

R E S O L U T I O N

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

WHEREAS, in consideration of evidence presented at a public hearing on November 16, 2017, regarding Detailed Site Plan DSP-16044 for The Woodlands at Reid Temple, the Planning Board finds:

1. **Request:** The subject application is for approval of a 261,205-square-foot, 252-unit apartment housing for the elderly and associated site improvements on a 10.75-acre property in the Rural Residential (R-R) and Multifamily Medium Density Residential-Condominium (R-18C) Zones.
2. **Development Data Summary:**

Zones	EXISTING	APPROVED
Use	R-R/R-18C	R-R/R-18C
	Two Single-Family Detached Homes (to be razed)	Apartment Housing for the Elderly
Acreage	10.75	10.73
R-R Zone	0.61	0.61
R-18C Zone	10.14	10.12
Public Right-of-Way Dedication	0	0.02
Parcel/Lot(s)	3	1
Gross Floor Area (square feet)	3,830 (to be razed)	261,205
Dwelling Units	2 (to be razed)	252

OTHER DEVELOPMENT DATA

Parking Spaces Required
 252 units @ 0.66 space/dwelling unit **167 spaces**

Parking Spaces Provided

Standard Spaces	164 spaces
Compact Spaces	63 spaces
Parallel Spaces	9 spaces
ADA Space (Standard)	8 spaces
ADA Space (Van-Accessible)	12 spaces
Total	256 spaces

Loading Spaces Required	1 space
Loading Spaces Provided	1 space

3. **Location:** The subject site is located in Planning Area 70, Council District 4. More specifically, the property is located on the eastern side of MD 193 (Glenn Dale Boulevard), approximately 170 feet north of its intersection with Daisy Lane.
4. **Surrounding Uses:** The subject property is surrounded by single-family detached homes in the R-R Zone to the east, single-family detached homes in the Residential-Estate (R-E) and R-R Zones to the west, the public right-of-way of MD 193 to the south with single-family detached homes in the R-R Zone beyond, and the Glenn Dale Golf Course in the Open Space (O-S) Zone to the north.
5. **Previous Approvals:** The site is currently known as Tax Parcel 120 (4.28 acres zoned R-18C), recorded in Prince George’s County Land Records in Liber 34947 folio 224; and Lot 2 (0.61 acre zoned R-R and 5.86 acres zoned R-18C) recorded in Plat Book 111-16. The property is the subject of a pending Preliminary Plan of Subdivision (PPS) 4-16034, which is scheduled to be heard before the Planning Board on November 9, 2017 along with this application. The subject property has a Stormwater Management Concept Plan, 14624-2017-00, which was approved on June 6, 2017 and will expire on June 6, 2020.
6. **Site Design:** The subject property is triangular in shape and almost completely wooded, except for two single-family detached homes and associated outbuildings. The subject application proposes to raze the existing improvements on-site and construct a 55-foot-high, four-story, 261,205-square-foot, building complex for 252 units of apartment housing for the elderly. The proposed H-shaped building is located in the center of the site, with two long portions that run north/south, connected by areaways to a central one-story clubhouse building that will include the main lobby. Access for the property, as approved with PPS 4-16034, includes a right-in/right-out only access from MD 193 to the south, a pedestrian connection only to Old Prospect Hill Road, and a full-access vehicular connection to Facchina Place. Surface parking lots then wrap the western, southern, and eastern sides of the building, including a drop-off area in front of the clubhouse portion of the building. The proposed loading space is located along the southern side of the building, and micro-bioretenment facilities and submerged gravel wetlands are located throughout the property to accommodate stormwater. The site plan indicates that each residential building will have an interior waste collection room, with no exterior facilities.

Architecture—The architectural elevations depict a four-story building with an asphalt-shingled gabled roof and exterior finish materials shown as stone veneer, cementitious siding, and board and batten in shades of red, brown, and cream. The building has multiple articulations on all sides through which the materials vary. Standing seam metal roof is shown on turret features at the southern ends of the residential buildings, as well as on top of the clubhouse building. All residential and clubhouse building elevations propose a large amount of fenestration, including some specialty windows, and detailing. The architectural design and building materials are varied with the buildings, but in general, are all contemporary in style.

