

FLATS AT GLENRIDGE STATION

Detailed Site Plan

DDS-24002/AC-24005/TCP2-001-2025

Staff Recommendation: APPROVAL with conditions

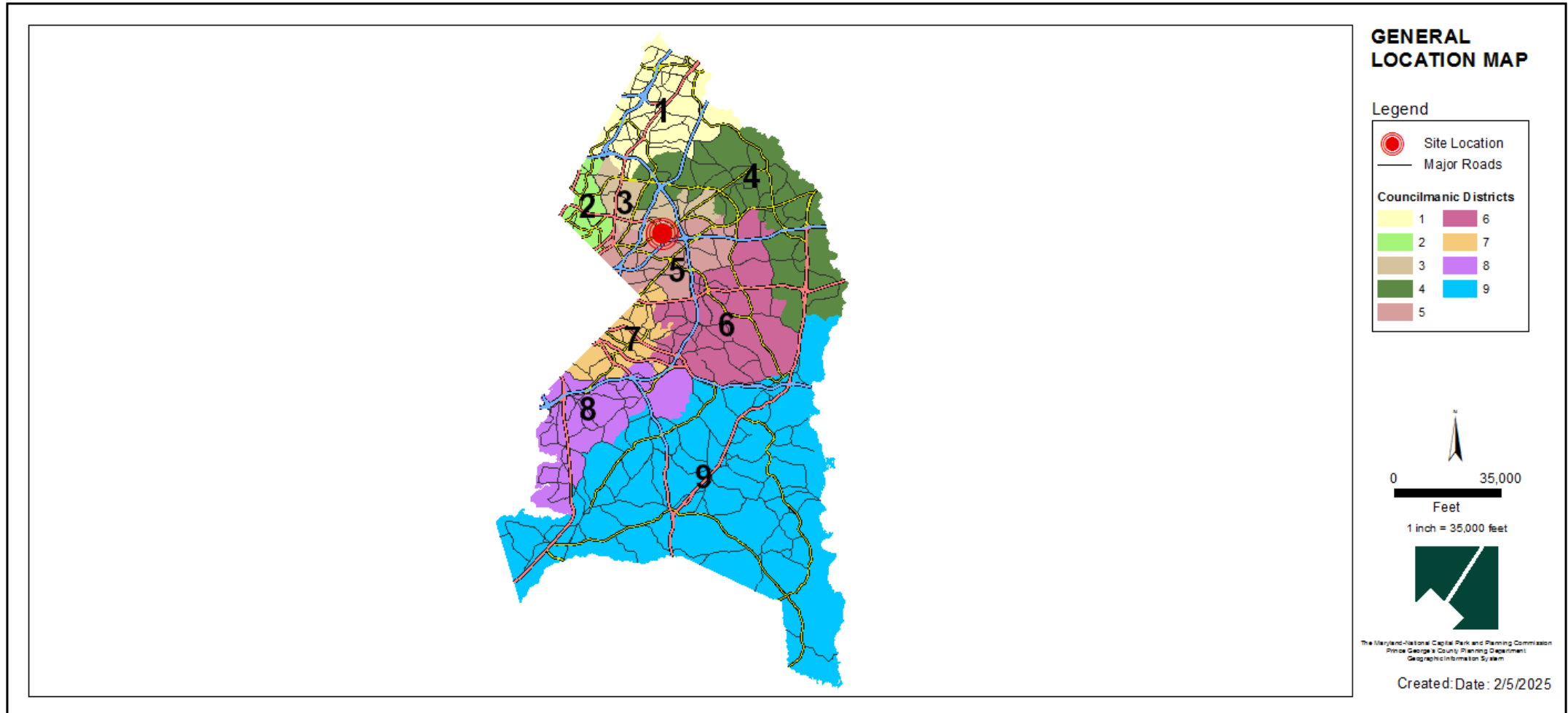
Disapproval of AC-24005



GENERAL LOCATION MAP

Council District: 03

