THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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PGCPB No. 2022-58(C) File No. DSP-18034-02

CORRECTED 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, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Edge area of the Town Activity Center Zone (TAC-E); and

WHEREAS, pursuant to Section 27-1703(a) of the Zoning Ordinance, development applications submitted and accepted as complete before April 1, 2022, but still pending final action as of that date, may be reviewed and decided in accordance with the Zoning Ordinance in existence at the time of submission and acceptance of the application; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on May 12, 2022, regarding Detailed Site Plan DSP-18034-02 for Melford Town Center, the Planning Board finds:

1. **Request:** The subject application is a detailed site plan (DSP) for 249 single-family attached (townhouses) dwelling units, including three architectural models, and construction of recreation facilities in Melford Town Center.

2. **Development Data Summary:**

	EXISTING	**APPROVED**
Zone	TAC-E (Prior M-X-T)	TAC-E (Prior M-X-T)
Use	Vacant	Residential
Gross Acreage	52.23	52.23
Existing 100-Year Floodplain	0.01	0.01
Net Tract Acreage	52.22	52.22
Total Lots	0	249
Total Parcels/Outparcels	7	37

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

Base Density Allowed:	0.40 FAR
Residential Bonus Incentive:	1.00 FAR
Total FAR Permitted:	1.40 FAR
Total FAR Proposed:	0.76 FAR*

Note: *Pursuant to Section 27-548(e) of the prior Prince George's County Zoning Ordinance, the proposed floor area ratio (FAR) shall be calculated based on the entire property, as approved with the conceptual site plan (CSP). CSP-06002-01 includes 206.61 acres; therefore, the proposed FAR in this DSP needs to include the proposed development and all other previously approved development within the CSP area. This is estimated to be approximately 0.76 for this application, but the DSP does not include a table listing the allowed and proposed FAR. Therefore, the general notes, as conditioned herein, should be updated to show the allowed and proposed FAR relative to the entire CSP area.

Parking Requirements*	**APPROVED**
Total Residential Parking Spaces	**665**
249 Dwelling Units	498
On-Street and Surface Parking Spaces	167

Note: *Section 27-574 of the prior Zoning Ordinance states that the number of parking spaces required for developments in the Mixed Use-Transportation Zone is to be calculated by the applicant and submitted for Prince George's County Planning Board approval at the time of DSP. This application did not provide a shared parking analysis and is not proposing multiple uses with this application. Additional uses are included in other sections of the overall property. The Planning Board finds that the parking provided on-site is sufficient for the proposed development because it surpasses what would usually be required pursuant to Section 27-568 of the prior Zoning Ordinance.

3. **Location:** The entire Melford property is in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway) in Planning Area 71B and Council District 4, within the City of Bowie. The specific limits of this DSP are located on the northern side of Melford Boulevard, in the northeastern and northwestern quadrants of its intersection with Curie Drive.

4. **Surrounding Uses:** The overall Melford site is bounded to the north by Sherwood Manor, an existing subdivision of single-family detached dwelling units in the Agricultural-Residential Zone, and a vacant property, known as the Patuxent River Park, owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved Open Space Zone; to the east by the Patuxent River and beyond by the Globecom Wildlife Management Area located in Anne Arundel County; to the south by the John Hanson Highway/Robert Crain Highway (US 50/301) right-of-way and a small vacant property in the Agriculture and Preservation Zone; and to the west by the Robert Crain Highway (MD 3)

right-of-way. The specific area of this DSP is central within the Melford development, on both sides of Curie Drive, north of Melford Boulevard and south of the future public right-of-way of East West Boulevard, approved in DSP-17020.

5. **Previous Approvals:** On January 25, 1982, the Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-9401 for the overall Melford development (formerly known as the Maryland Science and Technology Center), with 10 conditions (Zoning Ordinance No. 2-1982). The zoning map amendment rezoned the property from the Residential-Agricultural and Open Space Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Prince George's County Planning Board decision (PGCPB Resolution No. 86-107) for the Maryland Science and Technology Center, with 27 conditions and 2 considerations. Between 1986 and 2005, several specific design plans (SDP) and preliminary plans of subdivision (PPS) were approved for the development.

The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Bowie and Vicinity Master Plan and SMA) rezoned the property from the E-I-A Zone to the Mixed Use-Transportation Oriented (M X-T) Zone. Conceptual Site Plan CSP-06002 was approved by the Planning Board on January 11, 2007, for a mixed-use development consisting of hotel, office, retail, restaurant, research and development, and residential (366 single-family detached and attached units and 500 multifamily units) uses. Subsequently, on May 11, 2009, the District Council approved CSP-06002 with 4 modifications and 29 conditions, rejecting the residential component of the proposed development. Over the years, numerous DSPs have been approved for the subject property, in support of the office, flex, hotel, and institutional uses, although not all have been constructed.

On May 6, 2014, the District Council approved the *Plan Prince George's 2035 Approved General Plan* (Plan 2035), which created new center designations to replace those found in the 2002 *Prince George's County Approved General Plan* and classified the Bowie Town Center, including the subject site, as a Town Center. The subject site retained its status as an Employment Area in the plan.

CSP-06002-01 was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128) for the addition of 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space, to the previous CSP development. The CSP amendment was appealed and heard by the District Council on February 23, 2015. The District Council subsequently issued an order of approval on March 23, 2015, supporting the development, as approved by the Planning Board.

PPS 4-16006 was approved by the Planning Board on March 9, 2017, for 256 lots and 50 parcels, to accommodate 359,500 square feet of commercial uses (124,500 square feet of commercial retail and 235,000 square feet of office and medical offices) and 1,793 residential units (293 attached units and 1,500 multifamily units). The Planning Board adopted PGCPB Resolution No. 17-45 on April 6, 2017. A request for reconsideration was granted on

May 18, 2017. However, on June 29, 2017, the case was appealed to the Prince George's County Circuit Court and the reconsideration request was dismissed, without prejudice, on July 20, 2017.

DSP-18034, as well as Alternative Compliance AC-18018, was approved by the Planning Board on January 17, 2019 (PGCPB Resolution No. 19-13) for infrastructure to support the development of 293 attached residential units. The DSP included approval of the location and design of the public and private roadways and alleys, lot and parcel layout, on-street parking, landscaping, utility locations, fencing, and sidewalks.

DSP-18034-01 was recently approved by the Planning Director on April 1, 2022, for minor revisions to the infrastructure, lotting pattern, and alternative compliance for landscape plantings, as reflected on AC-18018-01.