Signage—The applicant submitted a proposed sign plan that includes a single freestanding sign near the site entrance from MD 193, and one freestanding column-mounted sign at each of the other site entrances. The main sign is an 8- to 12.5-foot-high monument sign constructed of stone-veneered end posts, with lights mounted on them, and a central fiber cement panel with aluminum lettering, which is backlit. The column-mounted signs are approximately three feet wide and eight feet tall, plus a metal light on top. The front side is proposed to have metal lettering and trim, which will be backlit. Residential subdivisions in any residential zone are allowed to have a permanent gateway sign per Section 27-624 of the Zoning Ordinance. However, the proposed signage does not meet the requirements of that section in terms of height, area, or number. The applicant did not file a departure from sign design standards with this application. Therefore, a condition is included in this approval requiring the signage to be revised prior to certification to conform to the regulation of Part 12, Signs, of the Zoning Ordinance.

Light Fixtures—The submitted detailed site plan (DSP) shows lighting locations, but did not provide a photometric plan or details of the proposed light fixtures demonstrating full cut-off optics, no spillover at the property lines, and adequate lighting for all parking facilities, entrances, pedestrian pathways, public spaces, and property addresses. Therefore, a condition is included in this approval requiring this to be provided prior to certification.

Hardscape—Bicycle parking racks have been provided near the main resident entrances on each side of the building. Concrete sidewalks have been proposed surrounding the building and connecting to the parking areas. A proposed patio is indicated behind the clubhouse building, but no details were provided regarding materials or amenities. Therefore, a condition is included in this approval requiring these details to be provided prior to certification.

Recreational Facilities and Amenities—The Planning Board found, in the PPS approval, that the future residents would be best served by the provision of private on-site recreational facilities, to meet the requirements of mandatory park dedication. Using the Prince George's County Department of Parks and Recreation's formula for the value, the proposed development with 252 units is required to provide approximately \$251,760 worth of facilities. The submitted statement of justification indicated that provided on-site private recreational facilities include 1,465 linear feet of walking trail and a 445-square-foot fitness room. Other site amenities include various lounges and multipurpose rooms for activities. No analysis was provided regarding the value of the recreational facilities to determine if they meet the requirements. Therefore, a condition is included in this approval requiring this to be provided prior to certification.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-R and R-18C Zones and the site design guidelines of the Zoning Ordinance.

Per Section 27-441(b), Uses Permitted in Residential Zones, of the Zoning Ordinance, apartment housing for elderly or handicapped families in a building other than a surplus public school building is subject to a special exception in the R-R Zone, except under certain circumstances as listed in Footnote 63. That footnote includes the following requirements:

A Special Exception shall not be required provided:

- 1. The property is one (1) gross acre or less in size and is located adjacent to a R-18C zoned lot or parcel recommended for an active adult community in an Approved Sector Plan and Sectional Map Amendment;**

The R-R-zoned portion of the property, Part of Lot 2, is approximately 0.61 acre and is abutting the remainder of Lot 2 to the west, which is zoned R-18C. In the 2006 *East Glenn Dale Area Approved Sector Plan and Sectional Map Amendment* (East Glenn Dale Sector Plan and SMA), the subject property is designated as an “Active Adult Community” on Map 5 Approved Land Use (page 14). Therefore, the DSP conforms to this requirement.

- 2. The property is located within one (1) mile of a fire station;**

The nearest fire station is the Glenn Dale Fire Station, Company 818, Battalion 808, located approximately one-third of a mile to the south of the property at 11900 Glenn Dale Boulevard. Therefore, the DSP conforms to this requirement.

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

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

- 4. Regulations concerning the net lot area, lot coverage and green area, lot width, frontage, yards, building height, distance between unattached townhouses, density, site access, accessory buildings and other requirements of the R-R Zone shall be established and shown on the Detailed Site Plan for approval by the Planning Board and the District Council; and**

The applicant indicated that the specified regulations are as shown on the submitted site plans. However, the proposed regulations for the development, as shown, should be listed in the general notes for future reference. Therefore, a condition is included in this approval requiring this to be provided prior to certification.

- 5. Age restrictions shall be in conformance with the Federal Fair Housing Act and set forth in covenants submitted with the application and filed in the land records at the time the final plat of subdivision is recorded.**

The subject development is proposed to constitute housing intended and operated for occupancy by at least one person 55 years of age or older per unit under the Fair Housing Amendments Act of 1988, U.S.C. § 3600, et seq. Covenants regarding this will be required to be filed in land records at the time the final plat of subdivision is recorded.

Per Section 27-441(b), apartment housing for elderly or handicapped families in a building other than a surplus public school building is subject to a special exception in the R-18C Zone, except under certain circumstances as listed in Footnote 117. That footnote includes the following requirements:

A Special Exception shall not be required provided:

- 1. The property is identified for active adult community in an Approved Sector Plan and Sectional Map Amendment;**

In the East Glenn Dale Sector Plan and SMA, the subject property is designated as an “Active Adult Community” on Map 5 Approved Land Use (page 14). Therefore, the DSP conforms to this requirement.