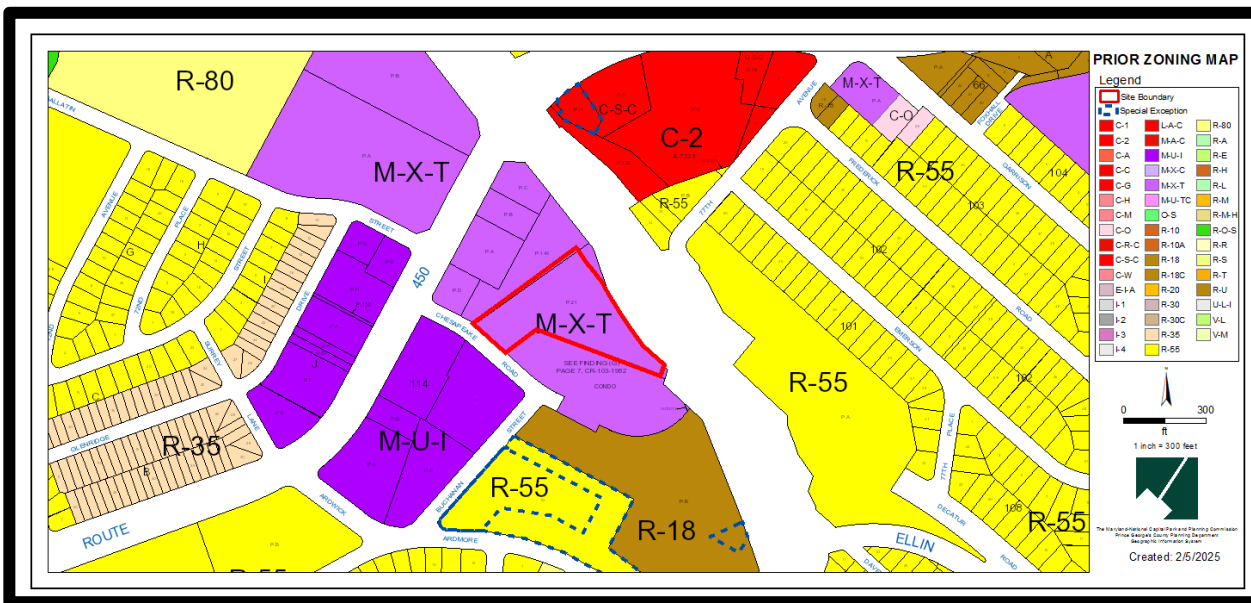
Planning Area: 69



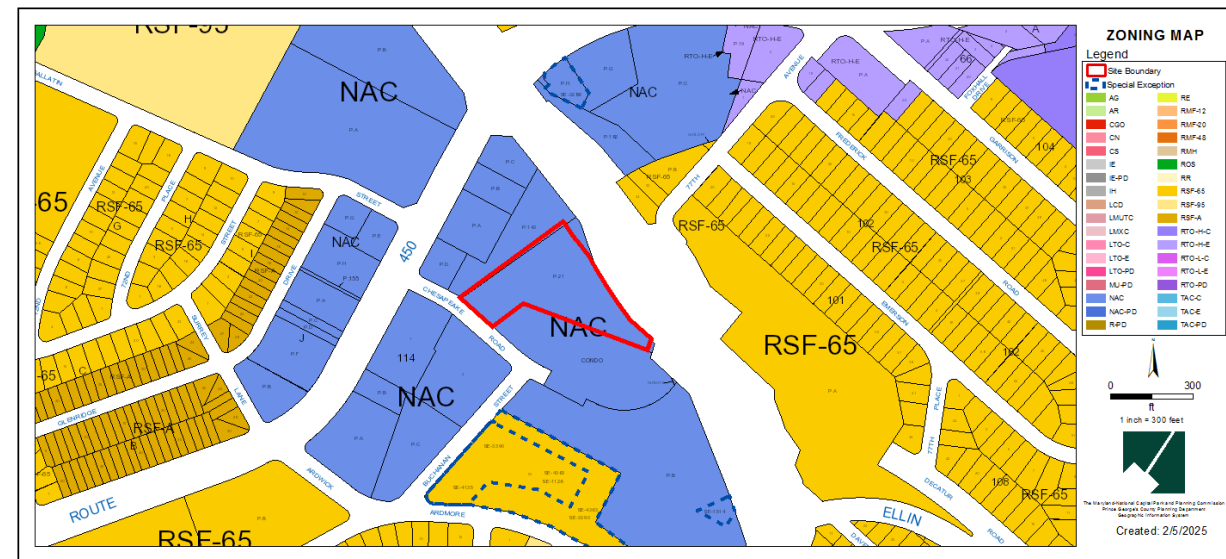
3D VICINITY MAP



ZONING MAP

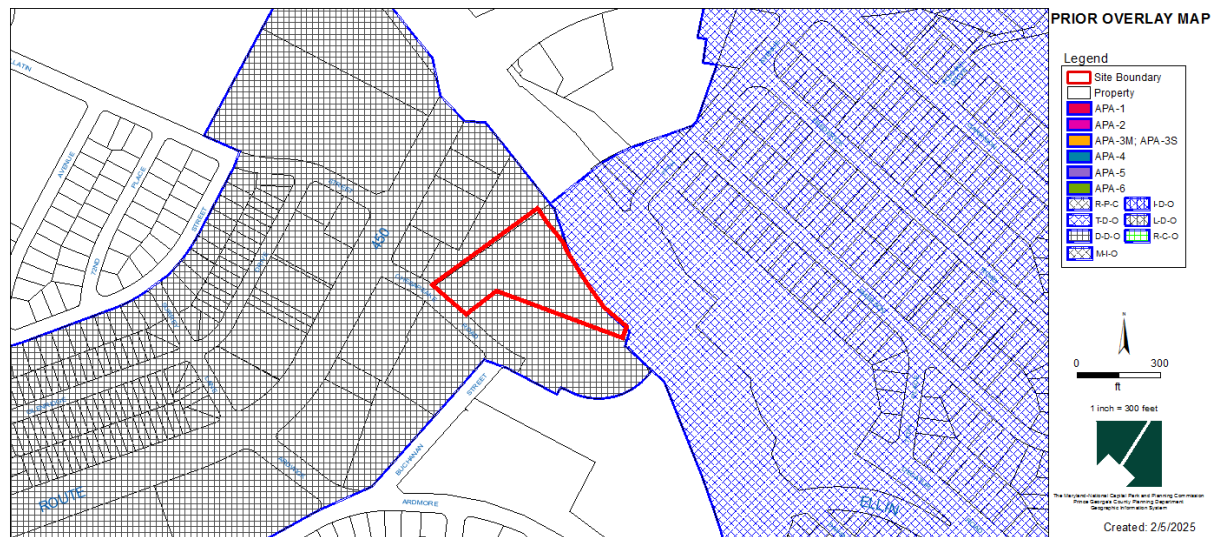


Prior Property Zone: M-X-T

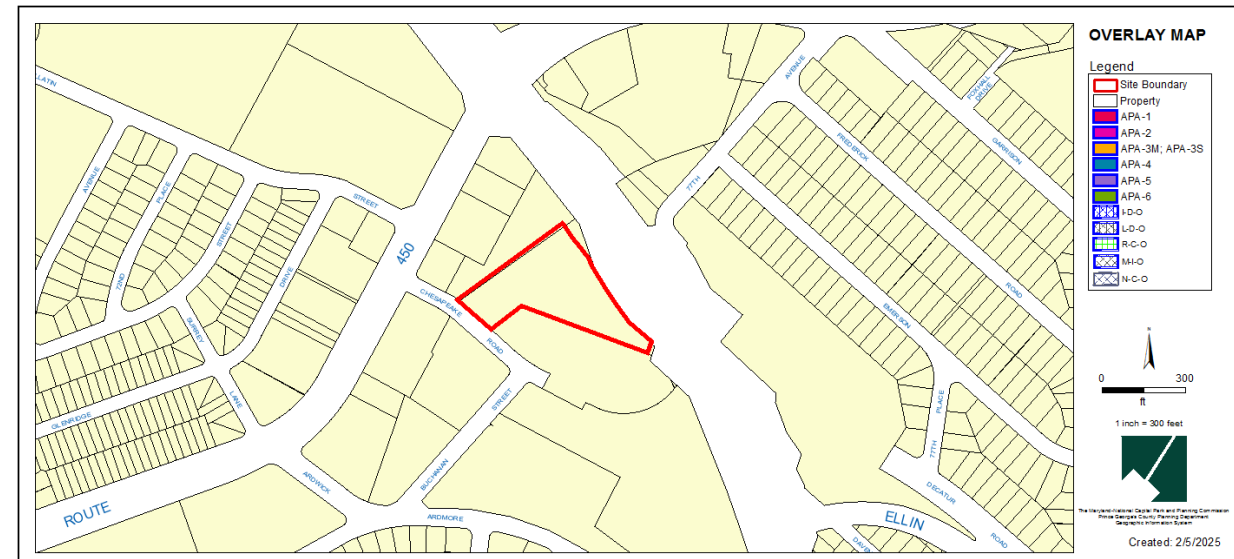


