

Case No.: DSP-15045
210 Maryland Park
Expedited Transit-Oriented
Development Project

Applicant: Community First Development
Corporation, LLC

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

FINAL DECISION—APPROVAL OF DETAILED SITE PLAN

Pursuant to the Land Use Article, and the Prince George’s County Code, District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 15045, (“DSP-15045”).¹

For the reasons set forth below, the decision of the Prince George’s County Planning Board in Resolution No. 17-01 (“PGCPB No. 17-01”), to approve a detailed site plan for a 220,882-square-foot mixed-use development consisting of 1,948 square feet of commercial/retail space, 165 multifamily dwelling units and 13 townhouse units located in the southwest quadrant of the intersection of Southern Avenue and Maryland Park Drive, Council District 7, and to change the underlying zoning for the property from the existing One-Family Detached Residential (R-55) Zone to the Mixed Use–Infill (M-U-I) Zone, is hereby AFFIRMED.

As the basis for this final decision, the District Council adopts the findings of fact and conclusions of law set forth in PGCPB No. 17-01. The change of the underlying zoning for the subject property from the One-Family Detached Residential (R-55) Zone to the Mixed Use–Infill (M-U-I) Zone is APPROVED.

¹See also *County Council of Prince George’s County Zimmer Dev’t Co.*, 444 Md. 40, 120 A.3d 677 (2015) (The District Council is expressly authorized to review final decision of the county planning board to approve or disapprove a detailed site plan, and District Council’s review results in a final decision).

- A. The alternative transit district standards are APPROVED as follows:

Building Envelope and Site, 2. Character Areas, 2.1 Metro Station Core Character Area, Standard (1)—To allow for buildings to be 3 and 5 stories in height.

Building Envelope and Site, 2. Character Areas, 2.1 Metro Station Core Character Area, Standard (2)—To allow for the side of a multifamily building adjacent to existing single-family homes to be 5 stories in height.

Building Envelope and Site, 2. Character Areas, 2.1 Metro Station Core Character Area, Standard (3)—To allow the building to be set back a maximum of 68 feet from the edge of curb of Southern Avenue and 25 feet from the edge of curb of Maryland Park Drive.

Building Envelope and Site, 2. Character Areas, 2.1 Metro Station Core Character Area, Standard (4)—To allow a reduced building lot coverage of 29 percent.

Building Envelope and Site, 2. Character Areas, 2.1 Metro Station Core Character Area, Standard (5)—To allow for some off-street surface parking.

Building Envelope and Site, 2. Character Areas, 2.1 Metro Station Core Character Area, Standard (9)—To allow for approximately 25 percent of the ground-floor frontage of the mixed-use building to be retail uses only.

Open Space and Streetscape, 3. General Open Space Standards and Guidelines, Ground Cover, Standard (5), Irrigation—To allow for no irrigation of sod and groundcover areas.

Open Space and Streetscape, 3. General Open Space Standards and Guidelines, Open Spaces, Standard (5), Irrigation—To allow for no irrigation of open space landscaping.

Open Space and Streetscape, 3. General Open Space Standards and Guidelines, Open Spaces, Standard (7), Open Space Lighting—To allow for an illumination range of a minimum of 0.7 foot-candles and a maximum of 4.1 foot-candles in parks, plazas and other open spaces.

Open Space and Streetscape, 3. General Open Space Standards and Guidelines, Plazas, Standard (7), Plazas in Commercial Areas—To allow for approximately 25 percent of the ground-floor building frontage facing a commercial-area plaza to consist of retail uses.

Open Space and Streetscape, 4. Streetscapes, 4.7 Buffers and Screening, Standard (3), Minimum Buffer Requirements—To allow the applicant to use a reduced bufferyard as proposed on the site plan.

Open Space and Streetscape, 4. Streetscapes, 4.8 Lighting of Public Streets and Spaces, Standards (5) and (6), Minimum and Maximum Lighting Levels—To allow for an illumination range of a minimum of 0.7 foot-candles and a maximum of 4.1 foot-candles in public/private spaces.

Parking Facilities, 5. General Parking Facilities Standards and Guidelines, Standard (5)(b)(iii)—To allow the applicant’s parking lot landscape design as proposed.

