

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed 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 September 27, 2001, regarding Detailed Site Plan SP-01042 for Quebec Arms, the Planning Board finds:

1. Request: The subject application is for the approval of a Residential Revitalization Detailed Site Plan, DSP- 01042, for 332 multifamily dwellings in the R-18 Zone.
2. Location: The site is located in Planning Area 65, Council District 2. More specifically, it is situated in a subdivision known as Langley Park, north of Merrimac Drive on the east and west sides of 14th Avenue.
3. Surroundings and Use: The subject application consists of two lots, Parcel A and Parcel B. To its south is Merrimac Drive and Parcel C; to its north are Block B and H; to its east is Block H and to its west is Block B of the Langley Park Subdivision.
4. Previous Approvals: The subject site has been developed since the 1940s as a residential district. The 1989 *Approved Langley Park-College Park-Greenbelt Master Plan* recommended that the subject property be developed for multifamily residential uses at annAUrban@ density with a maximum of 12 dwelling units per acre. The 1990 *Adopted Langley Park-College Park-Greenbelt Sectional Map Amendment* (Planning Areas 65, 66 and 67) retained the existing R-18 Zone for the subject property. The master plan recommends placing a high priority on continuous rehabilitation of existing old living areas through both public and private actions.
5. Development Data:

<i>Site Plan Data</i>	
Zone	R-18
Existing Use	Multifamily Housing
Proposed Use	Multifamily Housing
Lot Area	14.479 acres
Proposed Asphalt Pavement	4,480 square feet
Existing Parking	282 spaces
Parking Provided	334 spaces
Standard	206 spaces
Compact	111 spaces
Handicapped Parking	17 spaces

<i>Unit Mix</i>		
Type of Unit	Original Unit Number	New Unit Number
Efficiency	1	0
1 BR	171	142
1 BR for the Handicapped	N/A	3
2 BR	174	160
2 BR for the Handicapped	N/A	14
3 BR	1	12
3 BR for the Handicapped	N/A	1
Total	347	332

<i>Comparison of R-18 Zone Requirements and the Existing and the Post-Rehabilitation Conditions</i>			
Zoning Regulation	R-18 Zone Requirements	Existing Conditions	Conditions after Rehabilitation
Minimum Lot Size (Sq. Ft.)	16,000	263,365 (Lot B)	
Maximum Lot Coverage (%)	30	31 (A & B)	31.7 (A & B)
Green Space (%)	70	69 (A & B)	68.3 (A & B)
Lot Width/Frontage (Ft.)	85/125 (Corner)	715 (Lot B)	N/A
Front Yard (Ft.)	30	25 Min.	N/A
Side Yard (Ft.)	30/10	20 Min.	N/A
Rear Yard (Ft.)	30	20 Min.	N/A
Building Height (Ft.)	40	36 Max. (3-Story)	N/A
Distance Between Buildings (Ft.)	50 Plus 2 above 36 Ft.	28 Min.	N/A
Density (Du/Ac)	12	24 (Lot A & B)	23.6
Parking Spaces	389	282	334 (HC and Compact)

6. **Design Features:** The proposed residential revitalization Detailed Site Plan, DSP-01042, is a renovation of existing multifamily dwellings. The renovation design illustrates the A Defensible Space® concept, which was first proposed by Oscar Newman in 1972 based on his study of the public housing in New York. The design scheme features well-defined, inward-looking and limited-access cul-de-sacs/courtyards, which can be accessed directly from 14th Avenue. The proposed improvements to the buildings focus on the entrance, roof, windows and exterior walls by adding decorative porticos, cross-gabled half-round vents on some roofs, window trims and stucco-finished panels, etc. Landscape improvements include the addition of one tot lot, pedestrian path, lighting fixtures, parking and handicapped parking spaces and ramps, as well as various trees and shrubs. A gateway-style monument sign design is proposed for this project. New masonry pilasters with lamp poles are also proposed at the entrance to each existing building cluster, which is oriented toward a common courtyard. The design of monument sign and pilasters is attractive and acceptable.

COMPLIANCE WITH EVALUATION CRITERIA:

7. CB-58-2001, Residential Revitalization Legislation and Zoning Ordinance: The subject application has been reviewed for compliance with the requirements in CB-58-2001 and the site plan design guidelines of the *Zoning Ordinance*.

