted to table the issue.

At the public hearing on January 19, 2016, the HPC reviewed the technical staff report, the PowerPoint presentation, and the public testimony received. The HPC voted 6-0-1 (Chairman Thompson voted "present") to remove the Good Luck Schoolhouse (Historic Resource 70-087) and its associated property of 0.50 acre (Parcel 16, Tax Map 36, Grid B1) as a historic resource from the Inventory of Historic Resources in the *Prince George's County Historic Sites and Districts Plan*. The development herein approved, therefore, will not affect any historic sites or historic resources.

- b. **Archeology**—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. A Phase I archeological survey is not recommended on the subject property.
- c. **Community Planning**—The subject project is consistent with Plan Prince George's 2035 and the 2006 East Glenn Dale Sector Plan and SMA. The sector plan designated the land use of the subject site as a mixed-use area. The proposed project implements the vision of the sector plan by providing the residential component of what is envisioned to be a pedestrian-friendly, residential-oriented, mixed-use development. Council Resolution CR-23-2005 rezoned the majority of the property from I-1 to M-X-T, leaving 2,749 square feet in the I-1 Zone.
- d. **Transportation Planning**—The Planning Board found that the DSP conforms to the underlying CSP and PPS.

Any outstanding conditions of the CSP and PPS would be enforced at time of building permit.

- e. **Subdivision Review**—Subdivision review is based on the submittal of Preliminary Plan of Subdivision 4-16010 for the property, which was accepted for processing on April 8, 2016 and approved by the Planning Board prior to the subject DSP, but at the same public hearing on May 19, 2016.

The DSP is the subject of Preliminary Plan of Subdivision 4-86167 (PGCPB Resolution No. 86-457) for Glenn Dale Business Campus, which was approved by the Planning Board on November 20, 1986. More particularly, the DSP is for Phase 1 of the Glenn Dale Commons development which is located in the easternmost portion of the larger subdivision, north of existing Aerospace Road. Phase 1 includes a part of the site that is the subject of PPS 4-86167. The two Outlots B and C were recorded in land records in VJ 164-99 (recorded in 1993), pursuant to the approval of Preliminary Plan of Subdivision 4-90008 (PGCPB Resolution No. 90-203). With the review and prior approval of Detailed Site Plan DSP-06072, a determination was made to allow the conversion from a nonresidential land use to residential land use without a new PPS even though the adequacy analysis conducted with a PPS is different for the different land uses. This determination was first based on the fact that the applicant was not proposing the division of the existing patted parcel(s) into lots, by proposing a condominium regime. In addition, the Planning Board approved conditions that include a transportation trip cap and the payment of the public safety surcharge for each dwelling prior to issuance of building permits.

With the DSP revision for Phase 1 of the Glenn Dale Commons development (DSP-06072-01), the Planning Board is approving the conversion of the condominium townhouse dwelling units and some of the two-family dwelling units to fee-simple townhouse lots. Section 24-108(a)(6) of the Subdivision Regulations permits the conversion of townhouse condominium units to fee-simple lots, in general, without the approval of a PPS in certain circumstances. The original DSP-06072 in this case was approved with 68 townhouses and 143 two-family dwelling units all under a condominium regime on the three existing lots (PGCPB Resolution No. 08-09). The current approval is for the conversion of the previously approved 68 townhouse dwelling units to fee-simple lots which is permitted pursuant to Section 24-108(a)(6). The Planning Board is also herein approving the conversion of additional two-family dwellings to 43 additional fee-simple townhouses, which is above the number of townhouse dwelling units previously approved, which is not permitted under the Subdivision Regulations without a new PPS. Toward that end, PPS 4-16010 was accepted for review on April 8, 2016, and approved on May 19, 2016 for 111 lots and 20 parcels for the development of 175 dwelling units. Preliminary Plan 4-16010 was heard and approved before, but on the same agenda as the DSP.