- 2. The property shall not be subject to the condominium or other home ownership recommendation as the zone requires or as may be stated within an Approved Sector Plan and Sectional Map Amendment;**

The applicant has indicated that the proposed dwelling units will be rental units, which will be in conformance with this requirement.

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

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

- 4. Regulations concerning the net lot area, lot coverage and green area, lot width, frontage, yards, building height, site access, distance between unattached townhouses, density, accessory buildings and other requirements of the R-18 or R-18C Zones shall be established and shown on the Detailed Site Plan for approval by the Planning Board and the District Council.**

The applicant indicated that the specified regulations are as shown on the submitted site plans. However, the proposed regulations for the development, as shown, should be listed in the general notes for future reference. Therefore, a condition is included in this approval requiring this to be provided prior to certification.

5. Age restrictions shall be in conformance with the Federal Fair Housing Act and set forth in covenants submitted with the application and filed in the land records at the time the final plat of subdivision is recorded; and

The subject development is proposed to constitute housing intended and operated for occupancy by at least one person 55 years of age or older per unit under the Fair Housing Amendments Act of 1988, U.S.C. § 3600, et seq. Covenants regarding this will be required to be filed in land records at the time the final plat of subdivision is recorded.

6. The applicant must demonstrate by evidence in the record that:

(A) The net lot area is at least fifty percent (50%) of the minimum net lot area normally required in the zone;

The minimum net lot area for multifamily dwellings in the R-18C Zone is 43,560 square feet, or one acre. The subject property is 10.73 acres in size (after dedication), which is significantly in excess of this requirement.

(B) The density is not more than twice what is normally allowed in the zone; and

The R-R Zone does not have a regulation regarding density for multifamily dwellings; however, the maximum density for single-family detached dwellings is 2.17 dwelling units per net acre. The R-18C Zone permits a maximum density of 20.00 dwelling units per net acre for multifamily dwellings in a building that is more than 36 feet high and has an elevator. The calculation for the subject property is as follows:

	Maximum Density	Twice Density
R-R Zone		
0.61 acre @ 2.17 dwelling units/acre	1	2
R-18C Zone		
10.12 acres @ 20.00 dwelling	202	404
Total Allowed	203	406

Therefore, the proposed 252 dwelling units are less than twice the normally allowed density of the subject property.

(C) The project is financed at least partially by tax credits approved by the State of Maryland.

The applicant indicated that they are in the process of preparing their tax credit application to the State of Maryland; however, said application cannot be submitted until after the PPS and DSP applications have been approved by the

Prince George's County Planning Board. In lieu of, and until such time as the application has been prepared and filed with the State of Maryland, the applicant provided an affidavit affirming that the subject project is being financed partially by tax credits to be approved by the State of Maryland. A condition has been included in this approval requiring that proof of this requirement be provided prior to issuance of the building permit for the subject property.

8. **Preliminary Plan of Subdivision 4-16034:** This DSP application was processed concurrently with Preliminary Plan of Subdivision 4-16034 for the development of the proposed apartment housing for the elderly. The two applications were approved by the Planning Board on November 16, 2017. A review of the DSP, in relation to the PPS, is incorporated into Finding 12(d) below for approval, with conditions that have been included herein, to ensure that the DSP is in conformance with the approved PPS.
9. **2010 Prince George's County Landscape Manual:** The proposed new use in the R-R and R-18C Zones is subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as follows:
 - a. **Section 4.1, Residential Requirements**—Section 4.1 requires that one shade tree be provided per 1,600 square feet of green area provided. The correct schedule is provided on the DSP showing this requirement being met through the provision of 101 shade trees within 136,736 square feet of green area. However, all of the provided trees are located far away from the buildings, on the other sides of the parking lots in most cases. This does not best fulfill the objectives and design guidelines of this section as is required. More tree plantings around the buildings would help to establish a visual relationship between the structures and their environment, help in energy conservation, and create some privacy for the structures. Therefore, a condition has been included in this approval requiring that a minimum of half of the required shade trees be provided within 30 feet of the building, where feasible, prior to site plan certification.
 - b. **Section 4.2, Requirements for Landscaped Strips Along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscaped strip should be provided on the property abutting all public and private streets. The submitted DSP has small portions of the parking lots abutting the rights-of-way along Old Prospect Hill Road and Facchina Place. The submitted DSP provides the appropriate schedule showing the requirements of this section being met along both street frontages.
 - c. **Section 4.3, Parking Lot Requirements**—Section 4.3 specifies that any proposed parking lots larger than 7,000 square feet shall provide planting islands throughout the parking lot to reduce the impervious area. The DSP proposes two parking compounds, one requiring eight percent interior landscaped area and the other requiring ten percent. The first compound provides almost 12 percent interior planting area and the second provides over 13 percent, as well as the required shade trees, in accordance with the requirements of this section.