The site also has an approved City of Bowie Stormwater Management (SWM) Concept Plan, 02-0420-207NE15, and is valid until May 13, 2023.

6. **Design Features:** The subject application is being reviewed according to the applicable zoning standards for the subject property, and pursuant to the prior Prince George's County Zoning Ordinance. The subject application, within the areas described in the CSP as the southeast and southwest neighborhoods in the overall Melford Town Center, requests approval of 249 townhouse dwelling units, including 3 architectural models and recreation facilities on Parcels D2, G2, and AA. The layout and lotting pattern proposed with this DSP is consistent with the prior approvals and is part of the overall Melford Village community, which emphasizes the creation of a vibrant, compact, walkable, mixed-use neighborhood.

Recreational Facilities
The PPS requirement for mandatory parkland dedication is being met through land that was previously dedicated to M-NCPPC, east of the subject property. Private recreational facilities are proposed in this DSP, on homeowners association (HOA) parcels D2, G2, and AA. Parcel D2 includes a 6-foot pedestrian path, an open play area, seat wall, benches, and trash receptacles. Parcel G2 includes a school-age playground, pavilion, picnic tables, benches, trash receptacles, and a 6-foot pedestrian path. A 10-foot asphalt trail is proposed on Parcel AA, connecting the development to the master plan trail along the Patuxent River. Due to the size of the community and the development of a mixed-use town center, it is recommended that the applicant provide residents with an outdoor space for their pets. This could be a dog park with the appropriate facilities and a water source, or at a minimum, the installation of waste bags on the pedestrian trail. Conditions related to providing waste bags and the timing for construction of recreational facilities have been included herein.

Architecture
The subject application requests approval of three single-family attached architectural models by Mid-Atlantic Builders, as follows:

Model	Elevations	Base Square Footage
Greenwich–20-foot-wide, rear-load, two-car garage	6302, 6304, 6306	1,984
Gramercy–20-foot-wide, rear-load, two-car garage	6402, 6404, 6406	2,464
Chelsea–24-foot-wide, rear-load, two-car garage	6102, 6104, 6106	2,833

The proposed house types range in size from a base finished square footage of 1,984 to 2,833. The units feature a gabled roof line, high-quality detailing, such as a horizontal brick course outlining the windows, standing seam metal roofs, covered entries, and Juliette balconies. The proposed front façades offer finishes including cementitious siding, brick, cement board, bay windows, metal railings, and dormers. Rear decks, balconies, and porches are proposed on the second story of all units and show a variety of styles and dimension. It is recommended that the depth of the decks extend a minimum of 4 feet from the rear of the unit, to allow for usability of the outdoor space. In addition, the DSP does not include standard templates of the townhome models showing all options. Therefore, a condition has been included herein requiring the addition of the templates on the DSP.

Identification of highly visible lots is included with this application with additional details and treatment for those units visible from the historic Melford House. Highly visible lots shall include full brick on the first level in combination with a minimum of three architectural features creating a balanced fenestration. Elevations that will be visible from the Melford House will include the same architectural features and a full brick façade. Conditions related to the treatment of dwellings, highly visible units, and units visible from the historic Melford House are included herein.

Lighting
The photometric plan submitted with this application is consistent with DSP-18034 and its amendment, and proposes a decorative light-emitting diode (LED) fixture on a 15.5-foot-high black pole on the streets and adequate lighting levels in the alleys of the units. Details of the proposed lighting fixture and photometrics are provided on the DSP.

Signage
No signage is included in the subject application. Any proposed signage will need to be reviewed with a future DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prior Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the prior Zoning Ordinance.

   a. The subject application is in conformance with the requirements of Section 27-547 of the prior Zoning Ordinance, which governs permitted uses in the M-X-T Zone. Single-family attached dwelling units, within the maximum number and type of dwelling units

approved with the CSP, are permitted. In regard to Section 27-547(d), which governs the required mix of uses, the overall Melford Town Center development, which includes the subject site, was approved for a mix of uses including retail, office, hotel, and residential.

b. Section 27-548 of the Zoning Ordinance, M-X-T Zone regulations, establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed, as follows:

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR

(2) With the use of the optional method of development—8.0 FAR

The applicant uses the optional method of development for the project by proposing a residential component of more than 20 units as part of the overall development. This increases the permitted floor area ratio (FAR) by 1.0 above the base of 0.40. Therefore, an FAR of 1.4 is permitted for the overall development. The proposed FAR is approximately 0.76 for this development, below the allowed 1.4 for the entire area of the CSP.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

The overall development proposes multiple uses in more than one building and on more than one lot, as allowed.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

The site plans indicate the location, coverage, and height of all improvements, in accordance with this regulation.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

The development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Additional buffering and screening are required to satisfy the purposes of the M-X-T Zone. The landscape requirements are discussed in detail in Finding 11.

(e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the proposed development for the area of the CSP is approximately 0.76, which is calculated in accordance with this requirement.

(f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

There are no private structures within the air space above, the ground below, or in public rights-of-way, as part of this project. Therefore, this requirement is inapplicable to the subject DSP.

(g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

The development lots have frontage on, and direct access to, public streets, or as determined in PPS 4-16006.

(h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building**

space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

The proposed townhouses meet these requirements with 20- and 24-foot-wide units, on minimum 1,200-square-foot lots, and no more than 7 units in a stick. A condition is included herein requiring a tracking chart to ensure the 60 percent of

the full-front façades are constructed of brick, stone, or stucco, in accordance with this requirement.

(i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.

The subject project does not involve the development of multifamily buildings. Therefore, this requirement is not applicable to this DSP.

(j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).

As the subject property was rezoned M-X-T through an SMA approved on February 7, 2006, this section does not apply to the subject DSP.

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

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

Conformance to the purposes of the M-X-T Zone was found with the CSP approval and is adopted herein by reference (PGCPB Resolution No. 14-128). The proposed full development of dwelling units, architectural models, and recreational facilities do not change that previous finding. The subject application is consistent with the prior approvals and promotes the creation of a walkable, mixed-use development.

(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 site was rezoned M-X-T, pursuant to the Bowie and Vicinity Master Plan and SMA, which was approved in February 2006. Therefore, this required finding does not apply.

(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 proposed layout with this application generally orients units toward the existing and proposed street pattern, achieving an outward orientation that is integrated with the adjacent existing and future development through the use of connecting streets and pedestrian systems, as reflected on the site plan. The construction of a continuous pedestrian system from the main entrance (Melford Boulevard) to the adjacent residential neighborhood to the west is required by the CSP and will add to the connectivity and outward orientation to surrounding land uses/development.