Detailed Site Plan DSP-06072-01 is herein approved for a mix of dwelling unit types that will be developed in a combination of townhouse lots and condominium two-family attached buildings. Based on the site plan, it is the intent and necessary for general circulation, both pedestrian and vehicular, that the residence of the lots and the unit owners within Phase 1 have access to, and privileges for, the common elements, such as the private roads, alleys, open space, and sidewalks. These commonly shared elements shall be owned and maintained by the overall/umbrella homeowners association. The lot owners, as well as the unit owners, shall share in the rights to, and obligations for, the use

of the common elements, and the owner's dedication on the record plat shall state that intent. The documents required to establish the HOA shall include a definition of ownership that includes both lot and the unit owners to ensure that the rights and responsibilities of all of the common elements are shared.

The DSP is herein approved for 5 parcels (Parcels G, I, J, S, and T) to develop the 64 two-family dwelling units. These development parcels shall be numbered. Open space parcels, as well as road and alley parcels, shall be labeled with letters. This DSP is approved with a total of 20 parcels: 5 for two-family attached dwellings, 6 for private roads and alleys (Parcels B-D, F, K, and M), and 9 for open space (Parcels A, E, H, L, and N-R).

Additionally, with regard to subdivision issues regarding the subject project, the Planning Board hereby finds:

- (1) The uses and future conveyance of parcels to an HOA or retained as condominium and the number of dwelling units in each condominium parcel shall be labeled.
- (2) The distance from the lot lines to the retaining walls shall be dimensioned demonstrating that a minimum ten-foot-wide (five-foot-wide in both sides) clear area is provided around the walls for inspection and maintenance by the HOA.
- (3) The layout of the DSP shall be adjusted so that cross easements are not necessary between lot owners to provide access to provide access to shared walls and sidewalks.
- (4) Conditions 2(e) and 3(a) and 3(b) of CSP-06001-01 (PGCPB Resolution No. 15-127) state the following:

2. Prior to approval of each detailed site plan (DSP) for the project, the following information shall be provided, or the issues shall be properly addressed as follows:

- e. **The applicant shall demonstrate to the Planning Board that the on-site private recreational facilities will be properly developed and maintained to the benefit of future residents through covenants, a recreational facilities agreement, or other appropriate means, and that such instrument is legally binding upon the subdivider and the subdivider's heirs, successors, and/or assignees.**

3. **At the time of detailed site plan for single-family detached units and the two pods of the townhouses and the two-family dwellings (two-over-two condominiums), whichever is applicable, the applicant shall:**
 - a. **Provide adequate on-site recreational facilities to serve the future residents in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*.**
 - b. **Provide sufficient green open spaces around the centrally-located stormwater management pond to design it as a focal point and meeting place for future residents in this cluster of the Glenn Dale Commons project.**

With the revision to the on-site recreation requirement for Glenn Dale Commons as approved in CSP-06001-01, the Planning Board determined that the central recreational component is sufficient to not only serve the residents of Phase 1 (111 townhouse/64 two-family dwellings), but the residents of Phase 3 (the abutting 70 single-family dwellings) and Phase 4 (79 dwelling units of townhouse and two-family dwellings). The following information for the on-site recreation facilities were included in Finding 4 of CSP-06001-01 (page 13):

“Pursuant to Section 24-134 of the Subdivision Regulations, the applicant is proposing to meet the requirements of the mandatory dedication of parkland by providing on-site private recreational facilities on proposed Parcel D (1.97 acres), which is located along the southern property line on the east side of Hubble Drive. It should be noted however, that this central recreational component is intended to not only serve the residents of Phase III (70 single-family dwellings), but the residents of Phase I (62 townhouse/152 two-family dwellings.) Sufficiency of the recreational facilities should be determined with the review of the DSP. In addition to the main recreational area a system of interconnecting trails should be provided and evaluated with the DSP.

“The DSP for the central recreation area should be reviewed concurrently with if not prior to the DSP for this section of the development. The DSP should establish an appropriate trigger for the development of the recreational facilities concurrent with the occupancy of the dwellings to ensure the availability of amenities for the future residents.”