Current Property Zone: NAC

OVERLAY MAP

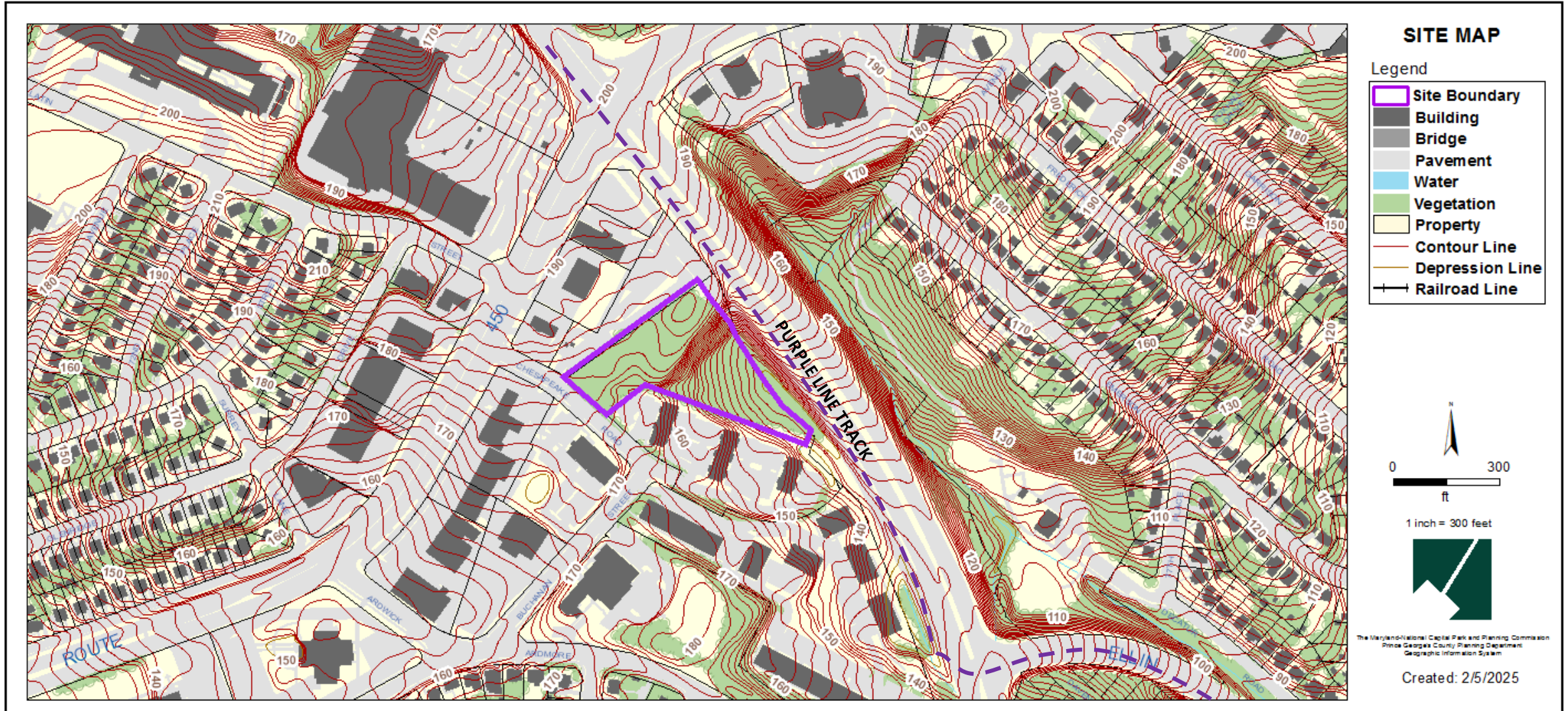


Prior Property Zone: D-D-O

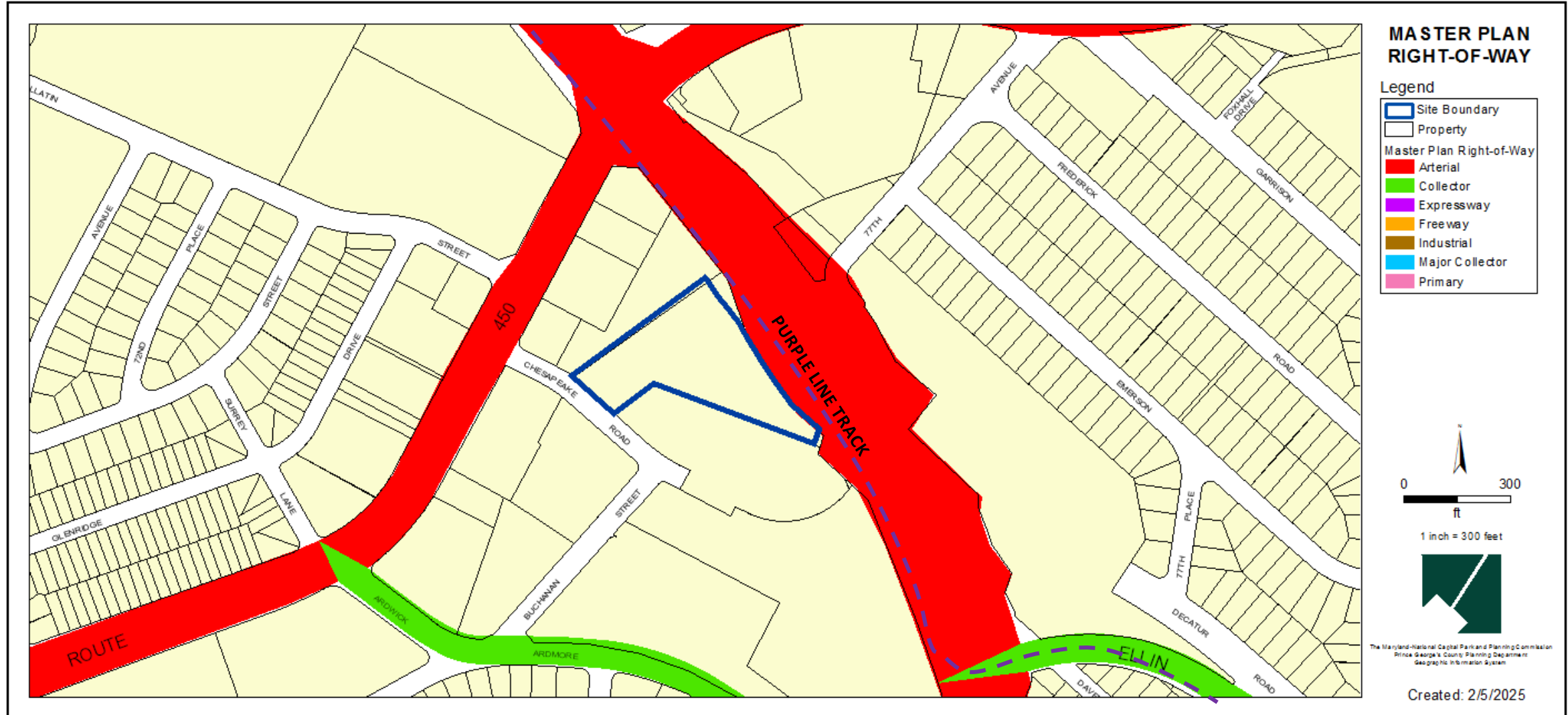


Current Property Zone: None

SITE MAP



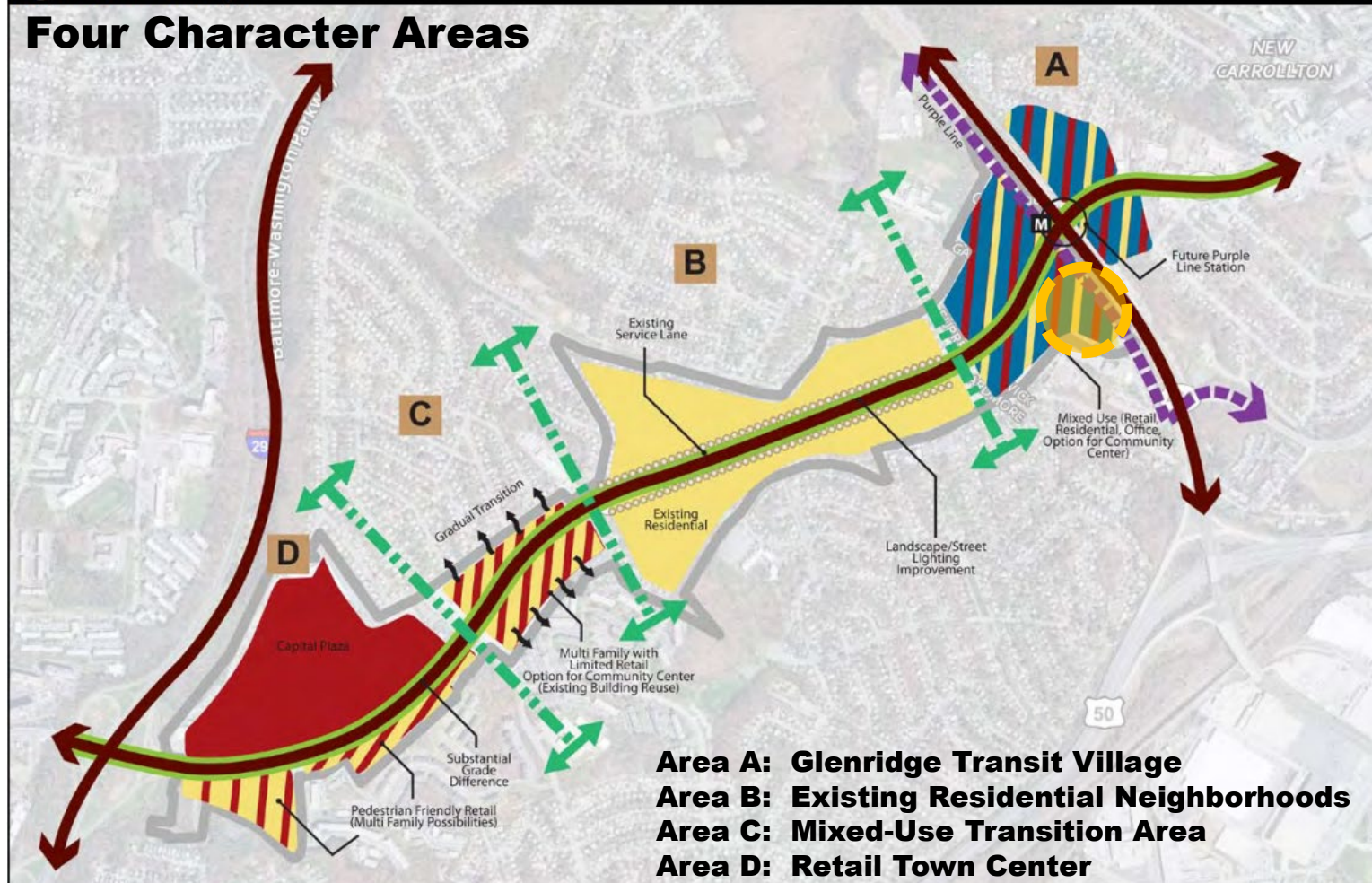
MASTER PLAN RIGHT-OF-WAY MAP



CENTRAL ANNAPOLIS ROAD DDOZ SECTOR

Figure 5.2 Plan Concept

Four Character Areas



Active, pedestrian-oriented streets with a mix of uses help to create a safe, attractive, and desirable environment.

