THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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Upper Marlboro, Maryland 20772
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PGCPB No. 2020-56 File No. CSP-19002

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Conceptual Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 9, 2020, regarding Conceptual Site Plan CSP-19002 for St. Barnabas Mixed Use Park, the Planning Board finds:

1. **Request:** The subject application proposes a conceptual site plan (CSP) for development of 40 to 60 one-family attached (townhouse) dwelling units; 180 to 250 multifamily dwelling units; and 75,000 to 94,000 square feet of commercial/retail space.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	M-X-T	M-X-T
Use(s)	Office/Commercial/ Transportation and Utilities	Residential/ Commercial/Retail
Acreage	11.06	11.06
Total Gross Floor Area (GFA) (sq. ft.)	19,804 (to be removed)	485,000–674,000
Of which Commercial GFA	19,804	75,000–94,000
Residential GFA	-	410,000–580,000
Total Dwelling Units	-	310
Of which One-Family Attached Units	-	40–60
Multifamily Dwelling Units	-	180-250

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

Base Density Allowed:	0.40 FAR
Residential Optional Method:	1.00 FAR
Total FAR Permitted:	1.40 FAR*
Total FAR Proposed:	1.0–1.40 FAR

Note: *Maximum density allowed, in accordance with Section 27-545(b)(4) of the Zoning Ordinance, Optional method of development, for providing 20 or more residential units.

3. **Location:** The subject property is located in the southwest quadrant of the intersection of MD 414 (St. Barnabas Road) and Cremen Road, in Planning Area 76A, Council District 7.

4. **Surrounding Uses:** The subject site is located on the southeastern side of MD 414, between Temple Hill Road and Cremen Road. To the north of the site is the public right-of-way (ROW) of St. Barnabas Road, a bowling alley, two gas stations, and various retail uses in the Commercial Shopping Center (C-S-C) Zone beyond; to the northeast is the public ROW of Cremen Road and a used vehicle sales lot in the C-S-C Zone beyond; to the south is developed property with a senior housing facility in the One-Family Detached Residential Zone; and to the west is the public ROW of Temple Hill Road, with single-family detached homes in the Rural Residential Zone beyond.

5. **Previous Approvals:** The subject property was rezoned through Zoning Map Amendment A-10047 from the C-S-C and Light Industrial (I-1) Zones to the M-X-T Zone by Prince George's County District Council Order (Zoning Ordinance No. 2–2019) on March 11, 2019.

6. **Design Features:** The subject site is triangular in shape, with the long side fronting MD 414. Two access drives have been shown from MD 414, and one access point off of both Temple Hill Road and Cremen Road. Of the two access drives from MD 414, one leads directly into the multifamily complex and the other is the main access to the site. The main access road intersects with the access road connecting Temple Hill Road and Cremen Road in the middle of the site, and divides the site into three distinct parts that will be developed in three phases.

   Phase 1, which is located at the intersection of MD 414 and Cremen Road, will be a multifamily building. Phase 2, which is located in the southeast corner of the site, will be the single-family attached (townhouse) units. Phase 3, which is located at the intersection of MD 414 and Temple Hill Road, consists of pad sites for commercial/retail uses.

   Given the scale and multiple phases of the proposed development, there are plenty of opportunities for application of sustainable site and green building techniques in the development. The applicant should apply those techniques, as practical, at time the of detailed site plan (DSP). A condition has been included in this resolution requiring the applicant to consider sustainable site and green building techniques that will be used in this development with the submittal of the DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-10047:** The District Council approved Zoning Map Amendment A-10047 on March 11, 2019 to rezone the subject property, approximately 11.07 acres of land, from the C-S-C and I-1 Zones to the M-X-T Zone, with no conditions.

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

a. The subject application is in conformance with the requirements of Section 27-547, Use Permitted, of the Zoning Ordinance, which governs uses in all mixed-use zones, as follows:

(1) The proposed one-family attached residential, multifamily residential, and commercial/retail uses are permitted in the M-X-T Zone. Per Footnote 7 of the Table of Uses, the maximum number and type of dwelling units should be determined at the time of CSP approval. Therefore, development of this property would be limited to the numbers and types, as proposed in this CSP that cannot exceed 310 dwelling units.

(2) Section 27-547(d) provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:

(d) At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:

(1) Retail businesses;
(2) Office, research, or industrial uses;
(3) Dwellings, hotel, or motel.