Conditions of this approval set appropriate triggers for the recreational facilities to be located in the central recreational area as well as the tot lot and the central green included in Phase I.

- (5) On the coversheet and Sheet 6 of Detailed Site Plan DSP-06072-01, the portion of Aerospace Road to be vacated should be labeled "Right-of-way to be vacated." As that portion of Aerospace Road was previously dedicated to public use, but is not developed nor open to the public, and is not necessary for implementation of DSP-06072-01, the applicant shall, after the approval of DSP-06072-01, vacate it in accordance with Section 24-112.
- (6) The Parcel Area Summary table on the coversheet (Sheet 1) should be revised to label the two-family attached parcels as numbered parcels (Parcels G, I, J, S, and T), and label the alley parcels as "Private Alleys" (Parcels B-D, F, K, and M).

With the inclusion of certain conditions of this approval, and with the approval of PPS 4-16010, the DSP is in substantial conformance with the PPS. Failure of the DSP and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected.

- f. **Trails**—The Planning Board has reviewed the subject DSP for conformance to the requirements of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the 2006 East Glenn Dale Sector Plan and SMA, and trails-related conditions of prior approvals and offered the following:
- Designated bike lanes and continuous sidewalk shall be provided along Greenbelt Road (MD 193);
 - A bikeway shall be provided along Northern Avenue, as it is designated as a "priority sidewalk corridor" on page 30 of the MPOT; and
 - A trail connection from the northern terminus of Forbes Boulevard shall be provided to the north of the subject project, as page 31 of the MPOT encourages incorporating trails into new subdivisions as development occurs and providing trail connections between subdivisions and land uses, when feasible.

Policies in the MPOT that warrant consideration with respect to pedestrian access and the provision of sidewalks are as follows:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers;

Policy 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The circulation and phasing plan approved with Conceptual Site Plan CSP-06001-01 include a network of sidewalks and paths along internal roads, road frontages, and around stormwater management ponds which extended throughout the Glenn Dale Commons development, except for the private road to be located in Parcel C. Sidewalks are provided on both sides of all internal roads, excluding alleys, and around the stormwater management pond as required by the plan. Paths are also provided on alleys and closing up a gap in the sidewalk along Aerospace Road, which are not required by the plan.

For a discussion of the trails-related conditions of CSP-06001-01 (PGCPB Resolution No. 15-127), see Finding 8 of this approval.

2. **Prior to approval of each detailed site plan (DSP) for the project, the following information shall be provided, or the issues shall be properly addressed as follows:**
 - h. **Provide standard sidewalks along all internal roads, excluding alleys.**
 - i. **Explore the possibility to establish a complete internal pedestrian network, pedestrian safety features/locations, and additional neighborhood connections among different pods of the proposed development.**

Standard sidewalks are provided along both sides of all roads excluding alleys except along the private road to be located in Parcel C. A condition of this approval requires that sidewalk be provided on the northern side of this road, except adjacent to Lots 32-45, which have driveway openings, as it forms a main connection through the site, and the above condition requires it. Sidewalks on the southern side of that road is inadvisable, as it functionally serves as an alley for the lots which front on Aerospace Road.

4. **Prior to issuance of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210.00 to the Prince George's County Department of Public Works and Transportation (DPW&T) for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III bikeway. A note shall be placed on the final plat for payment to be received prior to issuance of the first building permit.**
5. **The applicant may construct a standard sidewalk along the subject site's entire frontage of Northern Avenue, as determined by the Department of Permitting, Inspections and Enforcement (DPIE) with the input from the Glenn Dale Citizen's Association.**

6. **Prior to approval of a preliminary plan of subdivision for Lot 6, Block A, the following information shall be provided, or the issues shall be properly addressed as follows:**
 - a. **A complete internal pedestrian network, pedestrian safety features/locations, and additional neighborhood connections shall be identified.**

The conditions related to Northern Avenue are beyond the scope of Phase 1.