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

The surrounding uses include a mix of commercial, residential, and open space. The proposed development is consistent with the previous approvals on the property found in conformance with this requirement and with Plan 2035.

(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 DSP includes amenities for the residents and creates a cohesive development. The site layout, arrangement, and mix of uses is consistent with CSP-06002-01 and creates a mixed-use development with high quality attached dwellings and adequate recreational amenities.

(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 development proposed with this DSP will be completed in one phase and will be integrated into the overall development.

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

A comprehensive internal sidewalk network is proposed for the development, with sidewalks located on both sides of the roadways, and is consistent with the layout of prior applications. A connection to a future master plan trail is proposed and provides connections from both the north and south ends of the development. At the time of CSP, it was found that the trail limits and alignment were acceptable and fulfill the master plan recommendations for trails in the area.

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

The applicant is proposing amenities throughout the site and has paid attention to the quality and human-scale of these facilities, which include site furniture, trash receptacles, and play structures.

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

The subject application is a DSP, therefore, this required finding does not apply.

(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).

The governing PPS 4-16006 was approved by the Planning Board on March 9, 2017, at which time a finding of adequacy was made for the proposed development.

(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.

A mixed-use planned community is not proposed; therefore, this DSP is not subject to this requirement.

d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the subject development provides amenities that are functional and constructed of durable, low-maintenance materials; vehicular and pedestrian access is provided to the site from the public right-of-way; and the architecture proposed for the single-family attached dwellings employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.

e. In accordance with Section 27-574 of the Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b).

The methodology in Section 27-574(b) requires that parking be computed for each use in the M-X-T Zone. This application does not propose a mix of uses, and there is not an opportunity for shared parking. The applicant has provided parking on-site, in accordance with Section 27-568 of the Zoning Ordinance, which requires 2.04 spaces per unit. The plan provides a combination of on-lot and on-street parking, for a total of 665 parking spaces to serve the proposed 249 dwelling units. The proposed parking is sufficient and the Planning Board finds that there is an adequate number of parking spaces to serve the dwelling units and guests.

8. **Conceptual Site Plan CSP-06002 and its amendment:** CSP-06002 was approved by the District Council on May 11, 2009. CSP-06002-01, to add 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space to the previous CSP development, was approved by the District Council on March 23, 2015, entirely superseding

the original CSP-06002 approval. The approval includes a 67-page Design Guideline book titled "Melford Village Design Guidelines." This book articulated the design and organizing principles for what is now known as the Melford Town Center. The Design Guidelines envision that the Melford Town Center will become a premier mixed-use walkable community within the City of Bowie and Prince George's County. The conditions of CSP-06002-01, relevant to the subject DSP, are as follows:

1. The proposed development shall be limited to a mix of uses where the trip cap associated with the uses within the boundary of CSP-06002-01 shall not exceed 4,441 AM and 4,424 PM peak hour trips. Any development with an impact beyond that identified hereinabove shall require a revision to the conceptual site plan with a new determination of the adequacy of transportation facilities.

The subject DSP application is consistent with the density and uses associated with the prior CSP approval and satisfies the trip cap requirement.

5. Except for previously approved clearing that directly relates to the construction of the stormwater management ponds, all disturbances to the stream and floodplain buffers shall be eliminated. Where buffers have been disturbed by previous approvals, they shall be reforested wherever possible. The Type I tree conservation plan associated with the preliminary plan of subdivision will be evaluated for impacts to these buffers for the installation of stormwater management outfalls, as necessary. The 150-foot building setback shall be shown on the plans, and the applicant shall adhere to the setback.

No new impacts to regulated environmental features are proposed with the current application.

7. Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:

a. The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.

b. The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.

Impervious surfaces in this application are minimized to the fullest extent possible, in accordance with the approved SWM concept plan. The approved 100-foot natural buffer for streams, and the 150-foot buffer for the 100-year floodplain is maintained, except for impacts approved to construct the master-planned trails and connectors from interior trail networks.

c. Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.

d. The open space system, including but not limited to environmentally-sensitive areas, shall extend through the site and shall link the different uses. Portions of the open space system shall be visible to and accessible from public streets.

The layout shown with this DSP space is consistent with prior applications and does not extend into any natural open spaces. The proposed development will allow for a continuous open space system envisioned by the CSP and shown on the PPS and infrastructure DSP.

8. All stream channels on the site shall be depicted on all plans in their entirety, with the regulated stream buffer shown as required.

All streams and regulated stream buffers are correctly delineated on the revised Type 2 tree conservation plan (TCP2) and are reflected in this DSP.

9. At the time of detailed site plan (DSP), the following design issues shall be addressed:

a. The plans shall show the stormwater management ponds as amenities, with gentle natural slopes and extensive native planting.

No SWM ponds are proposed with this DSP, only bioretention facilities. These are subject to the approval of the City of Bowie and an approved SWM concept was submitted with this application.

c. The proposed lighting system shall use full cut-off lighting systems, with limited light spill over.

The photometric plan indicates that light values on-site and at the boundaries of the site cause limited light spillover, in accordance with this requirement. The applicant is proposing the Philips Hadco light fixture, which is consistent with

other sections of the overall development. The details and specifications indicate that the light is full cut-off, in conformance with this requirement.

d. Applicable DSPs that may affect the historic vista of the Melford and Cemetery Historic Site (71B-016) shall demonstrate that any portion of a proposed building either partially or fully within the designated view corridors established in Conceptual Site Plan CSP-06002-01 comply with the height requirements for buildings within the view corridors set forth in the design guidelines.

This condition is applicable to the subject DSP, and the proposed approximately 42-foot-high buildings conform to the view corridor height restrictions approved in the CSP.

e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.

The townhouse architecture is compatible with the historic Melford House. Specifically, the architecture utilizes materials such as brick, metal roof accents, and dormers to create a harmonious design with the nearby Melford House. Side elevations visible from the Melford House are recommended to include full brick finishes, and a minimum of three architectural features. A condition has been included herein requiring this treatment.

11. At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:

a. The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.

b. The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.

c. The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.

Details of the recreational facilities have been included and are acceptable, in accordance with this condition. The proposed facilities will be located on property that is to be owned and maintained by an HOA and be available for all dwellings in the development.

13. **All plans shall delineate and note both the environmental setting and the impact area for Melford and Cemetery, Historic Site 71B-016.**

The environmental setting and impact area for Melford and Cemetery, Historic Site 71B-016, are shown on the plans, in accordance with this requirement.

