

Case No.: CSP-16001

Applicant: Metro City, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the application to expand the boundary of the approved Addison Road Metro Town Center D-D-O Zone to include the subject property, and to rezone the property from the R-T (Residential Townhouse) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone, and proposal to develop the subject 39.68 acres of land into a mixed-use development, including approximately 151,365 square feet of commercial/retail space and a total of 1,043 residential dwelling units, for property which has frontage on Addison Road (Pod 1) to the east and Rollins Avenue (Pod 2) to the west, within Councilmanic 7, be and the same are hereby conditionally APPROVED.

As the basis for this final decision, and as expressly authorized by Title 22 and Title 25 of the Land Use Article and the Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, the District Council hereby adopt, except as otherwise stated herein, the findings and conclusions of the Planning Board in PGCPB No. 17-164.

A. The request to expand the boundary of the approved Addison Road Metro Town Center Development District Overlay (D-D-O) Zone to include the subject property is hereby APPROVED.

B. The request to rezone the property from the R-T Zone to the M-X-T Zone is hereby APPROVED.

C. Type 1 Tree Conservation Plan TCP-004-2017 including a Specimen Tree Variance are hereby APPROVED.

1. Prior to certification of Conceptual Site Plan CSP-16001, the following information and revisions shall be provided:
 - a. Add the D-D-O Zone to the proposed zoning for the property.
 - b. Provide a note indicating the layout shown on the plan “for illustrative purposes.”
 - c. The Type I tree conservation plan (TCP1) shall be revised as follows:
 - (1) Add “TCP1-004-2017” to the title and to the approval block on sheet 1.
 - (2) Revise General Note #17 to correct the spelling of “cemeteries.”
 - (3) Revise General Note #21 to state “General Plan: Plan Prince George’s 2035, Environmental Strategy Area One.”
 - (4) Revise the limit of disturbance (LOD) to be located a minimum of 10 feet from all buildings and retaining walls.
 - (5) Revise all woodland conservation areas to be 10 feet from all retaining walls and townhouse lot lines, and 20 feet from all commercial and multifamily buildings.
 - (6) Provide the unit/lot numbers for the townhouses on Sheet 4 of 5.
 - (7) Provide the break line between the match line sheet 3 of 5 and match line sheet 2 of 5 on sheet 4 of 5.
 - (8) Correct the title of the “Standard Type 1 Tree Conservation Plan Notes” on Sheet 5.

- (9) Revise Standard Type 1 TCP Plan Note #6 to state that the property is within “Plan Prince George’s 2035, Environmental Strategy Area One.”
 - (10) Revise Standard Type 1 TCP Plan Note #7. Rollins Avenue is *not* classified as scenic or historic.
 - (11) Correct the spelling of “permanent” in the Signage Notes on Sheet 5, Note #8.
 - (12) Correct the spelling of “pruning” in the Legend on Sheets 2, 3, and 4.
 - (13) Provide an Owners Awareness Certification on the plan.
 - (14) Provide a symbol in the legend for the sanitary sewer.
 - (15) Have the revised plan signed and dated by the qualified professional preparing the plan.
2. At the time of detailed site plan and preliminary plan of subdivision as indicated, the applicant shall:
- a. Provide eight-foot-wide sidewalks along the subject site’s entire frontages of both Addison Road and Rollins Avenue, unless modified by DPW&T.
 - b. Provide bike parking at the entrance area to the multifamily buildings, including assistant living facility and commercial/retail spaces.
 - c. Provide standard sidewalks along both sides of all internal roads, excluding private alleys, to the extent practical.
 - d. Address compatibility issue between the proposed townhouses and multistory multifamily apartment buildings in the eastern development pod by providing sufficient setbacks; and between the proposed multistory assistant living building with the existing townhouse community by providing vertical division of the elevations that will be visible from the

townhouse community to avoid horizontal expanse of the institutional building. This shall also be addressed with the PPS.

- e. Provide the follow site plan notes:

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

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

3. Prior to acceptance of the preliminary plan of subdivision, Phase I (Identification) archeological investigations, according to the Planning Board’s *Guidelines for Archeological Review* (May 2005), shall be submitted for the above-referenced property to determine if any cultural resources are present. Evidence of The Maryland-National Capital Park and Planning Commission (M-NCPPC) concurrence with the final Phase I report and recommendations is required prior to approval of the preliminary plan.
4. At the time of preliminary plan of subdivision, the applicant shall provide a detailed assessment of the primary management area (PMA) impacts, including consistent tabulations and the area of steep slope disturbance within the PMA.
5. Prior to issuance of building permits with the subject property, the following road improvements shall (a) have full financial assurances, (b) have been designed per the appropriate operating agencies and (c) have been permitted for construction through the operating agency’s access permit process.
 - a. MD 214 and Addison Road: The applicant has identified two options that mitigate the site’s impact and result in a CLV of less than 1,600.
 - (1) Option 1 involves the construction of an eastbound right-turn lane on MD 214 at Addison Road.
 - (2) Option 2 involves the construction of a westbound double-left-turn lane on MD 214 at Addison Road.

This improvement, regardless of the option chosen, shall be phased with the development, and the appropriate phasing shall be determined at the time of preliminary plan review. Because the improvement offers two options, and the selected option should be clarified further at the time of preliminary plan review. It is advised that the “Transportation Review Guidelines” require further feasibility analysis, and this must be provided at the time of preliminary plan review.

- b. Addison Road at the north and south site access points: At a time to be determined at the time of preliminary plan of subdivision, the applicant shall submit an acceptable traffic signal warrant study to the County for signalization at each of these locations. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the County. If a signal or other traffic control improvements deemed warranted at that time, the applicant shall bond the signal with the County and install it at a time when directed by the County.
 - c. Addison Road and Walker Mill Road: Reconfiguration of the westbound approach of Walker Mill Road, to consist of one left-turn lane and one shared left/right-turn lane.
6. A revised traffic study shall be required and submitted with the acceptance of the preliminary plan of subdivision, covering the same scope utilized for this plan. The study shall utilize current counters per the “Transportation Review Guidelines,” and shall appropriately address the Maryland Department of Transportation and the Prince George’s County Department of Public Works and Transportation comments on the current study. Additionally, the study shall provide a feasibility analysis for the options recommended for improving the MD 214/Addison Road intersection, to assist in a determination of the most appropriate improvement.

Ordered this 12th day of March, 2018, by the following vote:

In Favor: Council Members Glaros, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Members Davis, Franklin, and Harrison.

Vote: 6-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Dannielle M. Glaros, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council