The original DSP approval also included several conditions of approval that are still appropriate in the subject approval. Detailed Site Plan DSP-06072 (PGCPB Resolution No. 08-09) included the following conditions related to bike and pedestrian facilities:

6. **Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit**
7. **Prior to certification of the plans, the following revisions shall be made to the plans:**
 - a. **The plans shall be revised to indicate rear-load garages served by an alley on all the units located on the north side of Dorsey Lane. Two or three alley access points shall be provided from Dorsey Lane.**
 - b. **The sidewalks along the north side of Dorsey Lane shall be designed as an integral curb and five-foot-wide sidewalk. The driveway entrances shall be designed in accordance with the standards set forth in the DPW&T Urban Driveway Entrance Standard 200.02 or other sidewalk detail deemed acceptable to Urban Design and Transportation Planning that is ADA compliant.**
 - j. **Crosswalks shall be provided from the development across Aerospace Road and Hubble Drive, using a change in pavement type and/or color to easily identify the pedestrian links per DPW&T standards.**

Condition 7(b) related to the design of the sidewalk has been made a condition of the subject application. Condition 7(j) related to the crosswalk is appropriate along Aerospace Road at Dorsey Lane.

Conclusion

From the standpoint of non-motorized transportation, this plan is acceptable, fulfills the intent of applicable master plans and functional plans, and meets the findings required for a CSP, as the application is being approved with the following conditions:

- (1) Provide standard sidewalks along both sides of all internal roads, excluding alleys.
- (2) Provide a standard sidewalk along the entire north side of the private road within Parcel C, except where the sidewalk runs behind the rear-loaded garages on Lots 32–45. Driveway entrances shall be designed in accordance with the standards set forth in DPW&T, Urban Driveway Entrance Standard 200.02, or other sidewalk detail deemed acceptable to the Urban Design and Transportation Planning sections that is American with Disability Act (ADA) compliant.
- (3) Extend the standard sidewalk along the north side of Aerospace Road for the entire length of Parcel A.
- (4) The sidewalks along the north side of Dorsey Lane shall be designed as an integral curb and five-foot-wide sidewalk. The driveway entrances shall be designed in accordance with the standards set forth in DPW&T, Urban Driveway Entrance Standard 200.02, or other sidewalk detail deemed acceptable to the Urban Design and Transportation Planning sections that is ADA compliant.
- (5) The crosswalk along Aerospace Road at Dorsey Lane shall use a change in the pavement type and/or color to easily identify the pedestrian connection per DPW&T standards.

g. **Permit Review**—Permit Review issues have been addressed by revisions to the plans or by conditions of this approval.

h. **Environmental Planning Section**—The Planning Board, in addition to a Natural Resources Inventory (NRI-076-06-01) approved on August 27, 2015, has reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
CSP-06001	TCP1-003-02-01	Planning Board	Approved	12/7/06	06-282
DSP-06072	TCPII-156-03-02	Planning Board	Approved	11/17/08	08-09
4-06123	TCP1-003-02-02	Planning Board	Approved	3/13/08	08-38
CSP-06001-01	TCP1-003-02-03	Planning Board	Approved	12/10/15	15-127
4-16010	TCP1-003-02-04	Planning Board	Concurrent Review		

The Planning Board stated that the project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the project has a new PPS (4-16010) approved by the

Planning Board on May 19, 2016. Phase 1 of the project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the technical manual. The following is an environmental description of the site.