15. **In the detailed site plan for the development of the Melford Historic Site (71B-016), its outbuildings, and its cemetery, the proposed development shall be compatible in scale, design, and character with the existing historical and architectural character of the buildings. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening, landscaping, berming, and open space, should be incorporated into the proposal to minimize adverse impacts to the historic site.**

The subject application does not propose any development of the Melford Historic Site. However, it is noted that the architecture for the townhouse units located to the south and east of the Melford House is included in the subject application. After consultation with M-NCPPC staff, the townhouse architecture was revised to include full brick gables with a feature window on the front façade of the 24-foot-wide models, rather than a windowless half-timbered gable treatment. End units 1, 13, 24, 25, and 59 will have side elevations of full brick, and the side elevation windows will be trimmed.

AC-18018 for the Section 4.7 bufferyard adjacent to the historic site was revised (AC-18018-01) to reduce the length and height of the retaining wall, from a length of 551 linear feet to 175 linear feet, and a maximum height of 8 feet to 4.5 feet. Additional plantings will provide screening between the Melford House and the adjoining townhouse development. Existing vegetation within the Melford House environmental setting will provide some screening of any new construction, as well.

16. **Prior to approval of any preliminary plan of subdivision or detailed site plan applications, the Historic Preservation Section shall certify that all quarterly reports have been received in a timely manner and that the Melford site is being properly maintained.**

The most recent quarterly report was received by the Historic Preservation Section on March 10, 2022, in accordance with this condition. Quarterly reports should be submitted until an adaptive reuse can be identified for the Melford House.

17. **The applicant shall provide standard sidewalks along both sides of all internal roads, in keeping with Guideline 3 of Prince George's County Council Resolution CR-11-2006. In areas of high pedestrian activity, wide sidewalks shall be required**

where reasonably appropriate, unless modified by the City of Bowie for portions of sidewalk within the public right-of-way.

The applicant is showing appropriate sidewalks along the roadways.

18. Curb extensions, curb cuts, crosswalks, pedestrian refuges, and other pedestrian safety features shall be provided where appropriate and shall be shown on all affected detailed site plans.

The proposed curb cuts, crosswalks, pedestrian refuges, and other appropriate curb extensions are shown, as approved on DSP-18034.

22. Recreation Facilities Conditions:

c. The applicant shall construct at least two eight-foot-wide asphalt trail connectors from the residential neighborhood to the master-planned trail on dedicated parkland. The location of the trail connectors shall be established at the time of detailed site plan review and approval.

The subject DSP proposes two 10-foot-wide asphalt trail connectors from the residential neighborhood to the master-planned trail on the dedicated parkland, in conformance with this condition.

f. The applicant shall allocate appropriate and developable areas for the private recreational facilities on the homeowners association land. The private recreational facilities shall include playgrounds for children of all ages. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division for adequacy and property siting, prior to approval of the detailed site plan by the Planning Board.

The subject DSP proposes HOA parcels for the private recreational facilities, which include playgrounds, and are adequate and properly sited.

25. The phasing of all development proposed in CSP-06002-01 shall be determined at the time of detailed site plan.

The applicant indicated that the development proposed in this DSP will be completed in a single phase.

9. **Preliminary Plan of Subdivision 4-16006:** PPS 4-16006 was approved by the Planning Board on March 9, 2017, with 24 conditions (PGCPB Resolution No. 17-45). The conditions of approval, relevant to the review of this DSP, are as follows:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:

c. Label Parcel 40 as to be conveyed to the City of Bowie and update the homeowners association dedication notes on Sheet 1 accordingly.

Parcel 40 was renumbered as Parcel AA at the time of signature approval of PPS 4-16006, in fulfillment of this condition. DSP-18034 also depicted Parcel AA as a 24.62-acre parcel to be conveyed to the City of Bowie. With the DSP-18034-01 amendment, the applicant split Parcel AA into three parcels, with the new Parcel AA to be 12.54 acres in area and is to be conveyed to the City of Bowie. The remaining two new parcels, Parcel BB and Parcel CC, were proposed to be conveyed to the HOA and the business owners association (BOA), respectively. The City of Bowie provided their concurrence for this revision to Parcel AA, during review of DSP-18034-01.

e. Remove the lot designations for the two over two units and relabel them as numbered parcels.

This condition was fulfilled, prior to signature approval of the PPS. The DSP-18034-01 amendment removed the previously approved two-over-two units and replaced them with fee simple townhouse lots, a change found to be in conformance with the PPS.

f. Show the required 10-foot-wide public utility easements (PUEs) along both sides of New Public Roads 'A' through 'E.' Any deviation from the 10-foot wide PUE shall only be allowed upon demonstration of approval by the appropriate public utility. A variation must be approved prior to detailed site plan for any deviation from the 10-foot-wide PUE requirement.

The DSP has frontage along Melford Boulevard, Lake Melford Avenue (previously known as New Road A in the PPS), and Curie Drive. DSP-18034 proposed the following public rights-of-way: Hardisty Way (previously known as New Road C in the PPS), Robert Byrd Way (shown as New Road B in the PPS), Rosie Oliver Street (shown as New Road D in the PPS), and Henry King Way (shown as New Road E in the PPS). The DSP shows the required 10-foot-wide public utility easement (PUE) along Curie Drive and Melford Boulevard. However, the DSP does not show the required PUEs along the other public rights-of-way, and instead proposes utilities within the public right-of-way. A variation from the normal requirement of Section 24-122(a) of the Subdivision Regulations will be required. Prior to approval of the final plat, the applicant shall submit a statement of justification, in accordance with Section 24-113 of the prior Subdivision Regulations, and obtain approval from the City of Bowie, who has jurisdiction over the public rights-of-way. It is noted that street cross sections

and variations have been approved in other areas of the Melford project, with public utilities located and approved within the rights-of-way.

2. **At the time of final plat, the applicant and the applicant's heirs, successors and or assignees, shall grant a ten-foot-wide public utility easement (PUE) along all public rights-of way, and one side of all private streets, not including alleys. Any deviation from the 10-foot-wide PUE shall only be allowed upon demonstration of approval by the appropriate public utility. A variation must be approved prior to detailed site plan for any deviation from the 10-foot-wide PUE requirement.**

   PPS 4-16006 and DSP-18034 proposed public rights-of-way (Hardisty Way, Henry King Way, Robert Byrd Way, and Rosie Oliver Street) which do not provide 10-foot-wide PUEs as, required by this condition. Ten-foot-wide PUEs have been dedicated and are shown on both sides of Curie Drive and Melford Boulevard, consistent with PPS 4-16006. There are no private streets in the area, only private alleys, subject to DSP-18034 and this amendment. Utilities are proposed to be located within the right-of-way, as per the street cross sections depicted on the DSP, and previously approved with DSP-18034. As per Condition 1f, variations for the allowance of an alternative PUE design have been previously approved within Melford and will be required for the applicable roadways at the time of final plat.

3. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval and on the approved plan, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

   The proposed amendment to this DSP does not include a substantial revision to the mix of uses previously approved and does not affect Subtitle 24 adequacy findings for the site.

8. **Development of this subdivision shall be in conformance with approved Type 1 Tree Conservation Plan (TCP1-044-98-05). The following note shall be placed on the Final Plat of Subdivision:**

   "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-044-98-05), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

TCP2-036-99-16, which was approved on May 5, 2021, with DSP-07031-04, was submitted and includes the entire Melford Village development. The Planning Board finds that this condition was previously satisfied, and is not applicable to the current application.

9. **At the time of detailed site plan and Type 2 tree conservation plan (TCP2) approval, the applicant may credit woodland conservation credit if permission of the cemetery owner is obtained, subject to approval of a historic setting vegetation management plan. The purpose of the plan is to determine where trees need to be removed to conserve the resource and where additional woodlands could be established. Implementation of the Plan would be subject to approval of a historic area work permit (HAWP). Development of a management plan would qualify trees within the environmental setting to be credit as "historic trees" at twice the usual woodland conservation ratio.**

   At the time of TCP2, applicant may credit historic trees with the environmental setting of the cemetery as follows:

   a. **Permission of the owner or ownership of the property shall be demonstrated.**

   b. **A historic tree inventory of the environmental setting of the cemetery shall be prepared and included on the TCP2.**

   c. **A historic setting vegetation management plan for the cemetery shall be prepared for the purpose of identifying vegetation that should be removed to protect the existing graves on-site, to identify recommended maintenance activities, and to propose any additional planting appropriate for the site. The plan shall include a maintenance program for the cemetery to retain an open character over the known gravesites, a cost estimate for implementation of the plan and for a minimum of four years of maintenance, and shall identify the party or parties responsible for the long term maintenance of the environmental setting.**

   d. **The quantity of historic tree credits in the environmental setting shall be calculated and added to the woodland conservation worksheet.**

   e. **Prior to the issuance of grading permits for Melford Village which credit woodland conservation with the cemetery environmental for historic tree credit, a HAWP for implementation of the historic setting vegetation management plan shall be approved, and a bond for implementation of the plan shall be submitted. Bonding shall be held until the requirements of the plan is fully implemented, and four years of maintenance has been monitored.**

The applicant agrees with this condition and has claimed credit for woodland within the cemetery parcel on the TCP2, which is not part of the current application. The Planning Board finds that this condition was previously satisfied, and it is not applicable to the current application.

11. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B*, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:

a. Include a location for a trailhead facility for the master plan trail along the Patuxent River. Details for the trailhead regarding parking, signage, and other facilities can be made at the time of detailed site plan.

The trail head is beyond the limits of the subject DSP and was addressed in DSP-17020.

b. In addition to New Road "A" and New Road "C," shared-lane Markings shall be provided along Melford Boulevard, Currie Drive and Science Drive, or as modified by the City of Bowie.

The road cross sections were approved as part of the PPS. During the review of DSP-18034, the City of Bowie indicated that the City's Department of Public Works has reviewed and approved the road cross sections, and a number of the lane markings have been installed along these internal roads.

16. Total development shall be limited to uses which generate no more than 2,353 AM peak-hour trips and 2,766 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.

The proposed DSP amendment does not change the number of proposed units from that approved under DSP-18034-01. Therefore, the subject DSP application is consistent with the density and uses associated with the prior PPS approval, and satisfies the trip cap requirement.

20. A hiker-biker trail connection shall be shown on the preliminary plan of subdivision and constructed by the applicant and the applicant's heirs, successors, and/or assignees along the northern edge of the Northeast Neighborhood to provide a more direct connection between Curie Drive and the public trail proposed adjacent to the stormwater management pond (Parcel 40). The appropriate triggers for the permitting and construction of the hiker-biker trail connection shall be determined at the time of the first detailed site plan for the Northeast Neighborhood.

A DSP for the northeasternmost development area has not yet been filed. However, Parcel 40 (labeled as Parcel AA) is included in this DSP. At the time of DSP for the northeasternmost portion of the development, this DSP will need to be amended to show the trail connection required by Condition 20.

21. **A 10-foot-wide hiker-biker trail shall be provided by the applicant and the applicant's heirs, successors, and/or assignees on Parcel 40 linking the Marconi Drive trailhead and the amphitheater parcel. This segment of the trail system shall be shown on the preliminary plan of subdivision prior to signature approval. The appropriate triggers for the permitting and construction of the hiker biker trail on Parcel 40 shall be determined at the time of the first detailed site plan for the Northeast Neighborhood.**

The alignment of the 10-foot-wide hiker-biker trail was previously revised from that approved with DSP-18034, but it is in conformance with the alignment, as shown on PPS 4-16006. As required by Condition 21, triggers for construction of the hiker-biker trail segment from Marconi Drive to the amphitheater parcel are included herein.

22. **To help fulfill the purpose of Condition 19 of Conceptual Site Plan CSP-06002-01, "sharrows" shall be installed by the applicant and the applicant's heirs, successors, and/or assignees on Curie Drive (and Science Drive, beyond the Melford Village project limits). The appropriate location(s) and triggers for permitting and construction of the sharrows shall be determined at the time of detailed site plan for each phase of the project.**

The right-of-way of Curie Drive was previously approved under DSP-18034 and is not being revised with this application.

23. **The applicant and the applicant's heirs, successors, and/or assignees shall deed Parcel 40 to the City of Bowie upon completion of all facilities on Parcels 40 and 41 (the amphitheater parcel).**

24. **The applicant and the applicant's heirs, successors, and/or assignees shall execute a maintenance agreement with the City of Bowie for maintenance of Parcel 40 prior to issuance of any building permits.**

When PPS 4-16006 was originally submitted for acceptance, the land to be dedicated to the City of Bowie was labeled as Parcels 40 and 41. At the time of signature approval of PPS 4-16006, the parcels were relabeled to Parcel AA and Parcel BB, respectively. DSP-18034 approved Parcel AA as a 24.18-acre parcel. DSP-18034-01 split Parcel AA into three parcels: Parcel AA (12.54 acres), which will be dedicated to the City of Bowie; Parcel BB (6.97 acres), which will be conveyed to the HOA; and Parcel CC (4.67 acres), which will be conveyed to the BOA. The applicant proposed this split in order to locate the 10-foot-wide hiker-biker trail and public SWM ponds on the parcel to be owned by City of Bowie, while keeping the private SWM facilities for the townhome development,

as well as associated slopes, landscaping, and as much of the afforestation as possible, on the HOA-owned parcel. The majority of the woodland conservation areas at the northern end of the development would be located on the BOA-owned Parcel CC. This parcel was approved without frontage on a public street; however, the parcel is contiguous to other BOA parcels that provide access in order to maintain this area. Parcel CC will have access to a public street via a private street located on BOA-owned Parcel MM (approved under DSP-19052).