This CSP proposes two types of uses, as required, including residential and commercial/retail uses. These proposed uses, in the amount shown, satisfy the mixed-use requirement of Section 27-547(d).

b. Section 27-548 of the Zoning Ordinance, M-X-T Zone regulations, establishes additional standards for the development in this zone. The CSP'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

A floor area ratio (FAR) range of 1.0–1.4 is proposed in this CSP. This is up to the maximum allowed 1.40 FAR, in accordance with Section 27-545(b)(4), Optional Method of Development, which allows an additional FAR of 1.0 on top of the base 0.4 FAR to be permitted where 20 or more dwelling units are proposed. In this CSP, a total of 310 dwelling units are proposed.

(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 applicant proposes to include the uses on the M-X-T-zoned property in multiple buildings on more than one lot, as permitted.

(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.**

This requirement is not applicable since this application is for a CSP. Subsequent DSP approvals will provide regulations for development on this property.

(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 use.**

The development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (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 and interior incompatible land uses, at the time of DSP.

(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 up to 674,000 square feet on the 11.06-acre property is 1.4. This will be refined further at the time of DSP, relative to the final proposed gross floor area of the buildings, in conformance 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, or in the ground below public rights-of-way as part of this project.

(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 overall development is accessed from a public street; however, the residential and commercial uses will be served by private streets and alleys. At the time of preliminary plan of subdivision (PPS), appropriate frontage and vehicular access for all lots and parcels must be properly addressed.

(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 subject CSP proposes 40 to 60 townhouses. Conformance with these specific townhouse requirements will be reviewed at the time of PPS and DSP, when detailed lot and building information is available.

(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 height limit will be further evaluated with the DSP for the proposed multifamily building.

(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).

The subject property was placed in the M-X-T Zone through a zoning map amendment. Therefore, this requirement does not apply.

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 Prince George's County Planning Board to approve a CSP in the M-X-T Zone, as follows:

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

The proposed development is in conformance with the purposes of the M-X-T Zone. For example, one purpose of the M-X-T Zone is to promote orderly development of land in the vicinity of major intersections to enhance the economic status of Prince George's County. The proposed development, consisting of residential and commercial uses, will provide increased economic activity proximate to the intersection of MD 414 and Temple Hill Road. It also allows for the reduction of the number and distance of automobile trips by constructing residential and nonresidential uses near each other. This CSP, in general, promotes the purposes of the M-X-T Zone and contributes to the orderly implementation of the *Plan Prince George's 2035 Approved General Plan.* However, one of the purposes of the M-X-T Zone is to create compact, mixed-use, and walkable communities that emphasize pedestrian experience with active street fronts. The CSP is weak on creating an active street front by not locating the commercial uses close to MD 414, and by not integrating vertically mixed-use elements in the proposed multifamily building in Phase 1. Given the nature of this review, the applicant must address the noted deficiencies in creating active street fronts at the time of DSP. A condition has been included in this resolution requiring the applicant to consider creating active street fronts, at a

minimum along the MD 414 frontage, especially at its intersection with Temple Hill Road.

(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 to the M-X-T Zone through a Zoning Map Amendment A-10047, not through a sectional map amendment.

(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 development will be outward oriented. Multifamily residential and commercial buildings will be oriented toward the intersections of MD 414 with both Temple Hill Road and Cremen Road. However, as discussed above, the Planning Board believes that active street fronts should be achieved by locating the commercial/retail uses close to MD 414 and by providing active storefronts at ground level in the proposed multifamily residential building. How buildings relate to the street and other urban design considerations must be addressed at the time of DSP to ensure continued conformance with this requirement.

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

The proposed development is compatible with the existing and proposed development in the vicinity. The surrounding areas are developed with various auto-oriented, commercial, and residential uses, which are compatible with the residential and commercial uses proposed with this CSP.

(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 mix of uses, arrangement of buildings, and other improvements and amenities produce a cohesive development capable of sustaining an independent environment of continuing quality and stability. The proposed development concept includes a mix of residential and commercial/retail uses and associated on-site improvements. Indoor amenities will be provided in the multifamily building. However, for the townhouse section, an outdoor open space should be provided to accommodate certain basic recreational facilities for younger

children. A condition has been included in this resolution requiring the applicant to consider providing a recreational open space with basic facilities at the time of DSP.

(6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

A phasing plan consisting of three phases is presented with this CSP, as described in Finding 6 above. Each phase is designed as a sufficient entity, allowing for effective integration of subsequent phases. The phasing plan is acceptable.

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

This requirement will be evaluated in detail at the time of PPS and DSP. The illustrative plan submitted with the CSP shows sidewalks, adjacent to roadways, connecting to each part of the development.

(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 above finding is not applicable because the subject application is a CSP. Further attention should be paid to the design of pedestrian and public spaces at the time of DSP.