- d. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and improved public streets. The subject application proposes a loading space on the southern end of the building that will be screened from MD 193 by existing trees, in conformance with this requirement. Section 4.4 also requires that all mechanical equipment, if located within a residential development, be screened from all outdoor living and recreation areas, parking areas, and entrance drives. The submitted DSP shows what appears to be ground-level air conditioning units around both buildings that would need to be screened in conformance with this section; however, they are not labeled. Therefore, a condition has been included in this approval requiring that the proposed plan and conformance with this requirement be clarified, as necessary

- e. **Section 4.6, Buffering Development from Streets**—Section 4.6 requires buffering when any yard of a multifamily development is oriented toward an arterial roadway, such as MD 193, which runs along the southern edge of the property. The submitted DSP provides the appropriate schedule showing the requirements, including a 50-foot-wide buffer and plantings, of this section being met. Additionally, the applicant submitted a Phase I noise study, dated October 4, 2017, that found that, due to the distance from the roadway and the relatively low traffic volume on MD193, the noise impact upon the proposed buildings, or any outdoor recreation areas, will be below 65 dBA Ldn at both the ground and upper levels. As the noise impact will be below 65 dBA Ldn, no further analysis or mitigation is required at this time.

- f. **Section 4.7, Buffering Incompatible Uses**—The subject application requires a Type B bufferyard, including a 30-foot building setback, a 20-foot-wide landscaped yard, and 80 plant units per 100 linear feet along the majority of the eastern and western property lines, because those adjoining uses are single-family detached homes. Along the northern property line, adjoining the golf course, a Type A bufferyard, including a 20-foot building setback, a 10-foot-wide landscaped yard, and 40 plant units per 100 linear feet, is required. The required building setbacks, landscaped yard widths, and plant units are provided along all of these property lines, and the appropriate schedules have been provided.

- g. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants and that no invasive plants be proposed. The minimum percentage of plants 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%

A Section 4.9 schedule has been provided as required, showing the provision of 100 percent native shade trees, 70 percent native evergreen trees, and 49 percent native shrubs. No ornamental trees are proposed.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, contains more than 10,000 square feet of existing woodland, and proposes more than 5,000 feet of woodland clearing. A Type 2 Tree Conservation Plan (TCP2-028-17) was submitted with this DSP application.

This site was previously associated with a larger tract of land that was part of previously approved Detailed Site Plan DSP-04023 and Type II Tree Conservation Plan TCPII-088-04 (PGCPB Resolution No. 04-271). A new PPS 4-16034 is pending and is being reviewed concurrently with this DSP application. This new PPS seeks to establish a new TCP1 (TCP1-008-17), and to separate the site from TCPII-088-04. As a result, TCPII-088-04 must be amended prior to signature approval of the PPS to exclude the area of land included in this application. Type II Tree Conservation Plan TCPII-088-04 shall be reconciled for any loss of woodland conservation.

The site is split-zoned R-18C and R-R, and has a woodland conservation threshold of 20 percent, or 2.15 acres. According to the worksheet, the cumulative woodland conservation requirement, based on the total proposed clearing of 7.63 acres for this project, is 4.10 acres. The TCP2 proposes to meet this requirement with 1.51 acres of on-site preservation and 2.59 acres of off-site woodland conservation credits. The worksheet, as submitted, needs to be revised; the gross tract area within the R-18C Zone has been incorrectly stated as 10.75 acres, when in fact it is 10.14 acres.

The TCP2 does not fully show the approved stormwater management concept for the site, which appears would result in additional clearing. The plan needs to be revised to correctly show the entire design and associated limits of disturbance (LOD) for all stormwater management. The LOD must be consistent with the stormwater management concept.