The Planning Board notes that Parcel AA cannot be conveyed to the City of Bowie, until the amphitheater parcel (Parcel BB as shown on the PPS) is also platted and all facilities on these parcels complete. Currently, the amphitheater parcel is not included in any of the approved DSPs.

10. **Detailed Site Plan DSP-18034:** DSP-18034, as well as AC-18018, was approved by the Planning Board on January 17, 2019 (PGCPB Resolution No. 19-13) for infrastructure to support the development of 293 attached residential units. None of the four conditions are applicable to this proposed amendment, but remain in full force and effect.

DSP-18034-01 was recently approved by the Planning Director on April 1, 2022, for minor revisions to the infrastructure, lotting pattern, and landscape plantings as reflected on AC-18018-01. DSP-18034-02 is in conformance with this amendment.

11. **2010 Prince George's County Landscape Manual:** Per Section 27-548, landscaping, screening, and buffering for the property is subject to the provisions of the Landscape Manual. Specifically, this application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The landscape schedules have been provided showing conformance, except for Section 4.7, which was the subject of the previously approved AC-18018-01 and Section 4.6, as follows.

The applicant has requested AC-22001 to grant relief from the requirements of Section 4.6, Buffering Development from Streets, of the Landscape Manual for a reduced buffer width adjacent to the rear yards of single-family attached units. Per Section 4.6(c)(1)(A) of the Landscape Manual, a minimum 20-foot-wide buffer with specific number of plant material is required between the rear yard and a street classified as primary or lower, and a minimum 35-foot-wide buffer with specific number of plant material is required between the rear yard and a street classified as collector. Twenty lots are the subject of this AC request, as follows:

<u>Requiring a 20-foot-wide buffer:</u>

- Lots 46, 47, and 59, Block B
- Lots 17 and 18, Block C
- Lots 18, 19, 38, and 39, Block D
- Lots 1, 36, and 52, Block E

- Lots 1, 15, and 23, Block F
- Lots 25 and 26, Block G

Requiring a 35-foot-wide buffer:

- Lot 19, Block A
- Lot 1, Block D
- Lot 12, Block G

REQUIRED: Section 4.6(c)(1)(A)(i) Buffering Residential Development from Streets–Townhouse units adjacent to Primary or Lower Road Classifications

Minimum Width of Required Buffer	20 feet
Minimum number of shade trees required	2 (per 100 linear feet)
Minimum number of evergreen trees required	8 (per 100 linear feet)
Minimum number of shrubs required	12 (per 100 linear feet)

PROVIDED: Section 4.6(c)(1)(A)(i) Buffering Residential Development from Streets–Townhouse units adjacent to Primary and Lower Road Classifications

Lot	Linear Feet of Frontage	Width of Buffer Required	Width of Buffer Provided	Shade Trees Provided	Evergreen Trees Provided	Shrubs Provided
Lot 46, Block B	14	20	6	1	3	3
Lot 47, Block B	17	20	6	1	2	3
Lot 59, Block B	16	20	8	1	3	3
Lot 17, Block C	16	20	15	1	2	3
Lot 18, Block C	16	20	8	1	3	3
Lot 18, Block D	14	20	23	1	4	3
Lot 19, Block D	16	20	11	1	2	3
Lot 38, Block D	16	20	11	1	2	3
Lot 39, Block D	16	20	11	1	2	3
Lot 1, Block E	14	20	6	1	4	3
Lot 36, Block E	16	20	6	1	5	3
Lot 52, Block E	14	20	16	1	2	3
Lot 1, Block F	14	20	12	1	3	3
Lot 15, Block F	16	20	11	1	3	3
Lot 23, Block F	16	20	16	1	3	3
Lot 25, Block G	16	20	6	1	2	3
Lot 26, Block G	16	20	16	1	5	3

REQUIRED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets – Townhouse units adjacent to collector roadways (Melford Boulevard and Curie Drive)

Minimum Width of Required Buffer	35 feet
Minimum number of shade trees required	4 (per 100 linear feet)
Minimum number of evergreen trees required	12 (per 100 linear feet)
Minimum number of shrubs required	20 (per 100 linear feet)

PROVIDED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets – Townhouse units adjacent to collector roadways (Melford Boulevard and Curie Drive)

Lot	Linear Feet of Street Frontage	Width of Buffer Provided	Shade Trees Provided	Evergreen Trees Provided	Shrubs Provided
Lot 19, Block A	14	30	1	2	4
Lot 1, Block D	14	21	1	4	3
Lot 12, Block G	11	21	1	3	3

Justification

This DSP is part of the overall Melford Village community, which is a comprehensive mixed-use development. The subject property has multiple prior approvals and the proposed layout and lotting pattern of the townhouses is consistent with those prior applications. The roadways are public, under the jurisdiction of the City of Bowie, and are partially constructed in accordance with prior approvals. DSP-18034-02 is designed in a neotraditional grid pattern and creates a vibrant, compact, walkable, mixed-use neighborhood that is consistent with the CSP and vision for this area.

The applicant indicates that design flexibility is needed to maintain the alignment of the rights-of-way and the preservation of natural site features, consistent with prior approvals, and has filed this AC to seek relief. The reduced rear yard buffer width affects only a portion of the total number of residential units and all the buffers include the required amount of planting by using narrow, columnar, compact species. The proposed reduction in width of the buffer area is between 30 to 86 percent and affects approximately 8 percent of the total units included in DSP-18034-02.

The proposed townhomes are all rear-loaded garages with a driveway in the rear yard to access the garages. However, these rear yards are still required to be screened from the public roadways. The buffer area for these rear yards is required to be provided between the development and the street and shall either be provided on individual lots or as part of the common open space. All plant materials proposed by this application are located outside of public utility easements adjacent to the public rights-of-way and are acceptable. The landscape plan submitted shows the required amount of planting and additional plant units proposed where appropriate, to offset the

reduction in the depth of the required buffer areas without reducing the usability and screening of the rear yards.