The 74.56-acre site is located on the south side of Northern Avenue approximately 1,000 feet southeast of Good Luck Road. Based on available information, site contains streams, wetlands, and 100-year floodplain. The site is in the Folly Branch watershed of the Patuxent River basin. The predominant soils found to occur according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include the Christiana Downer, Christiana Downer-Urban, Elkton-Urban, Fallsington, Issue, Russet-Christiana, Sassafras-Urban, Udorthents, Urban land, and Woodstown complexes. Based on available information, Marlboro clay is not found to occur in the vicinity of this property; however, Christiana complexes are. Greenbelt Road (MD 193) is in the vicinity of the site and it is a traffic noise generator. However, traffic noise impacts are not anticipated because MD 193 is approximately 1,000 feet from Phase 1. There are no designated scenic or historic roads in the vicinity of the site. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened and endangered species are not found to occur in the vicinity of the site. The site contains Regulated areas and Gap Areas within the designated network of the 2005 *Approved Countywide Green Infrastructure Plan*. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

For a discussion of environmentally-related Condition 1(g) of the approval of CSP-06001-01 (PGCPB Resolution No. 15-127), see Finding 8 of this approval. For a discussion of environmentally-related conditions of PPS 4-16010, see Finding 9 of this approval. For a discussion of environmentally-related Conditions 3(a) and 3(b) of DSP-06072, see Finding 10 of this approval.

A Natural Resources Inventory (NRI-076-06-01), approved on August 27, 2015, submitted together with the subject DSP, is in conformance with it.

This property is subject to the provisions of the WCO because it has previously approved Type I and Type II Tree Conservation Plans associated with it, TCPI-03-02-01 and TCPII-156-03-01, respectively. An '-06' revision to TCPII-156-03 was submitted with the application.

The 74.56-acre site contains 20.07 acres of existing woodland on the net tract and 0.74 acre of woodland within the 100-year floodplain; however, the worksheet shown on the plan shows 19.67 acres of existing woodland and 0.79 acre of wooded floodplain. The worksheet shown on the plan shall be revised to show the existing woodland and woodland in the floodplain as shown on the previously approved plans. The site has a Woodland Conservation Threshold (WCT) of 10.91 acres, or 15 percent of the net tract.

Because the overall site will be redeveloped/developed in phases, a phased worksheet is shown on the TCP. The overall site's cumulative woodland conservation requirement of 19.85 acres is proposed to be met in different phases. On the TCP, Phase 1 shows 2.41 acres of credit for off-site woodland conservation met on another property. Off-site mitigation for Phase 1 has already been acquired as part of a previous TCP2 approval and permit issuance for this site.

The TCP has been reviewed and conditions of this approval require that technical revisions be made to bring the DSP into conformance with the WCO.

The approval block shall be updated to move the previous approval information that has been typed-in up one row so that the '-05' line is free for the approval of Detailed Site Plan DSP-15001 and so that the '-06' line is free for the certification of the current approval. The standard property owner's awareness block shall be revised to type-in the name of the person signing the plan. If the signatory of the owner's awareness certification block is an LLC, a corporate acknowledgement form must be submitted demonstrating that the person signing has authority to do so.

The edge of all limits of disturbance that clear or are adjacent to woodland require temporary tree protection device. Temporary tree protection device shall be added to all vulnerable clearing edges and the standard temporary tree protection fence detail must be added to the plan, and the symbol must be added to the legend. The match lines and key map must be revised to ensure that accurate sheet references are provided.

Note 9 of the standard TCP2 notes shall be revised to indicate that the current phase is not grandfathered.

After all revisions have been made, a condition of this approval requires that the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions made.

The following environmentally-related requirements have been made a condition of this approval. Prior to certification of the DSP, the TCP2 shall be revised as follows:

- (1) Revise the existing woodland and the woodland within the 100-year floodplain areas in the worksheet to reflect the areas shown on previously approved plans (20.07 and 0.74, respectively).
- (2) Revise the approval block to move the typed-in previous approval information up one row, leaving the '-05 and '-06' lines blank.
- (3) Revise the standard property owner's awareness block to type-in the name of the person signing the plan. Provide a corporate acknowledgement form as needed.

- (4) Revise the match line references and key maps to ensure accurate references.
- (5) Revise standard Note 9 to indicate that the current phase is not grandfathered.
- (6) Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.

