

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 December 14, 2017, regarding Detailed Site Plan DSP-15015 for Harbor Place Apartments, the Planning Board finds:

1. **Request:** The subject application proposes to construct a new 4,968-square-foot clubhouse at Harbor Place Apartments on Parcel B. The proposed clubhouse will feature a management office, leasing office, fitness center and other amenities for the residents. The detailed site plan (DSP) is required per Section 27-242 of the Zoning Ordinance, which states that a DSP shall be approved for the alteration, extension, or enlargement of recreational and social uses associated with certified nonconforming multifamily dwellings, for the sole use of residents and their guests, Permit 1614-2001-00 certified these nonconforming multifamily dwellings on June 5, 2001.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-18	R-18
Use(s)	Residential	Residential
Gross Acreage	10.37	10.37
Net Acreage	10.37	10.37
Parcels/Lots	1	1
Dwelling Units	606	606

OTHER DEVELOPMENT DATA

Parking Spaces for this DSP:

Residential Use – 1.25 spaces /1 unit*

Residential Units (226 units) 283 spaces

Clubhouse (by use)

Office– 1,250 sq. ft. 5 spaces

1/250 for first 2,000 sq. ft.

Club Room – 36 seats 9 spaces

1 space/4 seats

Fitness Center – 1,040 sq. ft. 13 spaces

1/80 sq. ft.

Total Required **310 spaces**

Parking Spaces Provided:

Standard spaces (9 ft. x 20 ft.) **	293 spaces
Handicap Spaces (13 ft. x 19 ft.)	11 spaces

Total Spaces Provided **304 spaces*****

* Parking ratio based on approved (CNU Permit 1614-2001-UO ratio of 1.25 spaces /1 unit)

** Parking size based on approved (CNU Permit 1614-2001-UO 9 ft. x 20 ft.)

*** A Departure from Parking and Loading Standards (DPLS-454) was approved by the Planning Board for the reduction of the required number of parking spaces by six spaces.

3. **Location:** The subject property is located on the south side of Palmer Road, approximately 1,300 feet east of its intersection with MD 210 (Indian Head Highway) in Planning Area 76B and Council District 8. More specifically, the site is at located at 1103 Palmer Road, Fort Washington, Maryland 20744.
4. **Surroundings and Use:** The subject property is bounded to the north by the Henson Creek Trail System and open space in the R-O-S (Reserved Open Space) Zone, to the south are properties zoned R-R (Rural Residential) and R-80 (One-Family Detached Residential), to the west are properties zoned C-S-C (Commercial Shopping Center) and R-18, and to the east are properties zoned R-30C (Multifamily Low Density Residential – Condominium) and R-18. The neighborhood is predominately developed with a mix of residential homes north and south of the property, and includes commercial uses along Indian Head Highway to the west.
5. **Previous Approvals:** The property is the subject of a final plat recorded in Plat Book WWW 51-15. The property is also subject to a standard exemption for the site from the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (E-043-16), which was issued on August 8, 2016 and is valid until August 8, 2021.

The property is subject to a Natural Resources Inventory Equivalency Letter (NRI-162-2016) for development activity in Prince George’s County, issued August 8, 2016, and is due to expire on August 8, 2021. Special Exception SE-1153 was approved for the site for a community swimming pool on March 19, 1965; however, the special exception is no longer valid because the use is now permitted in the R-18 Zone in accordance with Section 27-441 of the Zoning Ordinance. Permit 1614-2001-U certified the nonconforming apartments with 606 dwelling units, on June 5, 2001. Permit 28155-2008-U recertified the nonconforming apartments with 606 dwelling units, on November 17, 2004, and supersedes the previous approval. The current application must address the development data on the CNU site plan, and adhere to the development regulations set forth by the nonconforming use plan, which should be shown on the site plan. The property is the subject to Stormwater Management Concept Plan 65399-2016-00, approved by the Department of Permitting, Inspections and Enforcement (DPIE) on May 15, 2017 and valid until May 15, 2020.

The Planning Board notes, in addition to the regulations set forth by the CNU, that the new clubhouse is subject to current setbacks and the site will be subject to current green area requirements because this is new construction.

6. **Design Features:** The property was developed in the early 1960s with 606 multifamily residential apartments on three parcels of land know as Parcel A, Part I; Parcel A Part II; and Parcel B. The subject application is for the development of a 4,968-square-foot clubhouse on Parcel B, which is 10.37 acres and includes, four existing multifamily buildings (Buildings J, K, L, and M), an existing pool, pool house, and associated parking. The proposed clubhouse will feature a management office, leasing office, fitness center and other amenities for the residents.

When the property was developed in the early 1960's, it was subject to different development standards and does not comply with the current Zoning Ordinance. The proposed clubhouse is located on the western end of the property near the existing pool and pool house. The two-way driveway from Palmer Road to the proposed clubhouse also serves the pool, pool house, and Building J. Two existing surface parking lots are located in this area; one directly in front of Building J and one directly in front of the existing pool house and pool, adjacent to Palmer Road. The parking area in front of the pool house has 28 existing parking spaces and proposes to restripe and renovate the existing lot to include only 23 parking spaces, including two handicap parking spaces. The surface lot in front of Building J at the center of the site is proposed to remain, and is not included within the limit of grading and disturbance for the project.

