

## 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 October 6, 2005 regarding Detailed Site Plan DSP-05018 for Tribeca at Camp Springs, the Planning Board finds:

1. **Request:** The subject application proposes a residential multifamily development with a retail component. The plan proposes 282 multifamily units and 21,401 square feet of retail. The multifamily units are proposed to be located around a central parking structure. The retail component is proposed as a mix of tenants located at one end of the building, fronting on Old Soper Lane. Residential units will be located above the retail components.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	C-S-C	C-S-C
Use	Single-family detached units	282 multifamily: One bedroom units-111 units Two bedroom units-142 units Three bedroom units-29 units  21,401 square feet of retail
Acreage	7.51 acres	7.51 acres
Square footage	N/A	Retail/commercial—21,401 sq. ft.

**Other Development Data**

**Parking Required**

1 bedroom—111 units @ 1.33 spaces/unit  
2 bedroom—142 units @ 1.66 spaces/unit  
3 bedroom—29 units @ 1.99 spaces/unit

**REQUIRED SPACES**

148 spaces  
236 spaces  
58 spaces

Retail/commercial space—

Tenant one—8,489 square feet 48 spaces

@ 1 space/150 sq. ft. for 1<sup>st</sup> 3,000 square feet +  
1 space/200 sq. ft. thereafter

Tenant two—6,407 sq. feet 38 spaces

@ 1 space/150 sq. ft. for 1<sup>st</sup> 3,000 square feet +  
1 space/200 sq. ft. thereafter

Tenant three—4,205 sq. feet 27 spaces

@ 1 space/150 sq. ft. for 1<sup>st</sup> 3,000 square feet +  
1 space/200 sq. ft. thereafter

Tenant four—2,300 sq. feet 16 spaces

@ 1 space/150 sq. ft. for 1<sup>st</sup> 3,000 square feet +  
1 space/200 sq. ft. thereafter

**Total parking required** 571 spaces

**Total parking provided** 697 spaces

3. **Location:** The subject site is located at the northwest corner of the intersection of Auth Road and Old Soper Lane. The site located within Planning Area 76A.
4. **Surroundings and Use:** The subject property has frontage on Old Soper Lane to the east and Auth Road to the south. The property is bounded on the north by WMATA (the Branch Avenue Metro Station), zoned M-X-T, and Outlot A, part of Auth Road Center, zoned I-3. To the west of the property is a vacant property zoned C-S-C.
5. **Previous Approvals:** The subject property was rezoned from the R-R Zone to the C-S-C Zone through the sectional map amendment process, via the 2000 approved Master Plan and Sectional Map Amendment for the Heights and Vicinity.

6. **Design Features:** The plan provides for a compact development that proposes multifamily residential in combination with a retail component. The five-story multifamily structure surrounds a central parking garage. A retail component with surface parking is located along the front of the structure at Old Soper Road.

The plan provides for recreational facilities in two areas, along the north and west property lines. The recreational areas along the west side of the building cause some concern because the facilities are located over underground stormwater management. The staff believes that the appropriateness of these facilities located over the top of the facility could be a long-term problem in the maintenance of the facility. Also, it is not clear if the Department of Environmental Resources will allow for the recreational facilities that have footing associated with them, to be placed on top of the structure. The staff believes that it would be better to relocate the playgrounds proposed on the west side of the building to the north side of the building, possibly within Courtyard “B” and near the swimming pool area. If the swimming pool area is slightly expanded, one of the half picnic areas could be deleted, which may make room for the preteen area. The staff and applicant have agreed with the following list of facilities to be provided for the subject site:

Indoor Recreational Facilities:

- Club house—approximately 6,965 square feet of gross floor area containing the following:
  - Meeting room large enough to accommodate seating for 70 persons
  - 1,000-square-foot fitness area with equipment
  - Kitchen (with a minimum of a double sink, standard-size refrigerator, dishwasher and large microwave) with lockable French doors.
  - Pool facilities for pool patrons
  - Card room with table and chairs

Outdoor Recreational Facilities

- Swimming pool
- One grass volleyball or badminton court or putting green
- One tot lot
- One-half school-age lot
- Two one-half picnic areas
- Six exercise stations

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- Two sitting areas

## COMPLIANCE WITH EVALUATION CRITERIA

7. Section 27-461 Uses, permits a multifamily dwelling use in the C-S-C Zone subject to the following:

**Multifamily condominium units are permitted provided:**

- (A) **The multifamily dwellings shall be located on a parcel(s) containing at least six (6) acres;**

Comment: The property is 7.51 acres of land

- (B) **The property is contiguous to an existing mass transit rail station operated by Washington Metropolitan Area Transit Authority (WMATA);**

Comment: The property is contiguous to the Branch Avenue Metro Station operated by WMATA located directly to the north.

- (C) **The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable;**

Comment: This does not require that the plan conform to the bedroom percentages.

- (D) **A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;**

Comment: This application is the detailed site plan.

- (E) **Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;**

Comment: This plan proposes the following standards for the development of the site as shown on the detailed site plan:

***Building Height***

Mid-point of the standing seam metal roof at retail=67.5 feet

Top of cupola= 85 feet, 7 inches

Top of Highest Parapet=62.0 feet

***Lot Size***

The lot size is 7.51 acres.

***Lot Coverage***

The lot coverage is 59 percent.

***Frontage***

The lot frontage along Auth Road is 659.94 feet and along Old Soper Road the lot frontage is 543.16 feet

***Setbacks***

Front yard along Old Soper Road=74.6 feet

Front yard along Auth Road=11.9 feet

Side=25.8 feet

Rear=65.9 feet

***Density***

Density is proposed as 38 dwelling units per acre.

- (F) **Density regulations shall be in accordance with the R-10 Zone for multifamily dwellings;**

Comment: The density regulations for the R-10 Zone for multifamily dwellings is 48 units to the acre. This plan proposes 38 units to the acre.

- (G) **The Detailed Site Plan shall include architectural review in order to ensure high quality design and construction materials; and**

Comment: The architectural elevations propose the exterior finish material as a combination of brick and exterior insulated finish systems (EIFS); brick being used primarily from the grade through the fourth floor and EIF being used at insets the entire height of the building and along the fifth floor and parapet of the building. The EIF used on the structure the entire height of the building is limited to the balcony insets; however, staff recommends that the entire first floor of the building be clad in masonry, using precast concrete for accent areas and other masonry on the balcony areas of the first floor. Also, a materials board, including color selections, should be provided for review and approval prior to signature approval of the plans.

- (H) **Covenants setting forth that appropriate condominium fees are necessary to provide adequate maintenance of required landscaping to ensure the aesthetics of the property shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the local citizens' association.**

Comment: The applicant has submitted a set of covenants (attached to the staff report). These covenants will be recorded running to the benefit of the local citizen's association, that being the Village of Camp Springs Civic Association, ensuring that appropriate condominium fees will be available to provide for adequate maintenance of required landscaping in order to ensure the aesthetics of the property forming the subject of this detailed site plan. The covenants will be binding on the property for a term of 20 years from the date of recordation. This information should be referenced as notes on the final plat and recorded prior to the issuance of any permits.

8. ***Landscape Manual:*** The proposal is subject to the requirements of Section 4.1 (Residential Requirements), Section 4.3 (Parking Requirements), and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The plan demonstrates conformance to Section 4.1 and 4.3. The applicant submitted an alternative compliance application for Section 4.7 for the north property line, adjacent to the Metro station. The following is the alternative compliance analysis prepared by staff:

The subject property is a 7.5±-acre tract (lots 1-3, Auth Manor; lots 4-12 Gibbs Manor, and Parcels 64 and 233, Tax Map 89 Grid A4) at the northwest corner of the intersection of Auth Road and Old Soper Road, Camp Springs. The site is zoned C-S-C and is currently developed with single-family residences. The applicant's plans proposed the redevelopment of the property with a mixed-use project with residential (282 condominium units) and 22,000± square feet of retail space. As a multifamily residential use, the proposed development represents a medium-impact use. However, bounding the property to the north is a train station (Metro) and its associated parking lot, which are considered an adjoining high-impact use. As a result, along the northern property boundary, a "D" bufferyard is required.

The applicant proposes to construct 195 linear feet of a 6-foot 7-inch high brick wall along the portion of the northern property line nearest the proposed swimming pool. The remainder of this property line will be defined by a six-foot-high wrought iron picket fence with brick supporting piers. At the northwestern corner of the property, the applicant proposes a six-foot-high solid board fence.

**Required:** Section 4.7, Buffering Incompatible Uses, along the north property line:

Length of bufferyard:	614 feet
Building setback:	50 feet

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