Where alternative compliance is being requested for the width of the buffer, a mixture of evergreen shrubs, deciduous shrubs, evergreen, and shade trees is proposed to provide a visual buffer for the rear yards and define the space between the units and adjacent roadways. The planting materials proposed are native species or are part of the approved lists in the Landscape Manual, thus ensuring quality, durability, and hardiness. The proposed plantings provide the required landscape material in a more confined area, while still meeting the purposes of the Landscape Manual, and providing effective screening and buffering from the streets.

The Planning Board finds that, given the small number of units, the space constraints created by the layout approved with prior applications, in combination with the applicant's proposed planting creates a design that is equally effective as normal compliance with Section 4.6(c)(1)(A) of the Landscape Manual.

The Planning Board **APPROVES** AC-22001 for Melford Town Center, from the requirements of Section 4.6-1, Buffering Residential Development from Streets, of the 2010 *Prince George's County Landscape Manual*, for 20 lots, as listed below:

- Lot 19, Block A
- Lots 46, 47, and 59, Block B
- Lots 17 and 18, Block C
- Lots 1, 18, 19, 38, and 39, Block D
- Lots 1, 36, and 52, Block E
- Lots 1, 15, and 23, Block F
- Lots 12, 25 and 26, Block G

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. The site has approved Type 1 and Type 2 TCPs. Revised TCP2-036-99-18 was submitted with the DSP application.

TCP2-036-99-18 indicates that it covers a 428.15-acre gross tract area, which is the portion of the Melford development (formerly University of Maryland Science and Technology Center), that is subject to the WCO, and is significantly larger than the current DSP under review.

The standard woodland conservation worksheet indicates that the woodland conservation threshold for the site is 43.26 acres, based on the prior M-X-T zoning and a net tract area of 288.38 acres. The worksheet indicates that the site contains 168.35 acres of upland woodland and 85.73 acres of wooded floodplain. The revised TCP2 proposes clearing 113.95 acres of upland woodland and 0.23 acre of wooded floodplain. No off-site clearing is proposed. Two federal projects (the Institute for Defense Analysis and the Holocaust Museum Analysis) and previously dedicated rights-of-way have been subtracted from the gross tract area consistent with the

previous TCP1 approval. Based upon the clearing proposed, the total woodland conservation requirement for the development is 71.97 acres.

The revised TCP2 proposes to meet the requirement with 51.06 acres of on-site preservation, including 12.10 acres of woodland conservation located on property owned by M-NCPPC; 7.71 acres of on-site afforestation-reforestation; 9.74 acres of specimen/ historic tree credit; 3.04 acres of off-site woodland conservation; and 0.42 acre of fee-in-lieu.

The TCP2 shows woodland conservation being provided on property currently owned by M-NCPPC, consistent with the most recent revision to the TCP1. At the time of PPS certification, written permission was obtained from the Prince George's County Department of Parks and Recreation (DPR), agreeing to provide 10.45 acres of preservation on M-NCPPC property. The amount of woodland conservation provided on M-NCPPC parkland has increased from 10.45 acres to 12.10 acres, with prior TCP2 revisions. Written confirmation from DPR is required for any increase in woodland conservation provided on parkland.

The TCP2 plan requires minor technical revisions to be in conformance with the applicable WCO, Environmental Planning Section policies, the Environmental Technical Manual, and applicable conditions of approval prior to certification of the DSP and TCP2, as conditioned herein.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, Tree Canopy Coverage of the prior Zoning Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned TAC-E (formally M-X-T) are required to provide a minimum of 10 percent of the gross tract area in TCC. The development acreage included in this application is shown as 52.23 acres, resulting in a TCC requirement of 5.22 acres or 227,514 square feet. The subject application provides the required schedule demonstrating conformance to this requirement.

14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The Planning Board has reviewed and adopts referral comments that are incorporated herein by reference and summarized, as follows:

    a. **Historic Preservation**—In a memorandum dated April 20, 2022 (Berger, Stabler, and Smith to Bishop), it was noted that the Prince George's County Historic Preservation Commission (HPC) reviewed the subject application at its April 19, 2022, meeting. The HPC voted 5-0-1 to recommend approval of the application and forward findings, conclusions, recommendations, and conditions to the Planning Board, which have been incorporated into this approval.

    b. **Community Planning**—In a memorandum dated March 7, 2022 (Lester to Bishop),the Planning Board notes that pursuant to Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application.

c. **Transportation Planning**—In a memorandum dated April 13, 2022 (Patrick to Bishop), the transportation planning issues have been evaluated and are incorporated into the findings of this approval. A review of the on-site circulation related to vehicular and pedestrian transportation is acceptable and meets the findings for transportation purposes.

d. **Subdivision**—In a memorandum dated April 8, 2022 (Diaz-Campbell to Bishop), a subdivision evaluation of the application has been incorporated into Finding 9 and it is noted that the DSP is acceptable. The Planning Board notes that a technical revision related to general notes is required and has been included as a condition in this approval.

e. **Environmental Planning**—In a memorandum dated April 14, 2022 (Finch to Bishop), the environmental comments are as summarized below. The Planning Board approves the TCP2, subject to conditions included in this approval.

Natural Resources Inventory/Existing Features
A revised Natural Resource Inventory, NRI-054-06-02, was approved for the subject property on January 16, 2018, because previous NRIs had exceeded the validity period, a current delineation of the 100-year floodplain was needed, and the stream buffers required for regulated streams effective September 1, 2010, needed to be addressed. The environmental and cultural features identified on the revised NRI, and the delineation of the primary management area (PMA) have been correctly transposed onto the current application plans.

An unfortunate technical error has been made on the approval block of the NRI plan. Since the time of the original approval, the NRI number was incorrectly noted as NRI-059-06, when the correct number should be NRI-054-05. In addition, the original approval (-00) was incorrectly labeled as the -01 revision, resulting in mislabeling in the approval block. This error shall be corrected with any future revision to the NRI.

Rare, Threatened, and Endangered Species
The Maryland Department of Natural Resources (DNR) Wildlife and Heritage Division issued a letter dated May 18, 2001, that stated that there are no records of rare, threatened, and endangered species (RTE) plants or animals within this project site. Review of a DNR database indicates that there were more recent records of species of concern known to occur within the vicinity of the site, however, the portions of the subject property currently under review would not be likely to support the species listed. An updated letter from DNR regarding the presence of RTE on the site was submitted as an amendment to the revised NRI, and the finding of no records of RTE in the upland portions of the site was confirmed.