There are several other minor revisions that need to be addressed on the TCP2. A specimen tree sign is required to be placed along the area of tree protection fencing that is to the northeast of where Specimen Tree ST-7 is located. Woodland preservation signs are not required to be placed along areas of woodlands retained, assumed clear, or along woodlands preserved not credited; they are only required be placed along the edges of proposed woodland preservation areas. The cover sheet is required to show where the match lines are located, as shown on the subsequent sheets of the TCP2. The standard TCP2 notes pertaining to invasive species management and the associated invasive plant removal plan are required to be added to the TCP2, since a significant amount of invasive bamboo is proposed to be preserved along the southern boundary of the site. Details for a tree protection fence are specified on Sheet 2 of the TCP2; however, the locations of where these two types of fencing are proposed to be installed at are not identified on the TCP2. The locations of all types of fencing must be shown on the plan. The TCP2 also proposes off-site woodland preservation, but the standard TCP2 notes pertaining to off-site woodland preservation are missing

from the TCP2. The standard property owner's awareness certificate is also missing from the plan and must be signed by all property owners impacted by this TCP2.

After all revisions have been made, have the qualified professional who prepared the TCP2 sign and date it and update the revision box with a summary of the revisions made. Conditions requiring the specified revisions have been included in this approval.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a building or grading permit for 5,000 square feet or greater of gross floor area or disturbance. Properties that are zoned R-R and R-18C are required to provide a minimum of 15 percent of the gross tract area to be covered in tree canopy. The subject property's gross tract is 10.75 acres in size, resulting in a TCC requirement of 1.6125 acres, or approximately 70,241 square feet. A TCC schedule was provided on the DSP showing the requirement being fully met with woodlands preserved on-site. However, the required and provided canopy numbers in the chart are incorrect and should be revised to correctly reflect the entire gross acreage, as well as the preserved woodland areas, to match the TCP. Therefore, a condition has been included in this approval requiring this revision prior to certification.
12. **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**—A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low.

The developing property is adjacent to the parcel on which Prospect Hill and Outbuildings, Historic Site 70-025, is located. However, the developing property is not adjacent to the environmental setting. Therefore, no sight line studies are recommended. The developing property is located approximately 1,310 feet to the south of the historic site, and there are mature trees along the southern boundary of the property on which Prospect Hill is located. Prospect Hill is situated at approximately 230 feet above sea level, with the landform sloping to the south towards the developing property, which sits at approximately 180 feet above sea level. The applicant is proposing landscaping along the northern property line adjoining the parcel on which the Prospect Hill historic site is located, as well as a 1.75-acre woodland preservation area, which will remain in the northeast corner of the subject property. The open views from the house to the south, across the golf course, will not be impacted by the proposed development.

The house located at 11415 Prospect Hill Road was constructed circa 1954, according to tax records. In an effort to document buildings that are more than 50 years old, and are proposed to be demolished, Historic Preservation staff requests permission to photo document the structure located at 11415 Old Prospect Hill Road prior to demolition.

- b. **Community Planning**—This application is located in the Established Communities growth policy area of the *Plan Prince George's 2035 Approved General Plan*. The vision for Established Communities is a context-sensitive infill and low- to medium-density development. The East Glenn Dale Sector Plan and SMA rezoned the subject property from the R-R Zone to the R-18C Zone and recommends development of a “planned active adult community with luxury residential units.” This DSP is consistent with that land use recommendation.
- c. **Transportation Planning**—The property is located in an area where the development policies are governed by the East Glenn Dale Sector Plan and SMA, as well as the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The property fronts on MD 193, a master planned arterial road (A-16). This road is currently built to its ultimate master plan cross section. Consequently, no additional right-of-way is required.

Because the property fronts on an arterial road, the applicant has filed a variation request that was approved as a part of the PPS application. The proposed access, if approved by the Maryland State Highway Administration (SHA), will be limited to right-in/right-out only and will be the primary point of access for the development. Additionally, two other points of access are being proposed; a pedestrian-only access to Old Prospect Hill Road and a full vehicular access to Facchina Place, an existing 50-foot-wide public residential right-of-way. Access to Facchina Place will provide better overall circulation of traffic, and it will be particularly beneficial to future residents whose destinations are to the south and east of the subject property. Facchina Place will provide a more direct access to westbound MD 193 at the Daisy Lane/MD 193 intersection. Without this connection, those residents will have to travel almost half a mile extra on eastbound MD 193 and make a U-turn at the Prospect Hill Road/MD 193 intersection onto westbound MD 193. The Planning Board approved access with PPS 4-16034 and, prior to certification, both the DSP and TCP2 must be revised to reflect that decision.

- d. **Subdivision Review**—The property is the subject of Preliminary Plan of Subdivision 4-16034, which was approved by the Planning Board on November 16, 2017, prior to this application. The PPS consolidates the properties included in the site into one parcel for development of 252 units of apartment housing for the elderly. The development proposal included in the DSP is consistent with the PPS.