An approved Stormwater Management Concept Plan and Letter (15253-2006-01) were reviewed with the subject TCP2 and DSP. The plan shows the site draining toward an existing pond located to the east of Phase 1, across Hubble Drive. However, the Department of Permitting, Inspections and Enforcement (DPIE) in comments provided regarding the subject project stated that the subject DSP is not in conformance with the concept approval. This discrepancy will be corrected by separate application to DPIE.

- i. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum received April 19, 2016, the DPR indicated that as per Condition 2(e) of the approval of Conceptual Site Plan CSP-06001-01 (PGCPB Resolution No. 15-127), the Parks and Recreation requirement is met by the provision of on-site private recreational facilities in each DSP submission and that the Planning Board is charged with the responsibility of ensuring adequate and proper siting of the required recreational facilities at the time of DSP review. Further, the approved plans for recreation areas and included play equipment is adequate for the Planning Board to conduct that review.
- j. **Prince George's County Fire/EMS Department**—In a memorandum dated March 8, 2016, the Fire/EMS Department offered comments regarding private road design, needed accessibility, and the location and performance of fire hydrants. The comments have been transmitted to the applicant.
- k. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 5, 2016, DPIE offered numerous comments which will be addressed during their separate permitting process. Additionally, DPIE stated that the DSP is not consistent with approved Stormwater Management Concept Plan 15253-2006. This discrepancy will be corrected by separate application to DPIE.
- l. **Prince George's County Police Department**—The Planning Board did not receive comments from the Police Department regarding the subject approval. However, the Police Department provided comments on prior approvals.
- m. **Prince George's County Health Department**—In a memorandum dated April 6, 2016, the Prince George's County Health Department stated that their Environmental Engineering/Policy Program had completed a health impact assessment review of the DSP-06072-01, Glenn Dale Commons, Phase 1 project and offered the following comments and recommendations. Each comment is included in **boldface** type below, followed by Planning Board comment:

- (1) **The addition of the playground is appreciated for the improvement to the overall allotment of green space.**

Residents of the subject Phase 1 portion of the Glenn Dale Commons development will be able to utilize the recreational facilities of Phase 3 of the development located immediately east of the subject site, which will further improve green space in the development and make additional facilities available to future residents of Phase 1.

- (2) **Consider including in the design plans “pet friendly” amenities for pets and their owners. Designated park areas may consist of the appropriate safe playing grounds, signage, and fencing. Pet refuse disposal stations and water sources are strongly recommended at strategic locations.**

The Health Department’s comments with respect to pets have been passed onto the applicant, who will duly consider them and implement the Health Department’s recommendation in this respect as they feel advisable.

Note that provisions for pets as described above if instituted at a later date than this approval, may require a revision to the DSP.

- (3) **During the construction of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.**

A condition of this approval will regulate dust impacts as specified above.

- (4) **Indicate the noise control procedures to be implemented during the construction phase of this project. No construction noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.**

A condition of this approval will regulate noise impacts of construction as specified above. Note that the reference to authority regarding noise has been corrected to refer to the Code of Maryland Regulations (COMAR), which is state law as opposed to Subtitle 19 of the Prince George’s County Code.

- n. **Maryland State Highway Administration (SHA)**—The Planning Board did not receive comments from SHA regarding the subject project.

- o. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated February 27, 2016, WSSC offered multiple conditions which will be addressed through their separate permitting process.
- 15. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a most reasonable alternative for satisfying the site design guidelines of the Zoning Ordinance without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
- 16. As required by Section 27-285(b)(2) of the Zoning Ordinance, this DSP is also in conformance with the previously approved conceptual site plan.
- 17. Section 27-276(b)(4) of the Zoning Ordinance provides the following required findings for approval of a DSP:
 - (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b) (5).**

Section 24-130(b)(5) of the Subdivision Regulations is as follows:

- (5) Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature.**

All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.

There are no environmental features on this portion of the Glenn Dale Commons site covered by the subject DSP. Therefore, it does not affect previous findings of conformance with this requirement. The site had been previously developed and no new impacts to regulated environmental features that are required to be protected under Section 27-285(b)(4) of the Zoning Ordinance are herein approved.