Preservation of Specimen, Historic and Champion Trees
Effective on September 1, 2010, TCP applications are required to meet Subtitle 25, Division 2 requirements, which includes the preservation of specimen, champion, and historic trees. Every reasonable effort should be made to preserve the trees in place, with consideration of different species' ability to withstand construction disturbance.

The NRI and TCP1 indicated that 44 specimen trees are located on the TCP2, located outside of the environmental setting of the historic site. A Subtitle 25 variance application for the removal of twelve specimen trees was submitted and approved with PPS 4-16006. An historic tree table located on Sheet 2 addresses individual trees located within the environmental setting of the Melford historic resources, none of which are proposed for removal. The applicant is proposing to apply special woodland conservation credits which are allowed, in order to incentivize the retention of specimen and historic trees, for issuance of an historic area work permit.

Sediment and Erosion Control
A copy of the final erosion and sediment control plan was not submitted with the current application to verify conformance with the approved limit of disturbance, TCP2, and technical SWM approval. This is addressed in the conditions included herein.

f. **Prince George's County Department of Parks and Recreation (DPR)**—At the time of the writing of this approval, DPR did not offer comments on this application.

g. **Prince George's County Fire/EMS Department**—At the time of the writing of this approval the Fire/EMS Department did not offer comments on this application.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In an email dated March 23, 2022 (Jeong to Bishop), DPIE offered comments on the subject application which have been forwarded to the applicant and will be addressed during the permitting process.

i. **Prince George's County Police Department**—At the time of the writing of this approval, the Police Department did not offer comments on the subject application.

j. **Prince George's County Health Department**— In a letter dated March 17, 2022 (Adepoju to Bishop), the Health Department offered comments on the subject application which have been forwarded to the applicant and are included as conditions in this approval, as appropriate.

k. **Maryland State Highway Administration (SHA)**—At the time of the writing of this approval, SHA did not offer comments on the subject application.

l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this approval, WSSC did not offer comments on the subject application.

m. **City of Bowie**—In a memorandum dated March 4, 2022 (Adams to Hewlett), the City of Bowie indicated that they reviewed the subject application. The City Council held a public hearing on February 22, 2022 and voted to recommend approval of DSP-18034-02.

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

16. As required by Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

(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 finds that the regulated environmental features on the subject property have fully been preserved and/or restored, based on consistency with the limits of disturbance shown on the previously approved CSP-06002-01 and TCPI-044-98-04; PPS 4-16006 and TCP1-044-98-05; and DSP-18034-01 and TCP2-036-99-17.

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 Type 2 Tree Conservation Plan TCP2-036-99-18 and APPROVES Alternative Compliance AC-22001, and further APPROVES Detailed Site Plan DSP-18034-02 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. Provide pet waste stations along proposed trails within this DSP.

   b. Revise the Preliminary Plan to Detailed Site Plan – Comparison Tracking Chart Notes on the coversheet to include the following note:

      "DSP-18034-02 was submitted for review of architecture, landscaping, and recreational amenities. All lots, parcels, and dwelling units shown on this DSP amendment were approved with DSP-18034-01 and no additional development is proposed with DSP-18034-02."

   c. Highly visible side elevations shall include a minimum of three standard features, in addition to a minimum of the first floor finished in brick, stone, or masonry.

   d. Add Lots 25 and 26, Block G, as highly visible lots.

   e. Label Lots 13 and 24, Block A; Lots 25 and 59, Block B; and Lot 1, Block C, as highly visible side elevations seen from the Historic Melford House that shall include a minimum of three standard features, in addition to full-brick façade, including the gable.

f. Include a tracking chart on the DSP for the 60 percent full-front façades of brick, stone, or stucco.

g. Include development standards on the plan for fences, decks, and sheds.

h. Provide a standard deck on all Chelsea and Gramercy models. Provide an optional rear deck on all Greenwhich models.

i. Provide a general note showing the proposed and allowed floor area ratio relative to all approved development within the total area of Conceptual Site Plan CSP-06002-01.

j. Provide templates of the townhouse models on the DSP.

k. Add the site plan notes, and revise the architecture, if necessary, as follows:

- "During the construction phase, the applicant shall adhere to all applicable Prince George's County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise."

- "No two townhouse units located next to, or across the street from each other may have identical front elevations."

- "All townhouse side elevations shall include a minimum of two standard features. Every highly visible townhouse side elevation shall include full brick, stone, stucco, or other masonry treatment on the first floor combined with at least three windows, doors, or other substantial architectural features."

- "A minimum of three townhouse dwelling units in any horizontal, continuous, attached group shall have a roof feature containing either a cross gable or dormer window(s)."

*• [~~"All townhouse garage doors shall have a carriage-style appearance."~~]

- "All townhouse building groups shall include a minimum of 60 percent of the combined front elevations finished in brick, stone, or other masonry (excluding gables, dormers, bay windows, trim, and doors)."

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

   a. Consistency between the site design of the TCP2, DSP, and landscape plan shall be confirmed that Alternative Compliance AC-18018-01 is consistent with Revision -18 to the TCP2, and the associated vegetative management plan.

   b. Plans, labels, notes, tables, and calculations shall be revised, as needed, on the TCP2 to reflect required revisions and reconcile quantities.

   c. Have the revised plan signed and dated by the qualified professional who prepared it.

3. Prior to approval of grading permits for this detailed site plan (DSP), submit a copy of the technical stormwater management plan and approved final erosion and sediment control plan, to be reviewed for conformance with the limits of disturbance shown on the DSP and Type 2 tree conservation plan.

4. The proposed private recreational facilities shall be constructed and inspected by The Maryland-National Capital Park and Planning Commission, in accordance with the following schedule:

   a. Construct the recreational facilities on Parcel D2, prior to approval of the 125th townhouse building permit.

   b. Construct the recreational facilities on Parcel G2, prior to approval of the 186th townhouse building permit.

   c. Construct the recreational facilities on Parcel AA, prior to approval of the 247th townhouse building permit.

   It is occasionally necessary to adjust the precise timing of the construction of recreational facilities, as more details concerning grading and construction become available. Phasing of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board, or its designee, under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released, prior to construction of any given facility, shall not exceed 10 percent over the number originally approved by the Planning Board.

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

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, May 12, 2022, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 19th day of May 2022, *and corrected administratively on June 1, 2022.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:NAB:rpg

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date: May 18, 2022

Corrected Version APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: June 7, 2022

*Denotes Correction
Underlining indicates new language
[Brackets] and ~~strikethrough~~ indicate deleted language