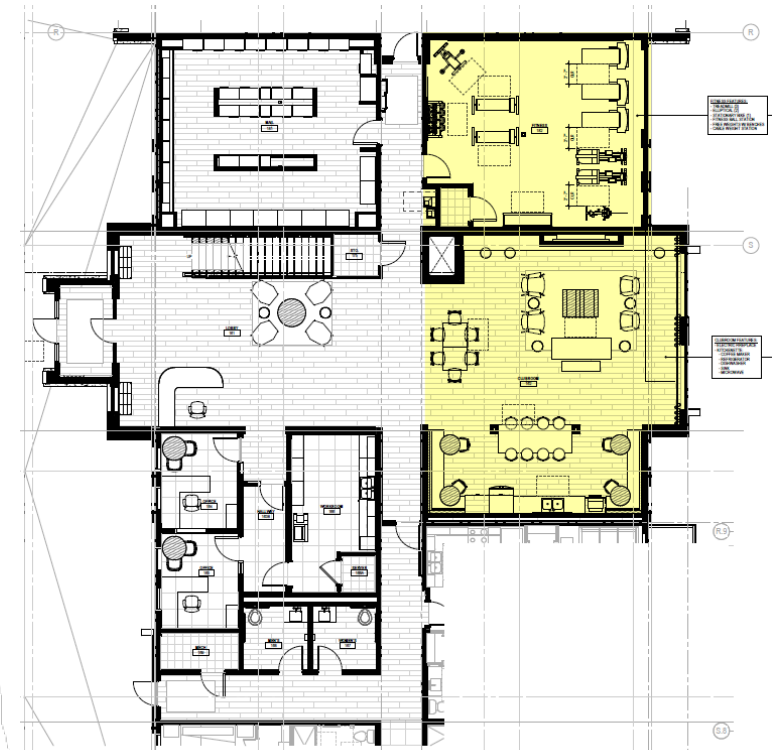
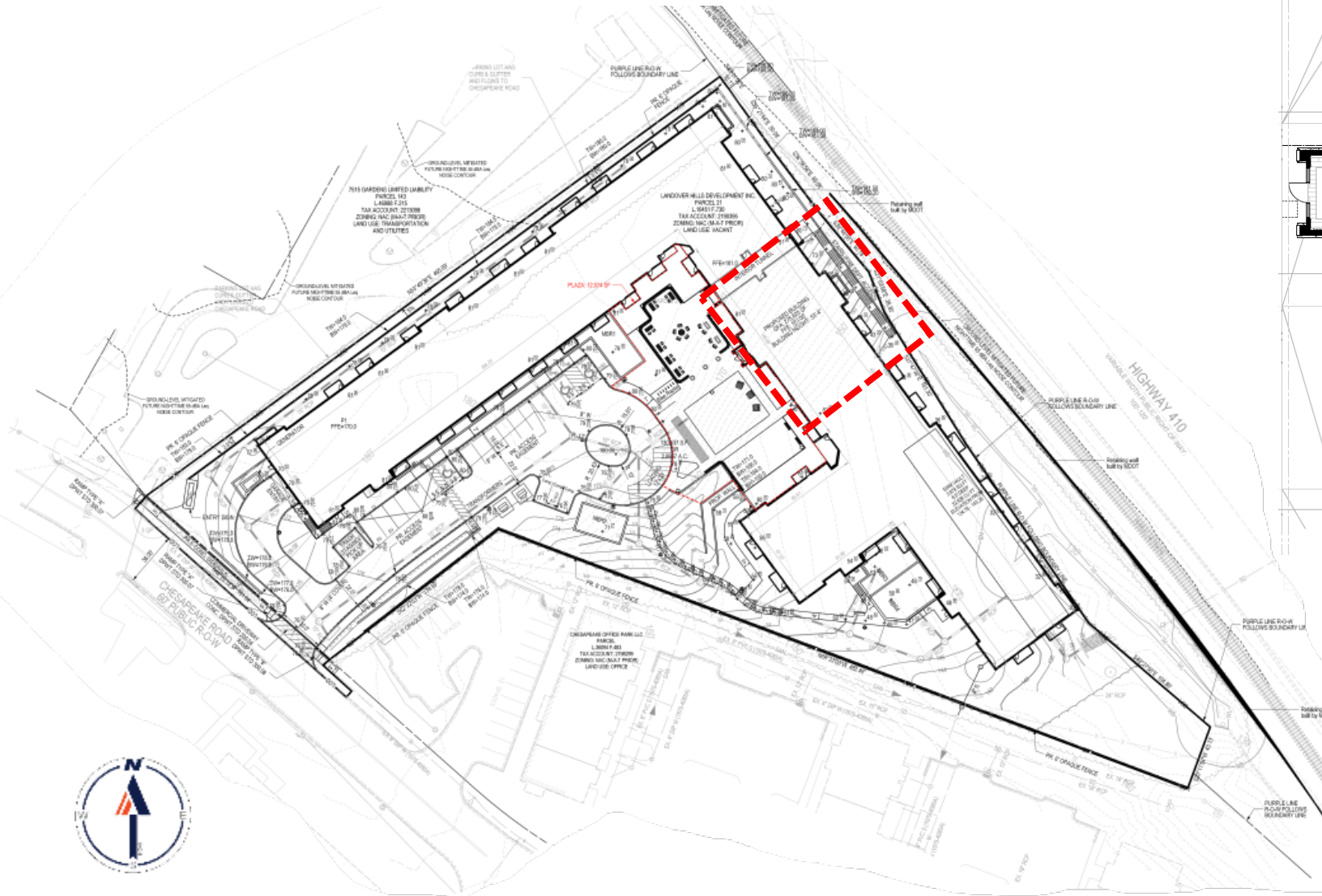


Transit-Oriented Development at MD 450 (Annapolis Road) and MD 410 (Veterans Parkway)

BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



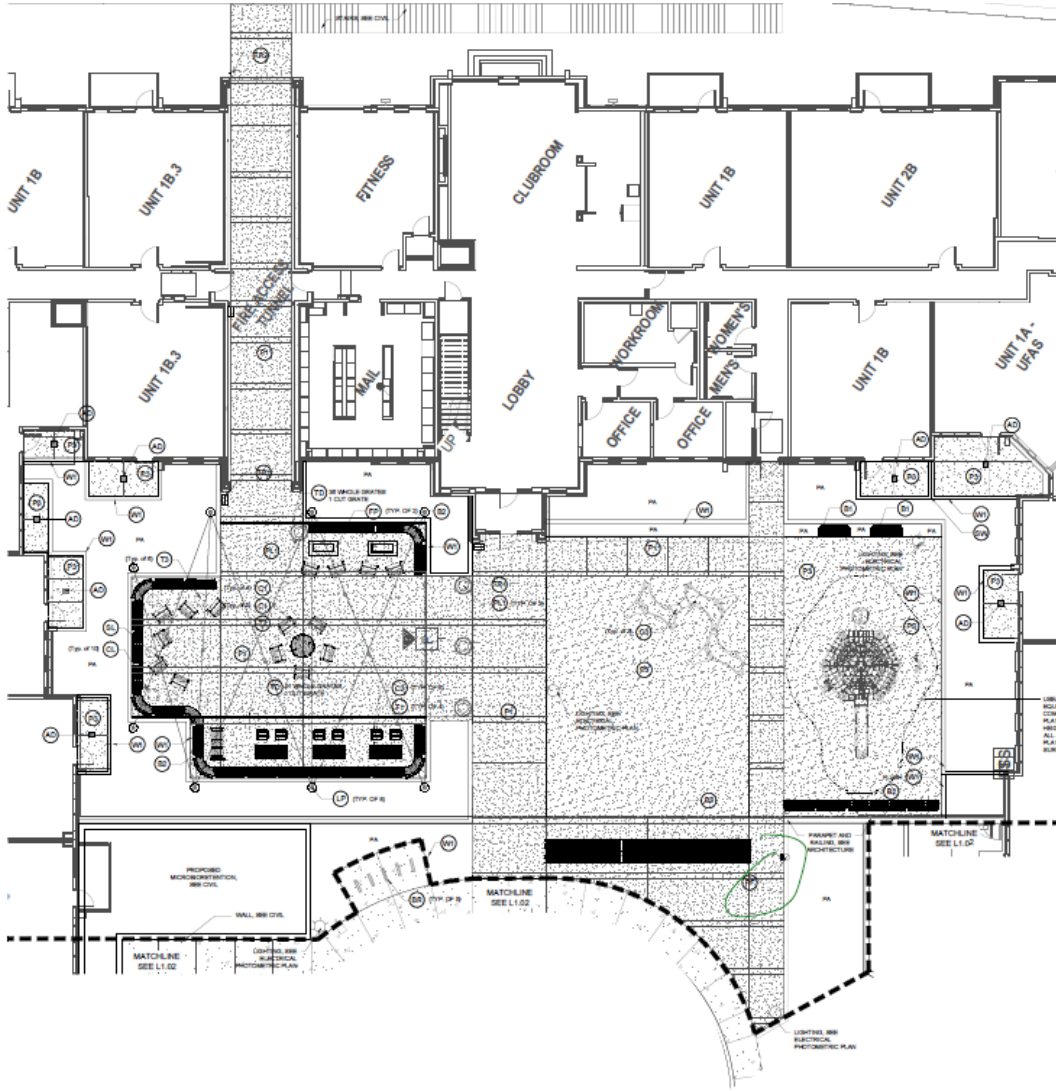
DETAILED SITE PLAN



Indoor Recreational Facilities



CENTRAL PLAZA



LANDSCAPE PLAN



Departure from Design Standards request:

— — — — — | Section 4.6 Buffering Development from Streets

Alternative Compliance (AC) request:

— — — — — | Section 4.6 Buffering Development from Streets

PEDESTRIAN & BICYCLE FACILITIES & CIRCULATION PLAN

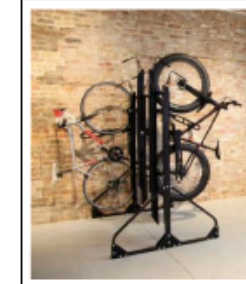
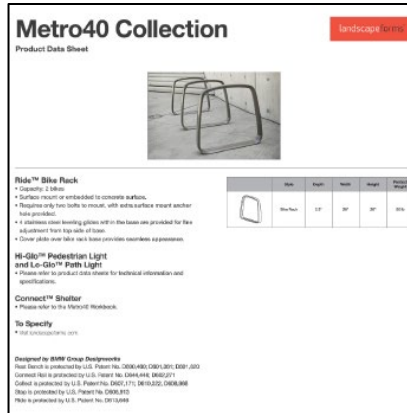
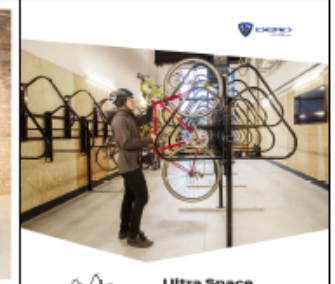


Image of a bike rack with a person standing next to it.



EXTERIOR ELEVATIONS – WEST AND SOUTH



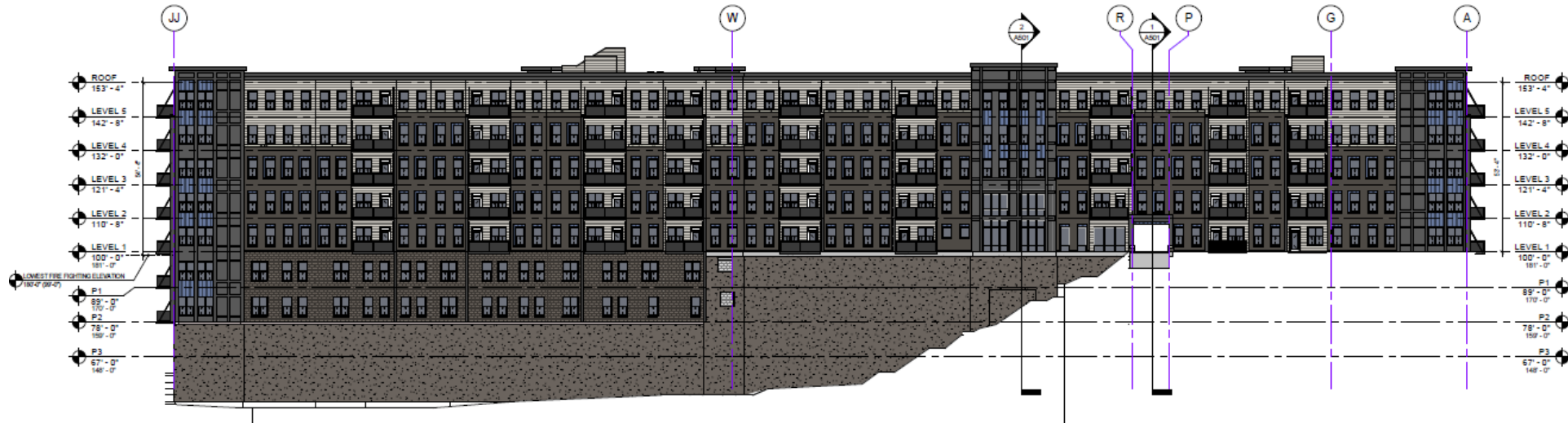
2 WEST REFERENCE ELEVATION
A&B1 116'-11/2"