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 Type 2 Tree Conservation Plan (TCP2-156-03-06) and further APPROVED Detailed Site Plan DSP-06072-01 for the

above-described land, including a Variance from Section 27-548(h) of the Prince George's County Zoning Ordinance to allow seven of the 17 proposed townhouse building groups to include more than six units, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall:
 - a. Procure signature approval of Preliminary Plan of Subdivision 4-16010.
 - b. Correct General Note 2 to include Lot 4, Block A and Outlot B.
 - c. Revise the "Parcel Area Summary" table on the coversheet (Sheet 1) to label the two-family attached parcels as numbered parcels, and label the alley parcels as "Private Alleys."
 - d. Retitle the third sheet of the DSP plan set "Template Sheet" instead of "Architecture."
 - e. Provide standard sidewalks along the northern side of the private road within Parcel C, except adjacent to Lots 32-45, which have driveway openings, connecting to the five sidewalk terminations along its length and use enhanced paving for the gathering space on Parcel H and all the crosswalks included in the project.
 - f. Include a note in the general notes on the plans stating that the following lots are deemed highly visible and shall receive the below specified treatments and be labeled as "HV" on the site plan:

Block	Highly-Visible Lots
A	1, 66
B	1, 7*, 8*, 19*, 20/21*, 56/57*, 58*, 69*, 70, 75
C	1, 34

The units placed on a lot deemed highly-visible lots shall have per Condition 2 of PGCPB Resolution No. 15-127 meet the following design criteria:

- (1) A predominant or first story (on the units above indicated by an asterisk) use of brick and masonry, or any combination of both finish materials.
- (2) Objectively well-designed façades with regular and attractive patterns of fenestration. For the vertically mixed-use buildings, the ground level shall be predominantly store fronts.
- (3) Use of architectural detail such as, but not limited to, tower elements, keystone arches, or decorative lintels on the elevations.

- (4) For the side elevations, a minimum of three architectural features shall be provided.
- (5) A varied roofline.

The enhanced elevations to be utilized on the units placed on the highly-visible lots shall be approved by the Planning Board or its designee.

A note in the general notes on the plans shall indicate that the first floor of the end walls of the units in Block B, Lots/Units 7, 8, 19, 20/21, 56/57, 58, and 69, shall be clad in brick.

- g. Revise the plan to reflect a total of 68 townhouse lots permitted pursuant to Section 24-108(a)(6) of the Subdivision Regulations, and show the additional 43 townhouses in a parcel or parcels to be sold as condominiums if Preliminary Plan of Subdivision 4-16010 is not approved prior to approval of the subject DSP.
- h. Revise the plans to show the location of all light fixtures and a detail of a decorative and full cut-off light fixtures to be utilized for the DSP.
- i. Revise the plans to show the location of enhanced concrete paving in the central green area.
- j. Add 'General Notes' on Sheet 1 of the plan set indicating that the applicant intends to conform to dust control requirements as specified in 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and construction noise control requirements as specified in the Code of Maryland Regulations (COMAR).
- k. Relocate the mandatory tot lot from its current location in the northwestern portion of the site to the central green, unless relocating it is determined to be infeasible by the applicant, in consultation with the Urban Design Section.
- l. The Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - (1) Revise the existing woodland and the woodland within the 100-year floodplain areas in the worksheet to reflect the areas shown on previously approved plans (20.07 and 0.74, respectively).
 - (2) Revise the approval block to move the typed-in previous approval information up one row, leaving the '-05' and '-06' lines blank.
 - (3) Revise the standard property owner's awareness block to type-in the name of the person signing the plan. Provide a corporate acknowledgement form as needed.

