

Case No. SP-88020/02

Applicant: Glenwood Hills Venture, LLP

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 04-170, to approve a conceptual site plan for 202 single-family detached units, 117 single-family attached units (townhouses), 278 multifamily units, and 203,000 square feet of office/retail on property described as approximately 212.08 acres of land in the M-X-T Zone, located on the south side of Central Avenue (MD 214), 4,500 feet east of its intersection with Addison Road, Capitol Heights, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings of fact and conclusions of law are hereby adopted as the findings and conclusions of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to the issuance of any building permits within the subject property, the following road improvements for MD 214 at Addison Road shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. Option 1: The construction of a northbound free right-turn lane along Addison Road
 - b. Option 2: The construction of an eastbound right-turn lane along MD 214.

The above two improvements are options for which feasibility shall be reviewed further by the applicant. Determination of whether Option 1 or 2 would be implemented shall be made at the time of Preliminary Plan of Subdivision review.

2. Prior to the issuance of any building permits within the subject property, the following road improvements for MD 214 at Garrett A Morgan Boulevard/Ritchie Road shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. Option 1: The modification of westbound MD 214 to a five-lane approach which includes two left-turn lanes, two through lanes, and a shared through/right-turn lane.
 - b. Option 2: The modification of eastbound MD 214 to a five-lane approach which includes one left-turn lane, three through lanes, and one right-turn lane; and the modification of northbound Ritchie Road to a five-lane approach which includes two left-turn lanes, two through lanes, and one right-turn lane.

The above two improvements are options for which feasibility shall be reviewed further by the applicant. Determination of whether Option 1 or 2 would be implemented shall be made at the time of Preliminary Plan of Subdivision review.

3. Prior to the issuance of any building permits within the subject property, the following road improvements for Walker Mill Road at Addison Road shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. The modification of westbound Walker Mill Road to provide an exclusive left-turn lane and a left-turn/right-turn lane.
4. Prior to the approval of the first Detailed Site Plan for the subject property, the applicant shall submit an acceptable traffic signal warrant study to SHA and, if necessary, DPW&T for a possible signal at the intersection of MD 214 and Pepper Mill Road/Karen Boulevard. 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 responsible agency. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property and install it at a time when directed by the responsible permitting agency. Also, prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. The provision of an eastbound shared through/right-turn lane along MD 214.
 - b. The addition of a westbound left-turn lane along MD 214.

- c. The construction of the northbound approach to include an exclusive left-turn lane and a shared through/right-turn lane.
- d. The modification of the southbound approach to include an exclusive left-turn lane and a shared through/right-turn lane.
- e. The signalization at the intersection of MD 214, Pepper Mill Road, and Karen Boulevard shall include a left turn/right turn (no through movement) north approach. Copies of the proposed plan shall be provided to representatives of the Pepper Mill Village Association before it is implemented..

The scope of access improvements may be modified at the time of preliminary plan review at the direction of SHA if the alternative improvement(s) provide an acceptable service level that meets the requirements of Subtitles 27 and 24.

- 5. Prior to the approval of the first Detailed Site Plan for the subject property, the applicant shall submit acceptable traffic signal warrant studies to DPW&T for the intersection of Walker Mill Road and Karen Boulevard. The performance of a new study may be waived by DPW&T in writing if DPW&T determines that an acceptable recent study has been conducted. 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 DPW&T. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property and install it at a time when directed by DPW&T.
- 6. Prior to approval of the Preliminary Plan, the following issues shall be further analyzed and addressed:
 - a. Inclusion of vehicular and pedestrian access between the subject property and Quarry Avenue.
 - b. Inclusion of vehicular and pedestrian internal access between the residential and the commercial components of the site.
- 7. The traffic circle shown on the subject plan shall be reviewed and conceptually approved by DPW&T prior to approval of the preliminary plan of subdivision.
- 8. Total development within the subject property under this Conceptual Site Plan shall be limited to uses which generate no more than 780 AM and 933 PM new peak-hour vehicle trips, in consideration of the rates of trip generation, internal satisfaction, and pass-by travel that are consistent with assumptions in the traffic study.
- 9. Prior to the issuance of any building permits within the subject property, the following road improvements for Karen Boulevard shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process,

and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

- a. Construct Karen Boulevard as a modified four-lane collector roadway between MD 214 and the southern end of the site.
10. Prior to the approval of the first Detailed Site Plan for the property, the applicant shall demonstrate the following have been or will be fulfilled to the satisfaction of the State Highway Administration:
 - a. Provide a diagram that demonstrates stopping and intersection site distance.
 - b. Provide an adequate left-turn lane along westbound MD 214 approach to Karen Boulevard.
 - c. Provide adequate turning lanes along eastbound MD 214 approach and departure at Karen Boulevard.
 - d. Provide a full movement traffic signal.
 11. Prior to signature approval of the Conceptual Site Plan, the following revisions shall be made:
 - a. Provide a minimum eight-foot-wide sidewalk along the subject property's entire east side of Karen Boulevard.
 - b. Provide a minimum eight-foot-wide sidewalk that is separated from the curb with a landscape strip along the subject site's entire road frontage of MD 214, unless modified by SHA.
 - c. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T.
 - d. Revise the Conceptual Site Plan to provide a trail connection from the end of Road "G" to Quarry Place and, if possible, Fawncrest Drive. The exact location of this trail connection should be determined at the time of DSP.
 12. A Detailed Site Plan shall be submitted for approval by the Planning Board which complies with the standards outlined in the *Parks and Recreation Facilities Guidelines*.
 13. The recreational facilities shall be located on the homeowners association land and shall be available to all residents of Glenwood Hills.
 14. Submission of three original, executed recreational facilities agreements (RFA) to DRD for their approval, three weeks prior to a submission of a final plat. Upon