- a. The subject application is in conformance with the requirements of Section 27-441, Uses Permitted, which governs permitted uses in residential zones. The proposed multifamily revitalization project as shown on the Detailed Site Plan, DSP-01042, is a permitted use in the R-18 Zone.
- b. The proposal is in conformance with the requirements of Section 27-445.09(b) (1) to (6), Requirements, regarding the type of development, development density, parking, parking reduction and other development criteria such as lot size and coverage, setback, etc.
- c. Per Section 27-445.09, Residential Revitalization, (c) Findings, in approving a Residential Revitalization project, the Planning Board shall find that the project:

A(1) Improves a deteriorated or obsolete multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;@

Comment: The proposed development is to renovate an existing old development. The Detailed Site Plan proposes to repair and improve the existing buildings, extend the pedestrian path network, add more parking spaces, redefine the entrance point to each building cluster and provide handicapped access and other facilities such as a tot lot in order to improve its outdoor neighborhood environment. The physical quality of this old neighborhood will be greatly improved upon the completion of the revitalization project.

A(2) Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;@

Comment: The proposed major architectural improvements include the addition of pedimented entrance porticos, window trims, aluminum-wrapped friezes, half-round vents, ridge vents and stucco panels. These architectural elements greatly enrich the existing facade design. The proposed architectural features will improve the architectural character of the existing buildings in a piecemeal way so that they are compatible with the long established neighborhood character.

A(3) Serves a need for housing in the neighborhood or community;@

Comment: The subject application is a renovation of the existing multifamily

dwelling. It will not involve any change of the gross floor area of the existing apartment buildings. The rehabilitated neighborhood will, as it did before, continue to serve the housing needs of the community but in a much better way.

A(4) Benefits project residents and property owners in the neighborhood;@

Comment: According to the development statistics provided by the applicant, the proposed development will preserve some 96 percent of the existing units and add more handicapped-friendly units. Approximately 85 percent of the current tenants will remain in the neighborhood. As the direct outcome of this project, the majority of the existing residents will be the beneficiaries of this revitalization.

A(5) Conforms with the housing goals and priorities as described in the current >Housing and Community Development Consolidated Plan, = for Prince George=s County; and@

Comment: Community building and revitalization are key to housing and community development activities in Prince George=s County. The proposed revitalization project conforms with the housing goals and priorities of the current *Housing and Community Development Consolidated Plan FY 2001-2005* for Prince George=s County. Among six goals and priorities of the Consolidated Plan, the proposed project meets specifically four of them that are applicable to this Detailed Site Plan. The revitalization will be a special housing reinvestment in inner-Beltway communities. It will develop a range of housing for all residents including but not limited to families and persons with disabilities. It will build and restore vibrant communities by creating safe neighborhoods where people want to live, and improve the quality of life for all residents by reducing concentration of inferior, low-value housing units in the communities.

A(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable Master Plan.@

Comment: Both the 1989 *Approved Langley Park-College Park-Greenbelt Master Plan* and the 1990 *Adopted Langley Park-College Park-Greenbelt Sectional Map Amendment* (Planning Areas 65, 66 and 67) recommend that the subject property be developed for multifamily residential uses. The master plan also recommends placing a high priority on continual rehabilitation of existing old living areas through both public and private actions. The subject application conforms to the master plan recommendations.

8. Landscape Manual: The proposed residential revitalization is exempt from the requirements of the applicable sections of the *Landscape Manual*, because the

proposed development is a rehabilitation of existing buildings which does not involve any change of use or increase of more than ten percent of the gross floor area of the buildings.

The existing residential district had been established well before the *Landscape Manual* came into effect on January 1, 1990. It is surrounded on its northern, eastern and western sides by single-family detached housing. The two uses are deemed somewhat incompatible by Section 4.7 of the *Landscape Manual*.

Per Section 1.1, Applicability, of the *Landscape Manual*,

A... all building and grading permits shall be in compliance with this Manual to the extent that the requirements can be satisfied without demolition of any building, or parking or loading spaces.@

Per Section 27-445.09, Residential Revitalization of the *Zoning Ordinance*, one of the requirements for the revitalization project is that:

AThe project shall comply with the requirements of the *Landscape Manual* to the extent that is practicall@

Even though the project is technically exempt from the *Landscape Manual*, the applicant recognizes the desirability of a buffer between the two incompatible uses. The applicant has provided certain buffer plantings along the northern, eastern and western boundary lines because there is ample space between the subject site and the adjacent single-family detached housing. The plant units are provided at a rate equivalent to 56 per 100 linear feet of property line, which is more than a type AA@ bufferyard requires. New landscape schemes are also proposed at each gateway entrance leading to the existing building clusters.

9. Woodland Conservation Ordinance: The subject application is not subject to the provisions of the Prince George=s County Woodland Conservation Ordinance. Even though the site is more than 40,000 square feet, it contains less than 10,000 square feet of woodland and the construction proposed is to renovate the existing multifamily buildings. A Tree Conservation Plan is not required.
10. Referral Comments: The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:
 - a. The Department of Housing and Community Development, Prince George=s County, has no objection to the approval of this residential revitalization Detailed Site Plan, DSP-01042 for Quebec Arms as stated in a memorandum dated September 10, 2001.