The conditions of approval of the PPS adopted by the Planning Board, that affect the DSP, should be addressed prior to certification. Therefore, a condition requiring conformance to PPS 4-16034 has been included in this approval.

- e. **Trails**—The Planning Board reviewed the DSP application for conformance with the MPOT and other relevant plans in order to implement planned trails, bikeways, and pedestrian improvements. The site is covered by the MPOT and the East Glenn Dale Sector Plan and SMA.

The MPOT recommends two master plan trails/bikeways that impact the subject property. Designated bicycle lanes are recommended along MD 193, and continuous sidewalks and designated bicycle lanes are recommended along Prospect Hill Road. The MPOT text regarding Prospect Hill Road is copied below:

Prospect Hill Road Sidewalk and On-Road Bicycle Facilities: Provide continuous pedestrian and bicycle facilities along Prospect Hill Road with either a wide sidewalk or side path for pedestrians and recreational cyclists, and wide curb lanes, bike lanes, or shoulders for on-road bicyclists if practical and feasible. These facilities will accommodate nonmotorized access to Northridge Community Park, Glenn Dale Elementary School, and Glenn Dale Neighborhood Park. (page 22)

This facility is being implemented by the Prince George's County Department of Public Works and Transportation (DPW&T) with standard sidewalks along both sides of the roads. On-road bicycle accommodations have been provided along some segments, as well. At the time of road resurfacing, more comprehensive bicycle facilities can be considered by DPW&T for the entire road.

The MPOT text for MD 193 is copied below:

MD 193 Shared-Use Side path and Designated Bike Lanes: Provide continuous pedestrian and bicycle accommodations along MD 193 with either a wide sidewalk or side path for pedestrians and recreational cyclists, and wide curb lanes, bike lanes, or shoulders for on-road bicyclists. MD 193 is a major east/west corridor in northern Prince George's County and provides access to many schools, parks, and commercial areas. Pedestrian safety along the corridor is a concern and the provision of facilities to safely accommodate pedestrians and bicyclists is a priority. (page 26)

The stretch of MD 193 that abuts the subject site to the south is open section with paved shoulders. No curb and gutter or sidewalks exist along MD 193 from MD 564 (Lanham-Severn Road) to MD 450 (Annapolis Road). SHA has implemented bicycle improvements along the road as part of the Upper Marlboro to College Park bicycle route. Bicycles are accommodated by a combination of designated bicycle lanes, paved shoulders, pavement markings, and signage. The frontage of the subject site includes a wide paved shoulder and pavement markings for bicycles. No additional bicycle improvements are necessary along this segment of MD 193.

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians (page 10):

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.

A comprehensive sidewalk network is provided on-site. Sidewalk access is provided around the proposed buildings and from the parking lots to the various buildings. Bicycle parking is also included on the DSP.

- f. **Environmental Planning**—The Planning Board reviewed a discussion of the DSP’s conformance with the WCO, as discussed in Finding 10 above, and the following additional comments:
- (1) **Site Description:** The site is mostly wooded with two existing single-family dwellings located on the eastern side of the property. According to the approved Natural Resources Inventory (NRI-127-06-04), 9.72 acres of woodland exist on-site. A review of available information identified that no regulated environmental features such as areas of steep slopes, 100-year floodplain, wetlands, streams, associated buffers, and primary management area (PMA) exist on-site. This site is outside of the Chesapeake Bay Critical Area. The majority of the site is located in the Horsepen Branch watershed, while a small portion of the northeastern corner of the site is located within the Folly Branch watershed. The entire site drains into the Patuxent River basin and is located in a stronghold watershed. This site is not within a Sensitive Species Protection Review Area (SSPRA) based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources (MDNR). The approved NRI indicates that forest interior dwelling species (FIDS) habitat is not located on-site. According to the *2017 Countywide Green Infrastructure Plan*, the site contains no regulated areas; however, almost the entire site is within an evaluation area. This site is not within an aviation policy area associated with an airport.
 - (2) **Natural Resources Inventory:** A signed Natural Resources Inventory (NRI-127-06-04), which included a detailed forest stand delineation, was submitted with the application. This site contains 9.72 acres of existing woodlands and 26 specimen trees. No regulated environmental features including steep slopes, 100-year floodplain, wetlands, streams, or associated buffers inclusive of the PMA, exist on-site. The NRI indicates that no FIDS habitat is located on-site and that the site is not within a SSPRA based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, MDNR.