approval by DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.

15. The developer, his successor and/or assignees shall satisfy the Planning Board that there are adequate provisions to assure retention and a future maintenance of the proposed recreational facilities.
16. The land to be conveyed to a homeowners association shall be subject to the applicable conditions in attached Exhibit "A."
17. The following private recreational facilities shall be provided within the development and shall be deemed adequate:

Townhouse pod—one tot lot and one preteen lot (or one multiage playground combination)

Multifamily pod—one tot lot and one preteen lot (or one multiage playground combination) and one picnic area.

Central recreational area consisting of the following:

- Clubhouse with meeting room large enough to accommodate seating for 100 persons, lounge, kitchen (with a minimum of a double sink, standard size refrigerator, dishwasher, and large microwave), 1,000-square-foot fitness facility, bath facilities for pool patrons
- 25-meter swimming pool
- One tot lot and one preteen lot (or one multiage playground combination)
- Possible trail connection from the townhouse development along the stream to the central recreational area.
- One full-size multipurpose court (indoor or outdoor)
- One tennis court
- Appropriately sized parking facility for the residents only

At the time of the Preliminary Plan, the design of the Central Recreational Area shall be conceptually approved and shall include the facilities noted above.

18. The following schedule shall govern bonding and construction of recreational facilities and shall be included in the recreational facilities agreement(s):

- a. Prior to the issuance of the 100th building permit in the development, the applicant shall bond the central recreational facilities.
 - b. Prior to the issuance of the 300th building permit in the development, the applicant shall complete the central recreational facilities.
 - c. The bonding of the recreational facilities for the townhouses and the multifamily development pods shall precede the issuance of the building permits for each pod respectively, and the completion of the same facilities shall occur prior to completion of 75 percent of each pod of development.
- 19. Prior to certification of the Conceptual Site Plan:
 - a. The TCPI/44/96-01 shall be revised to show the following:
 - (1) Proposed building footprint locations, parking lots, and easements in the new design for the office/retail component.
 - (2) Revisions signed and dated by a qualified professional.
 - (3) The 65 dBA Ldn noise contour from I-95/495.
- 20. Prior to submission of a Detailed Site Plan for the office/retail component, the Applicant shall provide a copy of the approved/proposed stormwater management concept plan for that area.
- 21. Prior to the issuance of a building permit for the 500th dwelling unit, the Applicant shall either (a) have commenced construction of some of the office/retail component or (b) provided to M-NCPPC Urban Design Division evidence of its good faith efforts marketing of the commercial component along with third-party data on the existing market for office and/or retail development at the Property and adjoining area.
- 22. Prior to approval of any Detailed Site Plan, a new Preliminary Plan of Subdivision application shall be approved.
- 23. Prior to certification of the Conceptual Site Plan, the following revisions to the plans shall be made:
 - a. The FSD shall be revised as follows: revise the FSD plan notes under site analysis to reflect the correct acreage of existing forest on-site, if necessary, after the correct amount of existing woodland has been determined and have the plan signed and dated by the qualified professional who prepared the plan.
 - b. The Type I Tree Conservation Plan (TCPI/66/94-01) shall be revised as follows.

- (1) Add to the plan all of the standard notes as required exclusively for a TCPI.
 - (2) Have the total existing woodlands adjusted, if necessary, once the correct amount of existing woodland has been determined.
 - (3) Add a note as the first TCPI note that states: “This TCPI does not define the final limits of disturbance and does not approve the limits shown. Impacts to regulated environmental features are also not approved by this plan.”
 - (4) Have the plans signed and dated by the qualified professional who prepared the plans.
- c. The CSP shall be revised to show the projected 65 dBA Ldn at 247 feet from the centerline of Central Avenue or provide a Phase I Noise Study to verify a revised location of the 65 dBA Ldn contour.
24. At the time of Detailed Site Plan review, if residential uses are proposed within the 65 dBA Ldn noise contour, noise mitigation measures shall be provided for outdoor activity areas and interior living areas to meet the state noise standards.
25. The following development standards apply and shall be demonstrated throughout the review of future plans:

SINGLE-FAMILY DETACHED:

Traditional SFD

Minimum Net Lot area—6,000 square feet

Minimum finished living area—2,200 square feet

Two car garage—yes

Maximum lot coverage—40%

Minimum lot frontage at the street line—50-60 feet (Footnote 1)