- b. The Community Planning Division responded in a memorandum dated September 10, 2001 that:

AThis proposal is implementing the Master Plan=s recommendation for renovating existing older living areas.@

- c. The subject application was referred to the Transportation Planning Section and in a memorandum dated September 4, 2001, transportation staff noted that:

AThe apartments exist. As plan changes appear to be limited to new pavement, and this pavement would be used for parking with virtually no change to circulation, the plan is acceptable.@

In another memorandum on Detailed Site Plan Review for Master Plan Trail Compliance dated September 12, 2001, the Trail Planner identified no major issue related with this application. The referral states that:

AThere are no master plan trails issues. The internal sidewalk and path network appears to be adequate to accommodate internal pedestrian circulation. However, the provision of a bicycle rack in each cul-de-sac/parking area is encouraged.@

- d. The Subdivision Section, in a memorandum dated September 11, 2001, indicated concern about the compliance of the subject application with Section 24-111(c), Resubdivision of land. Since the subject application is the renovation of existing multifamily dwellings, it is exempt from the requirement to file a new preliminary plan prior to the issuance of a building permit.

- e. The Permit Review Section provided questions regarding the compliance with the *Landscape Manual* and the regulations of *Zoning Ordinance*. Most of the questions were answered during the review process. Some of the questions have been included in the recommendation section of this staff report as conditions.

- f. In a memorandum dated September 12, 2001, the Department of Public Works and Transportation, noted that:

AThe subject property is located on the north of Merrimac Drive, on the east and west side of 14th Avenue. Merrimac Drive and 14th Avenue are county-maintained roadways. Frontage improvements along the frontage of 14th Avenue and Merrimac Drive in accordance with DPW&T=s Specifications and Standards, is required.@

- g. The City of Takoma Park had not responded to the referral request at the time the staff report was written.
- h. The Redevelopment Authority had not responded to the referral request at the time the staff report was written.
- i. The Environmental Planning Section in a memorandum dated September 26, 2001, identified no environmental issues in this application. The staff noted that a Letter of Exemption from the Woodland Conservation Ordinance will be required at time of application for a grading permit.

Staff comment: The applicant has applied for exemption from the Woodland Conservation Ordinance and the application has been approved. The Letter of Exemption was issued on July 30, 2001. The expiration date of the Letter of Exemption will be July 30, 2003.

- j. The subject application was referred to the Special Hazards Section, Bureau of Fire Prevention, Prince George=s County Fire Department. In a memorandum dated September 14, 2001, the staff identified regulations, Subtitle 11-276, Required Access for Fire Apparatus, Subtitle 11-277, Fire Lanes and Subtitle 4-186, Section 1015.2, Location and Performance of Fire Hydrant that are applicable to the project concerning the fire prevention on the site.

Staff comment: The applicant has been directed to comply with the aforementioned regulations wherever they are applicable in the revitalization project. These requirements will be met by the applicant and a departure from the service distance for fire engines will be approved by the Prince George=s County Fire Department.

- 11. The Detailed Site Plan, if revised in accordance with the proposed conditions, will represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development from its intended uses.

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 the Detailed Site Plan for the above-described land, subject to the following conditions:

- 1. Prior to certification of approval of residential revitalization Detailed Site Plan DSP-01042, the applicant shall make the following revisions to the Detailed Site Plan:

- a. The buffer planting plan shall be clearly identified along the northern, eastern and western boundary lines adjacent to the single-family detached housing as to existing and proposed plant units and the width of the landscape area. At the eastern boundary line along the existing driveway leading to Merrimac Drive, a six (6)-foot-high board-on-board fence, in addition to the existing landscape strip, shall be provided.
 - b. A standard bicycle rack shall be provided at each cul-de-sac parking compound.
 - c. Revise the site plan notes to include:
 - (1) A note that indicates the date of construction of the existing buildings and that all the existing building will remain.
 - (2) A complete parking schedule which identifies the existing number and the number actually being provided as well as the breakdown by the type of parking space.
 - (3) A complete bedroom breakdown showing both the existing and the post-rehabilitation conditions.
 - d. The proposed monument sign shall not exceed six feet in height.
2. Prior to construction of the entrance monument sign, the applicant shall apply for a sign permit.
 3. Prior to issuance the certificate of occupancy by the Department of Environmental Resources, the applicant shall satisfy the Prince George=s County Fire Department in regard to compliance with the applicable fire prevention regulations. The Detailed Site Plan shall also be revised to reflect any change that may be required by the Fire Department=s approval.

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.

File No. SP-01042

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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 Brown, seconded by Commissioner Lowe, with Commissioners Brown, Lowe, Scott, Eley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, September 27, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of October 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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