Architecture: The clubhouse is rectangular and includes a multi-tiered roofline with the front of the facility facing Palmer Road. The proposed building is 33 feet tall and includes two stories. The building has been designed to incorporate a variety of materials, including stucco and stone veneer, creating a clean and contemporary design, which will complement the surrounding uses. Decorative pillars emphasize the entrance and ample fenestration is proposed on all sides. The building includes two distinct wings, which house the meeting room and offices for the facility.

Lighting: The DSP proposes lighting to illuminate the front of the building and parking areas for the clubhouse. The site plans show pole-mounted lighting in the parking area near the clubhouse, to provide a balanced lighting pattern. Building-mounted lighting is also proposed on the new community center to highlight building entrances and provide architectural accents. This light will provide patrons with a bright safe atmosphere while not causing a glare onto adjoining properties.

Signage: The existing sign showing the name of the apartment community will not be altered with this application and is proposed to remain. One freestanding sign is being proposed with this application near the entrance to the proposed clubhouse. It is proposed to be internally illuminated and has been designed with a modern scheme reflecting the complex's name and logo on the sign.

Freestanding signs associated with a nonresidential use allowed in a residential zone are permitted and regulated by Section 27-615 of the Zoning Ordinance, which requires conformance with the requirements for the least intensive Commercial Zone in which the nonresidential use is allowed.

Section 27-614 of the Zoning Ordinance, provides requirements for freestanding signs, and limits the maximum height to eight feet and a maximum allowed area for the sign based on street frontage, requiring that the sign area not be more than one square foot for each eight lineal feet of street frontage of the property occupied by the use associated with the sign. The proposed freestanding sign is six feet in height and has a signage area of 33 square feet.

Therefore, the proposed signage for the club house has been found acceptable, and meets the requirements of Section 27-614. However, the signage plans reference Section 27-618, which is incorrect and should be revised to reference the correct section of the Zoning Ordinance. A condition has been included in this approval to revise the plans to correct the notes for this freestanding sign.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements in the R-18 Zone and the site design guidelines of the Zoning Ordinance:
 - a. The subject application is in conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in residential zones. The residential clubhouse use is an accessory use permitted in the R-18 Zone.
 - b. The subject application is in conformance with the requirements of Section 27-442, of the Zoning Ordinance, which contains regulations for the R-18 Zone. For instance, the proposed building height of 33 feet is within the maximum allowed height of 40 feet.
 - c. The subject application is in conformance with the requirements of Section 27-274, Design Guidelines, of the Zoning Ordinance, such as by providing the required amount of green area on-site with parking located as near as possible to the proposed clubhouse.
8. **2010 Prince George's County Landscape Manual:** The proposed clubhouse for an existing multifamily development in the R-18 Zone is subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as follows:
 - a. **Section 4.1, Residential Requirements**—The subject application is exempt from the requirements of this section as it does not propose any gross floor area expansion to a multifamily building.
 - b. **Section 4.3, Parking Lot Requirements**—The subject application is exempt from the requirements of this section because it does not propose an increase in impervious area for parking and/or loading spaces.

- c. **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 constructed public streets. No such areas are being proposed with the subject application.
 - d. **Section 4.6, Buffering Development from Streets**—Section 4.6 provides guidance for scenic and historic road treatments and buffering residential development from streets. The subject application is not adjacent to a scenic or historic road and does not involve any change to the existing nonconforming residential development. Therefore, this section does not apply.
 - e. **Section 4.7, Buffering Incompatible Uses**—The subject application is exempt from the requirements of this section because it does not involve an increase of more than ten percent of the gross floor area (GFA) of the existing buildings on the property and no part of the clubhouse will extend closer to an adjacent incompatible use, and it does not involve a change in use from a lower to higher intensity use category or from a residential to a nonresidential use.
 - f. **Section 4.9, Sustainable Landscaping Requirements**—The subject application is required to meet the requirements of Section 4.9 because it proposes new landscaping. Section 4.9, requires that a percentage of the proposed plant materials be native plants. The applicant has provided 100 percent of the shade, ornamental, 100 percent of evergreen trees, and 100 percent of the shrubs, in native varieties in accordance with the Landscape Manual requirements. The DSP meets this requirement. However, the plant list shown on the landscape plans is inconsistent with the Section 4.9 schedule and lists all the proposed species as non-native and should be revised, as necessary, to reflect the proposed native plant species. A condition has been included in this approval to revise the plant list.
9. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This site is not subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO), even though the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland, the development predates the WCO and has no previously approved tree conservation plans. A numbered Woodland Conservation Letter of Exemption, E-043-2016, was approved on August 08, 2016, and submitted with this application stating that the project will result in 0.11 acres of woodland clearing.
10. **Prince George’s County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of the Tree Canopy Coverage Ordinance because the application proposes more than 5,000 square feet of disturbance. On the basis of the project’s location in the R-18 Zone, 15 percent of the property, 1.55 acres or 67,757 square feet, is required to be covered in tree canopy. The Planning Board notes that while it appears the appropriate tree canopy requirement has been met for the subject application a schedule has not been provided on the landscape detail sheet demonstrating conformance. A condition has been included in this approval requiring the addition of this schedule.