Front yard setback—20 feet (Footnote 2)

Side yard setback—5/10 combined feet

Rear yard setback—20 (excluding decks)

Accessory building rear yard setback—2 feet

Maximum height of building—40 feet

Deck standards—to be determined at DSP

Small Lot SFD Front Load

Minimum Net Lot area—4,000 square feet

Minimum finished living area—1,800 square feet

One or Two car garage—yes

Maximum lot coverage—50%

Minimum lot frontage at the street line—45-50 feet

Front yard setback—15 feet (Footnote 2)

Side yard setback—4 feet

Rear yard setback—20 (excluding decks)

Accessory building rear yard setback—2 feet

Maximum height of building—40 feet

Deck standards—to be determined at Detailed Site Plan

Small Lot SFD Rear Load

Minimum Net Lot area—4,000 square feet

Minimum finished living area—1,800 square feet

Two car garage—yes

Maximum lot coverage—60%

Minimum lot frontage at the street line—40-45 feet (Footnote 1)

Front yard setback—15 feet, 20 feet along Karen Boulevard (Porches may extend up to 9 feet into the setback area)

Side yard setback—4 feet

Rear yard setback—3 feet

Accessory building rear yard setback—three feet

Maximum height of building—40 feet

Deck standards—to be determined at Detailed Site Plan

Footnote 1 Excludes cul-de-sacs, flag lots and lots which front on pocket parks.

Footnote 2 A minimum of 20 feet shall be provided to the garage door

TOWNHOUSES:

All townhouses in the M-X-T Zone are subject to Section 27-548(h) of the Zoning Ordinance.

MULTIFAMILY:

12-plex multifamily units:

Minimum distance between two buildings—20 feet

Minimum distance from a building to a property line—20 feet

Minimum distance from a building to a parking lot—5 feet

Minimum green space (minimum percent of net lot area)—45%

Minimum of 60% of all facades shall be brick

Two over two units:

Not more than six ground level units in a row

Minimum width of the dwelling shall be no less than 16 feet wide

Minimum finished living area shall be no less than 1,100 square feet.

Minimum of 60% of the front façade shall be brick

The Planning Board may make minor modifications to the Development Standards noted above, as a part of any subsequent approval, without the need to amend the Conceptual Site Plan if the Planning Board finds such modification is appropriate and consistent with the character and quality of the development envisioned by the Conceptual Site Plan.

26. Prior to the approval of the preliminary plan of subdivision, the following shall be fulfilled:

- a. Based on the proposed layout as shown on the Conceptual Site Plan for the multifamily 12-plex pod of development, the applicant shall demonstrate a minimum of 45 percent green area and a maximum of 55 percent lot coverage.
- 27. Prior to signature approval of the Conceptual Site Plan the following revisions shall be made:
 - a. The view corridors created by the streets running parallel to Karen Boulevard and adjacent to the central pocket park shown within the townhouse section shall be extended by creating smaller townhouse sticks adjacent to the tree save area. Larger sticks of townhouses, consistent with the provisions of the Zoning Ordinance, may be utilized in this area in order to avoid the loss of lots.
- 28. Prior to the approval of a Detailed Site Plan, the following issues shall be addressed:
 - a. Brick fronts shall be a standard feature for 60 percent of all single-family detached units fronting on Karen Boulevard, and picket fences shall be provided for single-family detached units along Karen Boulevard in a manner that provides for a separation element to the pedestrian area.
 - b. Sixty percent of all facades of the clubhouse shall be brick, and the building shall be placed in a visually prominent location.
 - c. Rooflines for all dwelling types shall be varied and provide for reverse gables where appropriate to add interest to the streetscape.
 - d. Entrance features shall be submitted for review and shall be appropriately coordinated in design and location.
 - e. Pole-mounted freestanding signs shall be prohibited for the office/retail component of the development. Freestanding and building-mounted signage shall not be internally lit.
 - f. Lighting fixtures throughout the development shall be coordinated in design.
 - g. Special paving materials shall be provided in appropriate areas such as the entrance to the subdivision off of Central Avenue, central recreation area, the entrance to the multifamily 12-plex development, and the office/retail development.
 - h. If allowed by DPW&T, shade tree plantings shall be provided within the median of Karen Boulevard and be of a size and type to create the residential, pedestrian friendly boulevard envisioned by the Conceptual Site Plan. A single row of 2½- to 3-inch caliper trees shall be provided along both sides of Karen Boulevard on one side of the sidewalks.

- i. The multifamily (two over two units) pod of the development shall increase the number of units fronting onto Karen Boulevard and ensure adequate but not excessive parking areas in close proximity to all units.
 - j. The location of future bus stops, pedestrian connections, and crosswalks shall be shown on the plans.
29. Prior to the approval of a Preliminary Plan of Subdivision and Detailed Site Plans, the plans shall reflect the following:
- a. The minimum number of traditional single-family detached lots shall be not less than 20 percent of the single-family detached lots.

Ordered this 10th day of January, 2005, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrington, Hendershot, Knotts and Peters

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council