- (4) Revise the match line references and key maps to ensure accurate references.
 - (5) Revise standard Note 9 to indicate that the current phase is not grandfathered.
 - (6) Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
 - (7) The unmitigated 65 dBA Ldn noise contour as shown on Type I Tree Conservation Plan TCPI-003-02-03 shall be shown on Type 2 Tree Conservation Plan TCP2-156-03-06, which is recommended to be approved together with DSP-06072-02, Glenn Dale Commons, Phase 1.
 - (8) Fifty percent of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) Type "A" bufferyard shall be shown along the 342-foot northern property line of the subject DSP shared with a single-family detached unit on residential-zoned land, and the schedule provided on Sheet 4 of the landscape plan for "Bufferyard D" shall be revised to demonstrate conformance to Section 4.7(c)(5)(c) of the Landscape Manual.
- m. Remove General Notes 34 and 35 from Sheet 1 of the DSP.
- n. Add to the Development Standards chart on Sheet 1 of the DSP that a four-foot by ten-foot-wide cantilevered deck constructed of a durable material shall be provided for the Matisse architectural model, and a six-foot by nine-foot-wide covered porch shall be provided for the Picasso architectural model.
- o. All rear-loaded garage townhouses shall offer a minimum 20-foot-wide by eight-foot-deep deck at the rear of the units or other standard dimension as required by the Prince George's County Code and public safety. This requirement shall be added to the Development Standards chart on the coversheet of the DSP. However, such decks shall be included as standard on the rear-loaded garage townhouses located at the intersection of a street and an alley.
- p. Ramps and depressed curbing as necessary to ensure accessibility for the physically handicapped shall be shown on the site plan.
- q. New standards established in the subject DSP shall be added to the Development Standards and included on the coversheet of the DSP.
- r. The applicant shall provide decorative fencing along the southern and eastern property lines and a non-white, six-foot-high, vinyl privacy fence along the northern and western property lines.

- s. All retaining walls are to be of masonry construction. Timber retaining walls are prohibited.
 - t. Maintenance Easement shall be defined in the legend as “ME” and given a symbol that is legible throughout the plan set.
 - u. The Section 4.7 schedule on the landscape plan for ‘Bufferyard A’ shall be revised to reflect that the adjoining development is vacant, industrially-zoned land and that per Section 4.7(c)(5) D) of the 2010 *Prince George’s County Landscape Manual*, no buffer is required as the subject residential property is developing adjacent to a vacant land in an industrial zone.
 - v. The Section 4.7 schedule on the landscape plan for ‘Bufferyard D’ shall be revised to indicate that one-half of a ‘Bufferyard A’ is required and provided.
 - w. The landscape plan shall be revised to include four additional trees along Dorsey Road and to adjust the location of street trees, per the approval of an alternative compliance application which shall be pursued by the applicant regarding Section 4.10(c)(1) of the 2010 *Prince George’s County Landscape Manual*.
2. Prior to issuance of the 88th building permit for the project, the applicant shall have completed construction of the tot lot, the open play area in the central green, the crosswalks, and the eastern enhanced sitting area adjacent to Lots 58 through 69, Block B. The western enhanced sitting area adjacent to Lots 8 through 19, Block B, shall be completed in phase with development.
3. On the land area covered by Detailed Site Plan DSP-15001, the applicant shall complete construction of the below-specified recreational facilities prior to issuance of the indicated building permit for Detailed Site Plan DSP-06072-01, as follows:


	Recreational Facility	Completion Prior to Issuance of Building Permit No. for DSP-06072-01
(1)	Two 5,400-square-foot-open play areas	50
(2)	Six benches	70
(3)	A community garden	80
(4)	A trail with six exercise stations	60
(5)	A picnic area with grills and picnic tables	90
(6)	A pavilion	172

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.

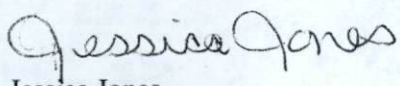
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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Hewlett voting in favor of the motion, and with Commissioners Bailey and Shoaff absent at its regular meeting held on Thursday, May 19, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of May 2016.

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date 5/31/16

Patricia Colihan Barney
Executive Director


By Jessica Jones
Planning Board Administrator

PCB:JJ:RG:rpg