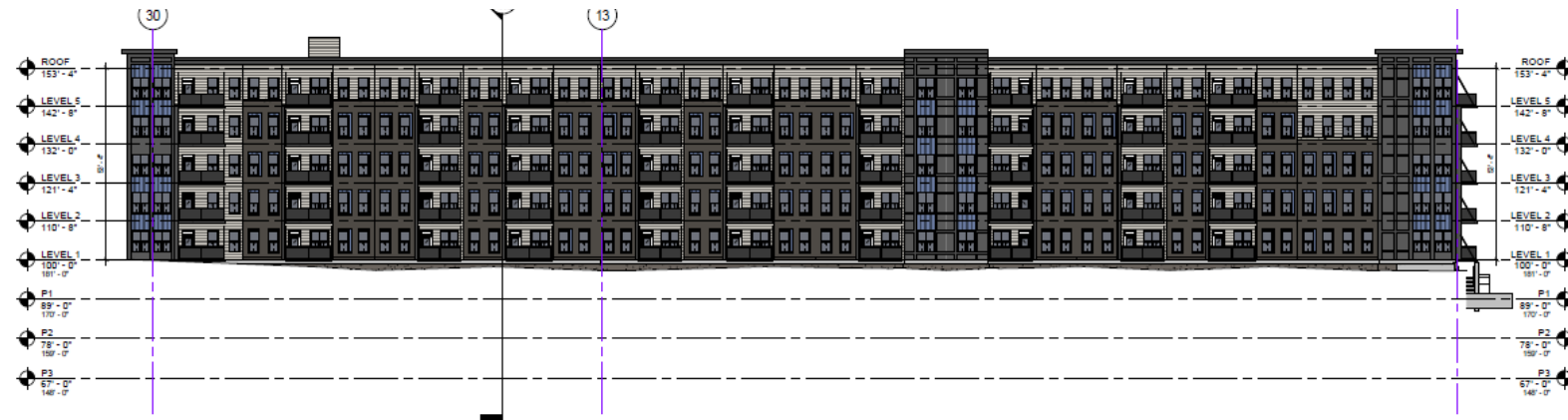
3 SOUTH REFERENCE ELEVATION
A&B2 118'-11/2"

EXTERIOR MATERIAL LEGEND	
	DCMU-1 BURNISHED BLOCK CMU VENEER, COLOR TBD
	FBR-1 UTILITY BRICK VENEER, COLOR TBD
	CSMU-1 CAST STONE DECORATIVE BANDING, SILLS, LINTELS AND ACCENT AT FS-1, COLOR TBD
	FSQG-1 FIBER CEMENT PANEL / TRIM, COLOR TBD
	FSQG-2 FIBER CEMENT LAP SIDING, 8" EXPOSURE, COLOR TBD
	MR-1 CONCEALED FASTENER PANEL, VERTICAL, COLOR TBD
	FSQG-3 FIBER CEMENT PANEL / TRIM, COLOR TBD
	CIP-1 CAST-IN-PLACE CONCRETE, ARCHITECTURAL FINISH, STAINED, COLOR TBD

EXTERIOR ELEVATIONS – EAST AND NORTH



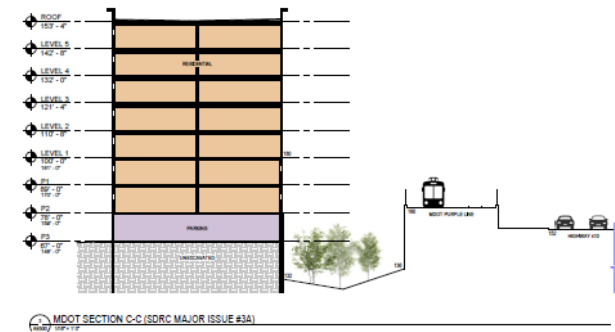
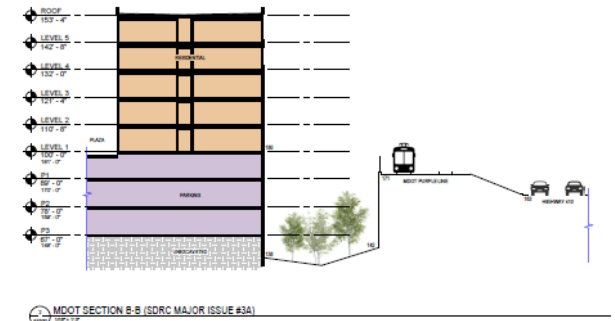
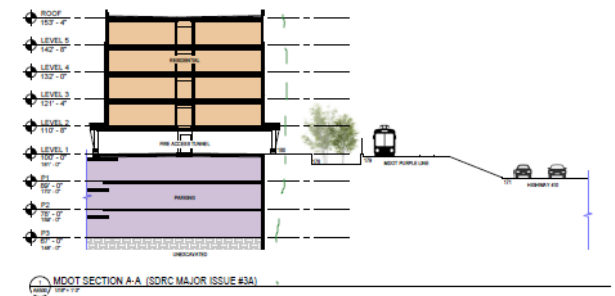
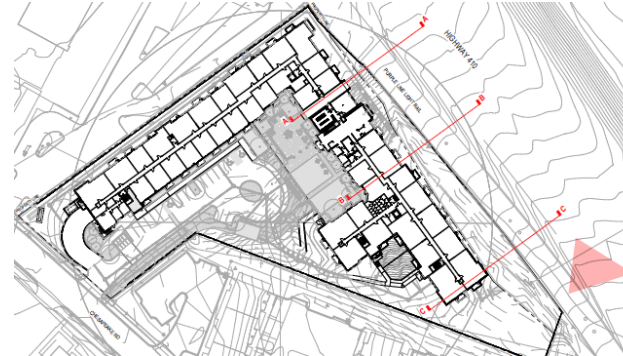
1 EAST REFERENCE ELEVATION
A402 1/16" = 1'-0"