Parking Facilities, 5. General Parking Facilities Standards and Guidelines, Standard (6)(a)(iv)—To allow for an illumination range of a minimum of 0.5 foot-candles and a maximum of 4.0 foot-candles in the off-street surface parking lot.

Architectural, 10. Building Form and Scale Standards and Guidelines, 10.4 Functional Relationship of Multifamily Residential Buildings to Surrounding Public Spaces, Standard (4)—To allow for approximately 58 percent of multifamily dwelling units to have a balcony.

B. DSP-15045 for 210 Maryland Park Drive is APPROVED, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Obtain signature approval of Preliminary Plan of Subdivision 4-15029 and revise the DSP accordingly.
 - b. Revise the plants listed in the Tree Canopy Coverage schedule to match the plant list.
 - c. Add site plan notes as follows:

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

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

- d. Revise the photometric plan to account for proposed building-mounted lights and indicate light levels along the adjacent residential property lines to be 0.10 foot candles or lower.
- e. Provide typical dimensions of handicap-accessible parking spaces, including the embark/debark areas.
- f. Provide typical dimensions for interior parking spaces within the multifamily and townhouse buildings.
- g. Provide an exhibit that illustrates the location and limits of all off-site bicycle pedestrian impact statement (BPIS) improvements approved as part of Preliminary Plan of Subdivision 4-15029 for the review of the operating agencies. This exhibit shall show the location and limits of all off-site sidewalk ramps, crosswalk treatments, pavement markings, and sidewalk construction. It shall also include all specifications and details used for the off-site improvements.
- h. Provide a bicycle rack accommodating a minimum of 5 bicycles in the vicinity of the retail space.
- i. Provide a bicycle rack accommodating a minimum of 15 bicycles serving the residential units.
- j. Provide a bicycle locker accommodating a minimum of 5 bicycles serving the residential units.
- k. All bicycle parking shall meet the standards and guidelines contained in the Bikeways and Bicycle Parking element of the TDDP, and shall be consistent with approved Preliminary Plan of Subdivision 4-15029 for the project.
- l. Provide documentation from the Prince George's County Department of Permitting, Inspections and Enforcement regarding DSP conformance with the approved stormwater management concept plan.
- m. Revise General Note 6 to state that two parcels are proposed.
- n. Label the Viola Place (Lee Avenue) right-of-way as unimproved.
- o. Revise the DSP and/or the natural resources inventory, as necessary, to show the correct floodplain acreage. The approved stormwater concept plan shall also reflect the correct acreage of floodplain.

- p. Provide the one required loading space.
- q. Provide dimensions on the townhouse template, including driveway width, deck size, and garage size.
- r. Provide locations, labels and details for all proposed site amenities, including sidewalks, special pavement treatments, and vegetative planters. Sidewalks shall be a minimum of eight feet wide, shall otherwise conform to TDDP standards, and be sufficiently walkable to accommodate the heavy pedestrian and bicycle traffic associated with development in close proximity to transit.
- s. Add the photometric plan and light details to the plan set and include approval blocks.
- t. Revise the landscape plan to show evergreen shrub plantings along all parking lot perimeters.
- u. Revise the site plan to show wheel stops for all compact parking spaces.
- v. Revise the DSP to correctly identify and demonstrate all of the approved transit development district standard amendments.
- w. Revise, add, or delete all labels and schedules to be correct, as applicable.
- x. Revise the proposed signage to reflect a freestanding monument entrance sign, which shall be composed of all red brick with a metal inlay inscribed with “210 at the Park”.
- y. Revise the plan as necessary to reflect the inclusion of specific security features, in furtherance of the public safety, health, and welfare, including key fob entry for residents to their building, a staffed concierge service for the residents, and a key fob entry for access to the property by residents.
- z. Revise the plan as necessary to reflect the inclusion of 24-hour surveillance cameras located on the exterior common areas of the development to monitor exterior common areas of the property, to ensure the security and safety of residents and guests on the property, in furtherance of the protection of the public safety, health and welfare.

2. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

3. Prior to certification of the plan, the Applicant shall provide proof of its current good corporate standing as a business within the State of Maryland.

ORDERED this 25th day of April, 2017, by the following vote:

In Favor:

Opposed:

Abstained:

Absent:

Vote:

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: _____
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council