(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, will 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), or are incorporated in an approved public facilities financing and implementation program, 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 property was placed in the M-X-T Zone through Zoning Map Amendment A-10047, not through a sectional map amendment. Therefore, this finding is not applicable. Transportation adequacy for the proposed development will be further tested at the time of PPS.

(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 above finding is not applicable because the subject application is a CSP. This requirement will be evaluated at the time of DSP for this project.

(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.

The subject property measures 11.06 acres and does not meet the above acreage requirement. Furthermore, this CSP does not propose development of a mixed-use planned community. Therefore, this requirement is not applicable.

d. The CSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. The proposed development concept provides a mix of new housing types and commercial/retail uses designed to front on roadways. A connected circulation system for vehicles and pedestrians is proposed. In addition, the CSP notes that architecture for residential and commercial buildings will provide a variety of architectural elements to convey the individuality of units, while providing for a cohesive design. Detailed designs of all buildings, site infrastructure, features, and amenities will be further reviewed at the time of DSP.

Specifically, the CSP anticipates adequate levels of lighting for safe vehicular and pedestrian movement, while not causing glare or light bleeding onto adjoining properties by using full cut-off light fixtures throughout the development. The CSP is designed to preserve, create, and emphasize views from public roads and the adjoining property. All buildings will be designed to provide a modern, clean, and strong presence along road frontages.

The proposed site and streetscape amenities in this project will contribute to an attractive, coordinated development. The CSP envisions attractive site fixtures that will be made from durable, high-quality materials and will enhance the site for future residents and patrons. The CSP includes some possible examples of site fixtures and streetscape amenities.

The townhouses will be accessed by proposed private roads and served by private alleys. Landscaping will be provided in common areas which, along with street trees along the private roads, will further screen the units from views of public ROWs. It is anticipated and expected that the future builder of the residential units will provide high-quality architecture that will include a variety of architectural elements and articulation to promote individuality or aesthetically pleasing appearances. As discussed previously, sufficient outdoor open space should be provided for younger children.

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). At the time of DSP review, demonstration of adequacy of proposed parking, including visitor parking and loading configurations, will be required for development.

f. One of the four specific purposes of CSPs, as stated in Section 27-272, requires a CSP to illustrate approximate locations where buildings, parking lots, streets, green areas, and other similar physical features may be placed in the final design for the site. The application has shown the information, as required. However, in the townhouse section, the applicant provides too much dimensional information, such as lot size and alley width, that should be reviewed at the time of PPS. A condition has been included in this resolution requiring the applicant to remove the dimensional information prior to certification of this CSP.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The 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 contains more than 10,000 square feet of existing woodland. As required by Section 25-119(a)(2)(A) of the WCO, Type 1 Tree Conservation Plan TCP1-003-2020 was included with the CSP.

Based on the TCP1 submitted with this application, the site contains 0.35 acre of existing woodland and has a woodland conservation threshold of 1.66 acres (15 percent). The Woodland Conservation Worksheet shows the removal of 0.35 acre of woodlands, for a requirement of 2.01 acres. According to the TCP1 worksheet, the requirement is proposed to be met with 2.01 acres of off-site woodland preservation.

No revisions to the TCP1 are needed and no further action regarding woodland conservation is required with this CSP review. The proposed development is in general conformance with the WCO.

10. **Other site-related regulations:** Additional regulations are applicable to site plan review that usually require detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only.

    a. **2010 Prince George's County Landscape Manual**—This development in the M-X-T Zone will be subject to the requirements of the Landscape Manual at the time of DSP. Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening 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.

    b. **Prince George's County Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 11.06 acres in size and the required TCC is 1.1 acres. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of DSP.

11. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are adopted herein by reference and main points are summarized, as follows:

    a. **Historic Preservation**—The Planning Board reviewed a memorandum dated February 19, 2020 (Stabler, Smith to Zhang), which concluded that a Phase I archeology survey is not recommended because the site does not contain and is not adjacent to any designated historic sites or resources. The subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources. However, many of the buildings that are proposed to be demolished are more than 50 years old. Therefore, Historic Preservation staff request to arrange a site visit to the subject property to photo document all the existing buildings, prior to their demolition.

    b. **Community Planning**—The Planning Board reviewed a memorandum dated February 28, 2020 (Lester to Hurlbutt), which stated that, pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required for this application.

c. **Transportation Planning**—The Planning Board reviewed a memorandum dated March 10, 2020 (Masog to Zhang), which stated that, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a conceptual site plan, as described in the Zoning Ordinance. MD 414 is a master plan arterial facility with a proposed ROW of 120 feet. It appears that sufficient ROW, consistent with master plan recommendations, already exists along the frontage of this property; this shall be confirmed at the time of PPS review. Neither the adjacent portions of Temple Hill Road, nor Cremen Road, carry master plan designations. Both roadways shall show a minimum ROW dedication of 60 feet on the PPS.