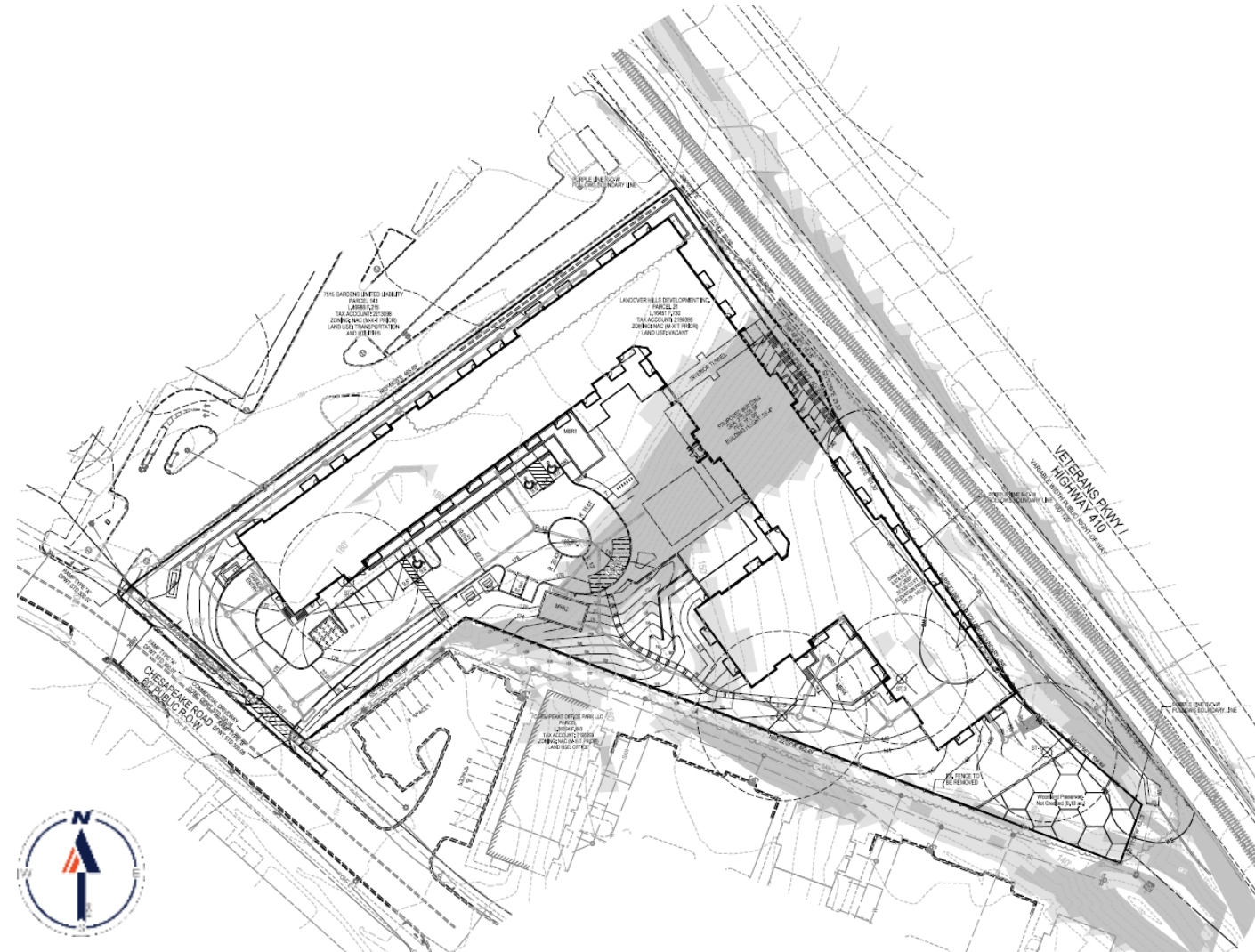
1 NORTH REFERENCE ELEVATION
A403 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
	DCMU-1 BURNISHED BLOCK CMU VENEER, COLOR TBD
	FBR-1 UTILITY BRICK VENEER, COLOR TBD
	CSMU-1 CAST STONE DECORATIVE BANDING, GILLS, LINTELS AND ACCENT AT FS-1, COLOR TBD
	FSQG-1 FIBER CEMENT PANEL / TRIM, COLOR TBD
	FSQG-2 FIBER CEMENT LAP SIDING, 8" EXPOSURE, COLOR TBD
	MP-1 CONCEALED FASTENER PANEL, VERTICAL, COLOR TBD
	FSQG-3 FIBER CEMENT PANEL / TRIM, COLOR TBD
	CIP-1 CAST-IN-PLACE CONCRETE, ARCHITECTURAL FINISH, STAINED, COLOR TBD

3D VIEW FROM VETERANS HIGHWAY



TYPE II TREE CONSERVATION PLAN



Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	M-X-1			
2 Gross Tract:	3.00		0.00	
3 Floodplain:	0.00		0.00	
4 Previously Dedicated Land:	0.00		0.00	
5 Net Tract (NTA):	3.00	0.00	0.00	
6 TCP Number: TCP2-xxx-2024 Revision #: 0				
7 Property Description or Subdivision Name: Flats at Glenridge Station (7011 Chesapeake Road)				
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	Y			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a	N			
13 combination of this lots? (Y or N)				
14 Is any portion of the property in a WC Bank? (Y or N)	N			
15 Break-even Point (preservation) =	0.92	acres		
16 Clearing permitted w/o reforestation =	1.87	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		2.79	0.00	
18 Woodland Conservation Threshold (WCT) =	15.00%	0.45		
19 Smaller of 17 or 18		0.45		
20 Woodland above WCT		2.34		
21 Woodland cleared		2.69	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		2.34		
23 Clearing above WCT (0.25 : 1) replacement requirement		0.59		
24 Woodland cleared below WCT		0.35		
25 Clearing below WCT (2.1 replacement requirement)		0.70		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.39	acres	
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.00		
30 Afforestation / Reforestation		0.00	Bond amount: \$ -	
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00	Fee amount: \$0.00	
37 Off-site Woodland Conservation Credits Required		1.39		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		1.39	acres	
41 Area of woodland not cleared		0.10	acres	
42 Net tract woodland retained not part of requirements:		0.10	acres	
43 100-foot floodplain woodland retained		0.00	acres	
44 On-site woodland conservation provided		0.00	acres	
45 On-site woodland conservation alternatives provided		0.00	acres	
46 On-site woodland retained not credited		0.10	acres	
47 Prepared by: David Bickel				11/1/2024
RLA# 3210		Signed		Date

3D SIMULATION



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-23008
- DDS-24002
- TCP2-001-2025

DISAPPROVAL

- AC-24005

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 08/09/2024
- Acceptance Mailing: 12/16/2024