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

a. **Community Planning**—The Planning Board noted that the General Plan located the property within the growth boundary designated residential medium, which is described as 3.5 to 8 dwelling units per an acre. Further, this application is supported by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment*, (2006 Henson Creek-South Potomac Master Plan and SMA), which encourages enhancing the visual appearance of apartment grounds. Additionally, the Community Planning Section stated that the property is not impacted by the Military Installation Overlay Zone (M-I-O) Zone, and the Henson Creek-South Potomac Master Plan and SMA retained the property in the R-18 Zone. The Community Planning Division cited no planning issues connected with the subject application.

b. **Subdivision Review**—The Planning Board noted that the subject property is located on Tax Map 114 in Grids B2 and B3. The site consists of 10.37 acres, and is known as Part of Parcel B recorded in Liber 36042 Folio 139. Parcel B (11.25 acres) was recorded in Plat Book WWW 51-15, prior to division by deed recorded in Liber 3726 folio 617 on June 11, 1969. The site is currently developed with buildings, which have been in existence since the mid-1960s. Section 24-107(c)(7)(c) of the Subdivision Regulations, exempts this property from the requirement of filing a preliminary plan as it was subdivided by deed prior to January 1, 1982, and the development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed 5,000 square feet.

The subdivision-related comments have either been addressed during the review process or worded as conditions included in this approval.

c. **Transportation Planning**—The Planning Board reviewed the DSP application and noted that there are no outstanding transportation conditions, and that from the standpoint of transportation, this application is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.

d. **Trails**—The Planning Board reviewed the DSP application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements.

Review Comments (Master Plan Compliance and Prior Approvals)

The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan and Sectional Map Amendment for Henson Creek-South Potomac Planning Area* (area master plan). The subject application proposes

the addition of a 4,968-square-foot clubhouse to an existing apartment complex on the south side of Palmer Road. The area master plan recommends designated bike lanes and continuous sidewalks along the site's frontage of both Palmer Road and Old Palmer Road. Sidewalks were also provided internal to the subject site and along both Palmer Road and Old Palmer Road at the time the residential units were constructed. Designated bike lanes or other appropriate bicycle treatment can be considered by DPW&T at the time of road resurfacing. Due to the developed nature of the site, no additional sidewalks are necessary to serve the proposed community center. However, a small amount of bicycle parking is recommended.

The trail-related comments have either been addressed during the review process or worded as conditions included in this approval.

- e. **Environmental Planning**—The Planning Board noted that the application will clear less than 5,000 square feet of woodlands and not impact any regulated environmental features.
- f. **Historic Preservation**—The Planning Board noted that the subject property was previously developed with the Harbor Place Apartment complex and has been extensively graded. 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. There are no historic sites or historic resources on or adjacent to the subject property. This proposal will not impact any historic sites, historic resources or known archeological sites.
- g. **Permit Review Section**—The Planning Board noted that permit-related comments have been addressed during the review process or worded as conditions included in this approval.
- h. **Prince George's County Fire/EMS Department**—As of the writing of this approval, the Fire/EMS Department did not offer any comments.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—As of the writing of this approval, DPIE did not offer any comments.
- j. **Prince George's County Police Department**—As of the writing of this approval, the Police Department did not offer any comments.
- k. **Prince George's County Health Department**—As of the writing of this approval, the Health Department did not offer any comments.
- l. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail dated July 10, 2017, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC's separate permitting process.

- m. **Verizon**—As of the writing of this approval, Verizon did not offer any comments.
 - n. **Potomac Electric Power Company (PEPCO)**—As of the writing of this approval, PEPCO did not offer any comments.
12. Based on the foregoing and as required by Section 27-285(b)(1), the DSP, if revised in accordance with the proposed conditions below, 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.
13. As there are no regulated environmental features on the subject site, the finding normally required by Section 27-285(b)(4) of the Zoning Ordinance, is not applicable to the subject property.

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 APPROVES Detailed Site Plan DSP-15015 for the above described land, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall revise the site plan or provide additional information as follows:
 - a. Clarify the signage area and setbacks demonstrating conformance with Section 27-614 of the Zoning Ordinance.
 - b. Provide the TCC schedule demonstrating conformance with the requirements of the Tree Canopy Coverage Ordinance.
 - c. Provide a bicycle rack accommodating a minimum of ten bicycles, and include a detail for the rack with the site plan.
 - d. Provide top and bottom elevations for the proposed retaining wall.
 - e. Add the building dimensions to the detailed site plan.
 - f. Add the uses of the neighboring properties to the detailed site plan.
 - g. Revise the Plant List, and Schedule 4.9-1, as necessary, to correctly reflect the proposed native plant species.
 - h. Correct the Plant List to propose the shade trees with a minimum caliper of 2.5 to 3 inches.

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 Bailey, with Commissioners Washington, Bailey, Geraldo, and Hewlett voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, December 14, 2017, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of January 2018.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:ydw