d. **Trails**—The Planning Board reviewed a memorandum dated February 24, 2020 (Ryan to Hurlbutt), which provided a comprehensive review of this application and concluded that this CSP meets the necessary findings and approval criteria, from the perspective of non-motorized transportation. Details regarding pedestrian, bicyclist, and transit improvements will be addressed at the time of PPS and DSP review.

e. **Environmental Planning**—The Planning Board reviewed a memorandum dated March 10, 2020 (Schneider to Zhang), which provided the following summarized comments on the subject application:

Natural Resources Inventory Plan/Existing Features
A Natural Resources Inventory, NRI-097-2019, was approved on September 3, 2019, and provided with this application. The site contains no regulated environmental features or primary management area and 0.35 acres of woodlands. There are two specimen trees located along the southwestern property line. The TCP1 and CSP show all the required information correctly, in conformance with the NRI.

Specimen Trees
Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Environmental Technical Manual."

The site contains two on-site specimen trees, both White Oaks, with the ratings of good (Specimen Tree 2) and fair (Specimen Tree 1). These trees are located along the southwestern property line where grading is proposed. The Planning Board concluded that these two trees should be saved, as they are near the edge of the property. A Subtitle 25 variance application and statement of justification were submitted with the CSP application; however, the variance application has been withdrawn. A variance application should be made at the time of PPS when more detailed information is available regarding efforts to preserve the two specimen trees.

Stormwater Management
Stormwater Management Concept Plan 42069-2019-00 was submitted with the application for this site. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) approved the subject stormwater plan on March 26, 2020. The plan proposes to construct eight micro-bioretention ponds. The stormwater management concept plan approval is not required for CSP.

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

g. **Prince George's County Fire/EMS Department**—The Planning Board reviewed a memorandum dated January 21, 2020 (Reilly to Hurlbutt), in which the Fire/EMS Department provided standard comments regarding hydrant locations, fire access road widths, and vertical clearances, as well as other dimensional requirements, which should be conformed with in subsequent plans of development.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board reviewed a memorandum dated February 19, 2020 (Giles to Hurlbutt), in which DPIE stated their normal requirements for a project like this including new sidewalks along the road frontage to be constructed, private roads and alleys to be 22 feet in width, and conformance with the Prince George's County Department of Public Works and Transportation street tree, parking lot lighting, and street lighting specifications and standards. Stormwater Management Concept Plan 42069-2019 is under review.

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

j. **Prince George's County Health Department**—The Planning Board reviewed a memorandum dated February 3, 2020 (Adepoju to Zhang), in which the Health Department provided several comments on this proposal. Comments on creating a high-quality pedestrian environment and access to active recreational facilities have been reflected in the conditions requiring the applicant to create active street frontage along MD 414 and to provide on-site recreation facilities in the townhouse section at the time of DSP. Other comments will be further evaluated at the time of DSP when detailed information on the site will be available.

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

12. As required by Section 27-276(b)(1) of the Zoning Ordinance, if approved with the conditions below, the CSP represents a 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.

13. Section 27-276(b)(4) for approval of a CSP, requires that the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations. The subject property contains no regulated environmental features and, therefore, this finding can be made with the proposed development.

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 APPROVED Type 1 Tree Conservation Plan TCP1-003-2020, and further APPROVED Conceptual Site Plan CSP-19002 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of the conceptual site plan, the following revisions shall be made, or information shall be provided:

    a. Remove the dimensional information, such as lot size, for the single-family attached units from the plans.

    b. Provide a general note on the plan stating the Prince George's County District Council Order that approves the zoning map amendment for this site.

    c. Provide the existing gross floor area on the plan.

2. At the time of detailed site plan, the applicant shall consider the following:

    a. Submit a list of sustainable site and green building techniques that will be used in this development.

    b. Locate the commercial/retail uses close to MD 414 (St. Barnabas Road) to create an active street front.

    c. Provide commercial/retail uses and other public-oriented functions of the proposed multifamily building, such as the leasing office, at the street level fronting MD 414 (St. Barnabas Road) to activate the street.

    d. Provide a recreational open space with facilities in the townhouse section.

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.

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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 Hewlett voting in favor of the motion at its regular meeting held on Thursday, April 9, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of April 2020.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:HZ:nz

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner /s/
M-NCPPC Legal Department

Date: April 14, 2020