- (3) **Specimen Trees:** A Subtitle 25 Variance application and a statement of justification dated October 11, 2016, in support of a variance for removal of 22 of the 26 specimen trees, were received with the PPS application. The variance for the removal of Specimen Trees 1–6, 8–10, 13–14, 16–23, and 27 was approved as part of the associated PPS 4-16034 application.
 - (4) **Soils:** The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer complex (5–10 percent slopes), Downer-Hammonton complex (2–5 percent slopes), Russett-Christiana complex (2–5 percent slopes), Sassafras sandy loam (2–5 percent slopes) Northern Coastal Plain, Sassafras sandy loam (0–5 percent slopes), Udorthents highway (0-65 percent slopes), Woodstown sandy loam (2–5 percent slopes) Northern Coastal Plain. According to available information, soils containing Marlboro clay are not known to occur on-site; however, soils containing Christiana complexes are found on this property. This information is provided for the applicant’s benefit.
 - (5) **Stormwater Management:** The site has an approved Stormwater Management Concept Letter and Plan (14624-2017-00) that expires on June 6, 2020. A fee payment will be determined at the time of technical review in-lieu of providing on-site attenuation/quality control measures. One bioswale, one stone storage facility, two submerged gravel wetlands, eight micro-bioretenion ponds, and permeable pavements are proposed on-site. Three outfall structures are proposed to convey water into the proposed woodland preservation area on-site and a bioswale and outfall structure are proposed on MD 193 to treat additional stormwater from the site. Approval of stormwater management is under the jurisdiction of the Prince George’s County Department of Permitting, Inspection and Enforcement (DPIE).
- g. **Prince George’s County Fire/EMS Department**—The Fire/EMS Department, in a memorandum dated September 10, 2017, provided standard comments regarding fire apparatus, hydrants, and lane requirements. Those issues will be enforced by the Fire/EMS Department at the time of issuance of a permit.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not provide any comments on the subject application. Therefore, a condition has still been included in this approval requiring that, prior to certification, documentation be provided from DPIE to confirm that the DSP is in conformance with the approved stormwater concept plan.
 - i. **Prince George’s County Police Department**—The Police Department did not provide comments on the subject application.

j. **Prince George's County Health Department**—In a memorandum dated September 28, 2017, the Environmental Engineering Program of the Health Department indicated that they had reviewed the subject application and had the following comments and recommendations:

- (1) There are no market/grocery stores or food service facilities of any kind with a half-mile radius of this location. A 2008 report by the UCLA Center for Health Policy Research found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and a reduced prevalence of overweight and obesity. It is recommended that some portion of the space within the project be set aside for sales of healthy foods and basic groceries.

The subject application does not include any nonresidential uses, most of which are not permitted in the R-R and R-18C Zones.

- (2) There is an increasing body of scientific research suggesting that community gardens enhance nutrition and physical activity and promote the role of public health in improving quality of life. The developer should consider setting aside space for a community garden.

This is noted for the applicant's benefit. The applicant is encouraged to consider providing an appropriate area for future residents to use for a community garden, if desired.

- (3) The demolition of the existing structure must be preceded by a raze inspection performed by the designated Environmental Health Specialist at the Department of Permits, Inspections and Enforcement (DPIE) to assure the proper remediation of any asbestos containing materials on-site.

This is noted for the applicant's benefit, and the information has been transmitted to the applicant.

- (4) During the demolition/construction phases 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 is included in this approval that requires this County requirement to be noted on the DSP prior to certification.

- (5) During the demolition/construction phases of this project, noise should not 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 is included in this approval that requires this County requirement to be noted on the DSP prior to certification.

- (6) Miscellaneous solid waste materials (construction debris, shopping carts) on-site must be collected and properly disposed to the municipal waste landfill.

This is noted, and the information has been transmitted to the applicant.

- (7) Any wells or septic system components discovered in the course of site development and grading must be backfilled and/or sealed in accordance with Health Department requirements.

This is noted, and the information has been transmitted to the applicant.

- k. **Maryland State Highway Administration (SHA)**—SHA did not provide comments on the subject application.
- l. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not provide comments on the subject application.
- m. **Verizon**—Verizon did not provide comments on the subject application.
- n. **Potomac Electric Power Company (PEPCO)**—PEPCO did not offer comments on the subject application.
- o. **City of Bowie**—The City of Bowie did not provide comments on the subject application; however, the subject property is not within the municipal limits of the City of Bowie.
13. As required by Section 27-285(b) of the Zoning Ordinance, the required findings for a DSP are as follows:
- (1) **The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

Based upon the foregoing analysis and findings, the Planning Board concluded that the subject DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

No conceptual site plan was required for the subject proposal. Therefore, this requirement is not applicable.

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

The subject application is not a DSP for infrastructure. Therefore, this requirement is not applicable.

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

The Planning Board found that the subject property contains no regulated environmental features that are required to be protected under Section 27-285(b)(4) of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-028-17, and further APPROVED Detailed Site Plan DSP-16044 for the above described land, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) as follows, or provide the specified documentation:
 - a. Obtain signature approval of Preliminary Plan of Subdivision (PPS) 4-16034 and revise the DSP and tree conservation plan to conform to PPS 4-16034, as necessary.
 - b. Add site plan notes as follows:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

- c. Revise the general notes and plan to reflect the current legal description of the property, and remove the leasehold information.
- d. Provide documentation from the Prince George’s County Department of Permitting, Inspections and Enforcement to confirm that the DSP is in conformance with the approved stormwater management concept plan, unless provided prior to the Planning Board hearing.
- e. Provide details for the proposed patio behind the community center building.
- f. Provide the building drop-off areas as shown on the applicant’s submitted studies, “Building 1 Drop Off Study” and “Building 2 Drop Off Study” dated October 6, 2017.
- g. Revise the signage details to be in conformance with the Zoning Ordinance, Part 12.
- h. Provide details and analysis of the private on-site recreational facilities, in conformance with Preliminary Plan of Subdivision 4-16034 requirements. Note appropriate triggers for construction in the general notes, to be approved by the Urban Design Section.
- i. Provide a general note on the DSP specifying the proposed regulations concerning the net lot area, lot coverage and green area, lot width, frontage, yards, building height, site access, distance between unattached townhouses, density, accessory buildings, and other requirements, consistent with the DSP.
- j. Revise the site plan to reflect a pedestrian-only access to Old Prospect Hill Road and a full vehicular access to Facchina Place, in accordance with the applicant’s exhibit.
- k. Provide a photometric plan, including details of all light fixtures, for the development indicating full cut-off optics, no spillover at the property lines, and sufficient lighting for all parking facilities, entrances, pedestrian pathways, public spaces, and property addresses, to be reviewed by the Urban Design Section as the designee of the Planning Board.
- l. Revise the DSP and Type 2 tree conservation plan to show the limit of disturbance and proposed stormwater management structures and devices, consistent with the approved stormwater management concept plan.

- m. Revise the landscape plan as follows:
 - (1) Revise the Tree Canopy Coverage schedule to correctly reflect the required and provided tree canopy coverage areas.
 - (2) Revise the landscape plan to provide a minimum of 50 percent of the shade trees required by Section 4.1 within 30 feet of the proposed buildings, where feasible.
 - (3) Revise the landscape plan to demonstrate conformance to Section 4.4 for screening of mechanical equipment.

- n. Revise the Type 2 tree conservation plan (TCP2) as follows:
 - (1) Add a specimen tree sign along the proposed tree protection fence that is to the northeast of Specimen Tree ST-7.
 - (2) Show the correct gross tract area within the R-18C Zone on the woodland conservation worksheet.
 - (3) Add the match lines referenced on all consecutive sheets of the TCP2 onto the cover sheet.
 - (4) Identify the location and type of all tree protection fencing that is detailed on the plan.
 - (5) Revise the worksheet as necessary.
 - (6) Add the standard TCP2 notes pertaining to off-site woodland preservation to the plan.
 - (7) Add the property owner's awareness certificate to the plan and have it completed by all property owners located on- and off-site that are directly impacted by the TCP2.
 - (8) Have the qualified professional who prepared the TCP2 sign and date it and update the revision box with a summary of the revisions made.
 - (9) Revise the TCP2 to show Specimen Tree ST-15 as being saved on the plan and on the associated specimen tree table.

2. Prior to signature approval of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber _____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”

3. Prior to issuance of the first grading permit, copies of the recorded woodland conservation easement documents, with the approved liber and folio, shall be provided to the Environmental Planning Section. The liber and folio of the recorded woodland conservation easement shall be added to the Type 2 tree conservation plan.
4. Prior to issuance of a building permit for the subject property, provide proof that the project will be financed, at least partially, by tax credits approved by the State of Maryland.

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

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Doerner, seconded by Commissioner Bailey, with Commissioners Doerner, Bailey, and Hewlett voting in favor of the motion, and with Commissioners Geraldo and Washington absent at its regular meeting held on Thursday, November 16, 2017, in Upper Marlboro, Maryland.

Adopted by the Prince George’s County Planning Board this 7th day of December 2017.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator