THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2020-100

File No. DSP-06079-04

RESOLUTION

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 June 11, 2020, regarding Detailed Site Plan DSP-06079-04 for Westridge (Formerly D'Arcy South), the Planning Board finds:

1. **Request:** The subject amendment to a detailed site plan (DSP) proposes conversion of previously approved 176 multifamily dwelling units to 157 single-family attached (townhouse) condominium dwelling units. The application also proposes to replace the noise wall with a landscape berm and add three new architectural models.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-R/M-I-O	R-R/M-I-O
Use	Residential	Residential
Total Acreage	56.19	56.19
Parcels	3	26
Lots	0	303
Units	**479**	**460**
Multifamily dwellings	176	0
Single-family attached (fee-simple)	303	303
Single-family attached (condominiums)	0	157

Parking and Loading		
Use	**Number of Spaces Required**	**Number of Spaces Provided**
Single-Family Attached Dwellings		
460 DU/2.04 spaces per unit	**939**	**1,308**
Community Building	**17**	**26**
Exercise Room (320 sq. ft.)	4	
Homeowners' Office (119 sq. ft.)	1	
Community Pool (84-person max)	12	
Total	**956**	**1,334***
Handicap-Accessible	1	8
Total Loading Spaces	0	1
1 space per 10,000 sq. ft.		

Note: *The provided parking spaces need to be further broken down, relative to garage, driveway, and surface spaces. In addition, the parking table indicates 70 compact spaces, which are not allowed on single-family lots. A condition is included herein requiring this information to be added to the plan.

3. **Location:** The subject application is part of the larger Westridge project, which was formally known as D'Arcy Park South, and is located in the southeastern quadrant of the intersection of the I-95/I-495 (Capital Beltway) and D'Arcy Road, in Planning Area 78 and Council District 6. More specifically, the area of this amendment is located on the north side of proposed Presidential Parkway, adjacent to the Capital Beltway along the site's northwest property line.

4. **Surrounding Uses:** The overall Westridge site is surrounded by single-family detached homes in the Rural Residential (R-R) Zone, industrial uses in the Light Industrial (I-1) Zone, and D'Arcy Park North to the north; Little Washington, a single-family detached community in the R-R Zone, to the east; Chester Grove Apartments in the Multifamily Medium Density Residential Zone, vacant land in the I-1 Zone, and vacant land in the R-R Zone to the south; and I-95/I-495 to the west.

5. **Previous Approvals:** The proposed project is subject to the requirements of Preliminary Plan of Subdivision (PPS) 4-05116, which includes the entirety of the property and was approved on October 26, 2006, subject to 22 conditions (PGCPB Resolution No. 06-220(A)).

   The Prince George's County Planning Board originally approved DSP-06079 on November 29, 2007 (PGCPB Resolution No. 07-224) for 556 total dwelling units, including 226 townhouses, 154 two-family attached, and 176 multifamily dwelling units, subject to

11 conditions. The Prince George's County District Council affirmed the Planning Board's decision on June 17, 2008, with 14 conditions. The DSP was amended two times by the Planning Director. DSP-06079-01 approved the conversion of the 154 two-family attached dwellings to 77 townhouses on February 11, 2019, and DSP-06079-02 was approved for the addition of two new single-family attached architectural models in December 2019. It is noted that a third amendment, DSP-06079-03, for revisions to the recreational facilities, is pending with the Planning Director.

The site has an approved Stormwater Management (SWM) Concept Plan, 8276-2006-01, which is valid until June 23, 2022.

6. **Design Features:** This application proposes conversion of the previously approved 176 multifamily dwelling units, west of proposed Presidential Parkway, to 157 condominium townhouses; replacement of the previously approved noise wall along I-95/I-495 with a berm and landscaping; and the addition of three new architectural models, the Clarendon, Alden II, and Harlow II. The proposed 16- and 22-foot-wide townhouses are accessed from Presidential Parkway via a series of private roads and alleys, which are organized in a grid pattern. The units have been labeled to identify whether they are condominiums or fee-simple. The fee-simple units have been labeled with lot numbers; however, it is unclear what the parcel and numbers are for the condominiums. The Planning Board required the DSP be revised to indicate the parcel and number of each condominium unit, as conditioned herein.

Architecture: Three additional townhouse models, the Clarendon, Alden II, and Harlow II, are proposed for this application, including rear and front garage units. Each unit proposed has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, enhanced window and door trim, standing-seam metal-roofed porches over the front doors with decorative columns, cross gables, and dormers. The buildings have been designed to incorporate a variety of materials, including brick, stone, and standard vinyl siding, creating a clean and contemporary design, which will complement the surrounding uses.

The Harlow II is proposed to be added to the mix of units available in the development, but is not proposed with any of the dwellings in this amendment area. The Clarendon and Alden II are proposed to be used in this DSP and propose one-car, rear-loaded garage units, which are accessed by private alleys, and are arranged around a series of open spaces, courtyards, and trails to create a network of sidewalks connecting the development to other parts of the community.

The Clarendon and Alden II are 16 feet wide, 40 feet deep, and approximately 36 feet high, with a rear-loaded, one-car garage. The base finished area of the Clarendon is 1,689 square feet, while the base finished area of the Alden II is 1,567 square feet. The two models will be used exclusively in the newly created condominium townhouse section. The Harlow II is 22 feet wide, 40 feet deep, 36 feet high, and includes a front-loaded, two-car garage. The base finished area of the Harlow II is 1,777 square feet.

All units have architectural shingles on the roof and offer a variety of window treatments and architectural finishes, including a mix of high-quality building materials on the façades such as vinyl, brick, stone, and masonry. Options are available for rooftop decks, dormers, bay windows, and decks. However, it is noted that decks are only offered as an option on the Clarendon unit and are not proposed as an option for the Alden II model. The Planning Board finds that this feature should be offered as a standard option for residents with the rear-loaded units, which have limited yard space. However, it is noted that this feature was previously approved only as an optional feature. Therefore, a condition has been added to this approval to require an optional four-foot-deep, cantilevered deck on all rear-loaded garage townhouses, for consistency in keeping with the remainder of the dwelling units previously approved in the development, unless the buyer opts out of this standard feature.

Highly visible side elevations are shown on the building elevations submitted and labels have been included on the site plan generally showing which units will require additional end wall features; however, not all of these units have been identified on the DSP and should be shown. The highly visible units should include a minimum of three standard features, in addition to a minimum of the full first floor finished in brick, stone, or masonry. The plan should be revised to label all the specified lots or units as highly visible. Conditions have been included in this approval requiring the applicant to do so.

Signage: One freestanding sign was approved with DSP-06079 and was amended with DSP-06079-02. This sign is located at the entrance to the community and is not proposed to change with this amendment.

Lighting: The applicant is proposing lighting within the development and in the open spaces. The photometric plan submitted with the DSP shows appropriate lighting levels on the site's roads, with minimal spillover onto the adjacent residential properties, and are consistent with other areas of development.

Noise Discussion: A Phase II noise analysis was provided with this application for impacts from I-95/I-495. The Planning Board notes that the previously approved noise barrier is proposed to be removed and replaced with a landscape berm along the northwestern property boundary between the townhomes and the right-of-way of the Capital Beltway. Modifications will be needed on specific dwelling units requiring alternative building products and exterior wall treatments, such as noise reducing windows, sliding doors, and enhanced wall construction techniques, to maintain noise levels below the interior limit of 45 dBA Ldn on-site. A table and graphic were provided in the Phase II noise analysis showing the area and dwelling units that will require additional building modifications, and the mitigated noise contour has been shown on the plan. The Planning Board requires that the specific units that will require noise attenuation measures be identified on the plan.

In addition, the Phase II noise analysis concludes that outdoor activity areas, including all rear yards of dwelling units, will be below the exterior limit of 65 dBA Ldn, but the mitigated ground-level noise contours shown on the plan do not support this conclusion. In order to protect the long-term health and welfare of the residents ~~whom~~ who may be using their rear yards, including

driveways, for various activities, the plan should be revised such that the 65 dBA Ldn does not impact any rear yards. Therefore, a condition is included herein requiring the plans and noise study to address this issue, which may require the need for the addition of a noise barrier, additional berming and planting, or other mitigation measures.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R and M-I-O Zones and the site plan design guidelines of the Zoning Ordinance.

   a. This DSP is in general conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in the R-R Zone. The proposed single-family attached dwellings are permitted uses in the R-R Zone, subject to Footnote 79.

   b. Section 27-442 of the Zoning Ordinance provides additional regulations for development in residential zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. However, as previously noted, the subject DSP is subject to Footnote 79, which states that the development regulations outlined in Section 27-442, regarding lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements, shall not apply. These bulk regulations shall be as approved by the Planning Board in the DSP.

   c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283. For example, the subject development provides vehicular and pedestrian access to the site from the public right-of-way; adequate lighting is proposed on-site; and the architecture proposed includes a variety of features, such as window and door treatments, projections, colors, and materials.

   d. Section 27-548.50 of the Zoning Ordinance sets forth criteria for the M-I-O Zone. The site is located within the High Noise Intensity Zone, which requires the proposed design and structures to meet Section 27-548.55(b)(C) 1) requirements for high noise. All new residential construction within the noise intensity contours, including additions, must be certified to meet the interior noise level of 45 dBA Ldn or less by an acoustical engineer or qualified professional of competent expertise. This requirement will need to be addressed at the time of building permit per PPS conditions.

8. **Preliminary Plan of Subdivision 4-050116**: PPS 4-050116 was originally approved on September 28, 2006, was reconsidered on March 25, 2010, and an amended resolution was adopted on March 10, 2011 (PGCPB Resolution No. 06-220(A)) with 22 conditions. The relevant conditions of that approval are included, as follows:

9. **Prior to acceptance of the Detailed Site Plan package, it shall be inspected to ensure that it includes a Phase II noise study that states the proposed noise mitigation measures and to ensure that these measures are shown on the DSP. The Phase II noise study shall address all traffic related noise and aircraft related noise. This shall include, but not be limited to noise impacts associated with Andrews Air Force Base, I-95, and the master planned road. All outdoor activity areas shall be mitigated to 65 dBA Ldn or less and all interior residential areas shall be mitigated to 45dBA Ldn or less.**

   A Phase II noise study was submitted with this application, and concludes that all outdoor activity areas are outside of the 65 dBA Ldn contour line. However, the plan and exhibits do not reflect this as true. Therefore, a condition is included herein requiring all interior noise levels be mitigated to 45 dBA Ldn or less, consistent with the condition included in the PPS.

10. **If a noise wall is proposed, that noise wall shall be located outside any woodland conservation areas.**

    The previously proposed noise wall is no longer proposed with this application, and is replaced with a berm. However, if one is required to be added to mitigate all rear yards, it will need to conform to this condition.

11. **Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures have been designed to reduce interior noise levels to 45 dBA or less.**

    This condition is applicable and will be met at the time of building permit.

13. **At the time of detailed site plan, a soils study shall be submitted that clearly defines the limits of past excavation and indicates all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.**

14. **Prior to signature approval of the preliminary plan, copies of the approved Stormwater Management Concept plan and approval letter shall be submitted. The concept shall be reflected on all plans. The TCPI shall be revised to reflect the proposed stormwater management as shown on the approved Stormwater Management Concept plan.**

    Conditions 13 and 14 were addressed with DSP-06079, and this application does not change those previous findings. A revised approved SWM concept plan and letter (8276-2006-01) have been submitted for this application and is consistent with the original stormwater approval.

15. **In conformance with the Adopted and Approved Melwood-Westphalia Master Plan and the recently completed Westphalia Comprehensive Concept Plan, the applicant and the applicant's heirs, successors, and/or assigns shall provide the following:**

a. **Construct the master plan Class II Trail along the subject site's entire east side of MC-634 (formerly A-66) within the 80-foot right-of-way.**

The submitted application provides an 8-foot-wide sidewalk along MC-634. At the time of PPS for this application, the area master plan was the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)*. This master plan has been replaced by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) and the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The MPOT replaced the Class II trail recommendation with a recommendation for a sidewalk, and the submitted plans propose a sidewalk and are consistent with the condition of approval.

b. **Provide six-foot wide sidewalks along both sides of Road B, unless modified by DPW&T.**

The submitted plans provide a 5-foot-wide sidewalk along both sides of Elk Road, which is Road B in the PPS, as approved with DSP-06079-01. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has approved and permitted the Elk Road cross section with 5-foot-wide sidewalks.

c. **Provide standard sidewalks along both sides of all other internal roads, unless modified by DPW&T.**

The submitted plans provide 4- and 5-foot-wide sidewalks along both sides of all internal roads, except along Lanham Hill Circle and Sierra Nevada Avenue. The Planning Board finds that all 4-foot-wide sidewalks be replaced with 5-foot-wide sidewalks, and a standard 5-foot-wide sidewalk be provided along both sides of Lanham Hill Circle. Sierra Nevada Avenue is the subject of DSP-06079-01, which did not include sidewalks on both sides of Sierra Nevada Avenue, and has since been approved and permitted by DPIE.

d. **The draft Westphalia Sector Plan recommends that D'Arcy Road be designated as a Class III bikeway with appropriate signage. Because D'Arcy Road is a County right-of-way, the applicant, and the applicant's heirs, successors, and/or assigns shall provide a financial contribution of $210 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If road frontage**

improvements are required by DPW&T, wide asphalt shoulders or wide outside curb lanes are encouraged.

This condition will remain in effect, and the bikeway fee payment will be reviewed prior to approval of the first building permit.

e. **Provide a standard sidewalk along the subject site's entire frontage of D'Arcy Road, unless modified by DPW&T.**

The submitted plans provide a standard 5-foot-wide sidewalk along the property frontage of D'Arcy Road. DPIE has reviewed and approved these plans for construction.

18. **The private recreational facilities shall be reviewed by the Urban Design Review Section of DRD for adequacy and property siting in compliance with the standards outlined in the Parks and Recreation Facilities Guidelines, prior to approval of the detailed site plan.**

Conditions 17 and 18 relate to the site's private recreational facilities, which are being relocated to the community center building area and are being evaluated with DSP-06079-03. That application is still pending, and the subject application should be consistent with that application. Therefore, a condition has been included in this report requiring the applicant to obtain approval of DSP-06079-03 prior to the certification of the subject application.

19. **A Type II tree conservation plan shall be approved in conjunction with the detailed site plan.**

A Type II tree conservation plan (TCPII) was submitted with this application and was approved, subject to conditions that are included in this approval.

9. **Detailed Site Plan DSP-06079 and its amendments:** DSP-06079 was approved by the Planning Board and affirmed by the District Council, with additional conditions, on July 18, 2006. Condition 1 of the Order contained a number of conditions related to the architectural design of the dwellings and established the character for the development. These conditions were addressed with the certification of DSP-06079 and have been evaluated with this application. Those requiring specific treatments for the architecture or technical design of the community have been conditioned with this application, as appropriate. This will ensure that the development proposed with this application is in keeping with the original approval. Conditions related to the timing of improvements still apply to the subject application and have been carried forward, as appropriate. The conditions that warrant discussion are as follows:

1. **Prior to certification of the plans for the project, the following revisions shall be made or additional information submitted:**

n. **Include a note on the plans that townhouse facades will range from 40% to 100% brick. The average brick content on all facades of the attached housing for the entire development shall be a minimum of 76 percent. Each façade of the multifamily buildings, including side elevations, shall utilize a minimum of 75 percent brick. A brick tracking chart shall be included on the plans.**

The applicant is requesting to revise the percentage of brick proposed on the townhouses included in this application. The applicant believes this would allow the dwellings in Westridge to be similar in style and quality to other townhouse developments in the area defined by the Westphalia Sector Plan. Specifically, the applicant is requesting that the language in Condition 1.n. be revised to state the following:

> Each attached stick of units shall have a minimum of 60 percent brick, stone, or masonry front façades, in conjunction with masonry, cementitious, or fiber-cement siding, which also includes highly visible side façades.

The Planning Board is generally in agreement with this revised language and has included a condition in this approval requiring a minimum of 60 percent brick, stone, or masonry on each façade, including the side elevations, in conjunction with masonry, cementitious fiber board siding, or other high quality building material, and is requiring that a brick tracking chart be included on the plans to document conformance to this requirement.

2. **The applicant shall construct the proposed community center and swimming pool prior to issuance of the building permit that would allow construction of the 250th unit in the development.**

3. **The applicant shall construct the additional private recreational facilities (picnic area) required by Condition 1.q. above prior to the issuance of the certificate of occupancy for the multifamily building that they serve.**

Conditions 2 and 3 of DSP-06079 relate to the recreational facilities proposed in the development, which are not proposed to be revised with the subject amendment. DSP-06079-03 is being processed concurrently with this application and proposes to relocate the on-site recreational facilities to the central community building. The Planning Board notes that DSP-06079-03 is still pending, and the timing for construction of this facility has not changed. The multifamily component of the development is no longer proposed and has been replaced by single-family attached dwellings. Therefore, the additional private recreational facilities are no longer applicable.

4. **In conformance with the Approved Westphalia Sector Plan and approved Preliminary Plan 4-05116 (Condition 15 of PGCPB 06-220), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**

b. **Provide designated crosswalk at all intersecting roads at the traffic circle. These crosswalks shall be marked and labeled on the approved DSP.**

Designated crosswalks are shown at all intersecting roads at the traffic circle.

11. **Prior to the issuance of the first building permit for the project, applicant shall revise the plans to include:**

a. **Street trees along both sides of Roads A and B, subject to DPW&T approval.**

b. **A landscaped median along Roads A and B, subject to DPW&T approval.**

c. **Landscaping, including deciduous and evergreen plant material, within the center of the roundabout at the intersection of Roads A and B, subject to DPW&T approval.**

d. **Details of the proposed streetlights, the design of which shall be approved by the Urban Design Section as designee of the Planning Board, unless modified by DPW&T due to a streetlight's location in its right-of-way.**

Street construction plans for Road B (Elk Avenue) have been approved and permitted and it is currently under construction. A permit application for Road A (Presidential Parkway) has been filed and is currently under review.

13. **Consistent with the attachments to CR-2-2007, to upgrade the community of Little Washington, the applicant shall:**

a. **Ensure that trucking operations associated with the current Class III and mining operation on the applicant's property will cease, in order to reduce the amount of truck traffic in and around the Westphalia community.**

b. **At the time of the applicant's street construction permits, applicant shall work with the Department of Public Works & Transportation ("DPW&T"), to ensure that the design of intersection improvements at Lincoln A venue will minimize the potential for dump trucks to utilize Lincoln A venue as a truck thoroughfare.**

c. **At the time of the applicant's street construction permits, applicant shall work with DPW &T to design and construct sidewalks, to ensure connectivity from the new construction to Lincoln Avenue and South Cherry Lane, where right-of-way exists.**

d. **Prior to issuance of the first residential building permit, applicant shall provide the details of a gateway entrance feature at D 'Arey Road at the**

Capital Beltway. Review should include items such as architectural design, materials, and colors. The applicant shall provide an easement for the location of a gateway feature, if necessary. The design shall be approved by the Planning Board or the Urban Design Section as designee and shall follow gateway design guidelines in the Westphalia Sector Plan. Construction shall be concurrent with required road improvements for D' Arey Road and Sansbury Road.

e. **Prior to issuance of the first residential building permit, applicant shall work with the existing community of Little Washington, DPW&T, and M-NCPPC to design a community entrance sign for the Little Washington community. The entrance feature shall follow design guidelines in the Westphalia Sector Plan. Construction shall be concurrent with required road improvements for D'Arcy Road and Sansbury Road.**

14. **Consistent with Policy 3 of CR-2-2007, the applicant shall provide for the development and expansion of minority-owned business enterprises by utilizing available qualified business sources and resources, first, within the Westphalia Sector Plan Area and, second, within Prince George's County. The applicant pledges its faithful cooperation and best efforts to meet the goals and policies for minority participation in the Westphalia Sector Plan.**

Conditions 13 and 14 were added by the District Council and remain in effect for the subject application.

This application was amended two times for specific lots and uses in the overall Westridge development. DSP-06079-01 was approved by the Planning Director on February 11, 2019, with two conditions, neither of which are applicable to this DSP amendment. DSP-06079-02 was approved administratively by the Planning Director without any conditions.

DSP-06079-03 is currently pending with the Planning Director. A condition has been included in this approval requiring the applicant to obtain approval of this amendment prior to certification approval of the subject DSP.

10. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of the Prince George's County Landscape Manual (Landscape Manual). Specifically, the proposed development is subject to Section 4.1, Residential 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. The required plantings and schedules are provided, in conformance with the Landscape Manual, except for Section 4.6. Rear yards of the single-family attached units, such as Lot 244, must be screened from public roads, in accordance with Section 4.6. Therefore, a condition is included herein requiring that these schedules and plants be provided, as necessary.

11. **1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance adopted in 1993, referred to as the WCO for the purposes of this review. The TCPII associated with this DSP is the -04 revision to TCPII-034-98.

    a. An approved Natural Resources Inventory Equivalency Letter, NRI-138-05-01, was submitted with the application. A full Natural Resources Inventory, NRI-138-05, was approved for the site on January 26, 2006, and expired in 2011. The review of the equivalency letter was based the on-site regulated environmental features, which were reviewed previously with the approved TCPII's, and no change to the regulated environmental features had occurred since the original 2006 approval. The site contains woodland and areas of 100-year floodplain, streams, wetlands, and their associated buffers. The regulated environmental features and woodland areas are shown correctly on the NRI and DSP.

    b. The overall site contains a total of 49.11 acres of net tract woodlands, 2.11 acres of 100-year floodplain woodlands, and has a woodland conservation threshold of 10.82 acres (20 percent). This application proposes to clear 42.00 acres of woodland, 0.04 acre of 100-year floodplain woodlands, and 0.09 acre of off-site woodlands, resulting in a woodland conservation requirement of 24.23 acres. The TCPII proposes to meet the requirement with 3.41 acres of on-site preservation, 5.63 acres of on-site reforestation/afforestation, and 15.19 acres of off-site woodland credits. Technical revisions to the TCPII are required, prior to signature approval, and are included in this approval.

12. **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 or building permit for more than 5,000 square feet of disturbance. Properties zoned R-R are required to provide a minimum of 15 percent of the gross tract area covered in TCC. The subject DSP application provides the required TCC schedule demonstrating conformance with this requirement. However, the schedule lists 24.03 acres of on-site woodland conservation, which is in incorrect. The schedule should be corrected to match the TCPII, regarding the woodland conservation on-site.

13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions, and their referral comments are summarized, as follows:

    a. **Historic Preservation**— The Planning Board adopted, herein by reference, a memorandum dated April 14, 2020 (Stabler to Bishop), which noted that a Phase I archeological survey was conducted on the subject property in November 2005. No archeological sites were identified, and no further archeological work was required. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

b. **Community Planning**— The Planning Board adopted, herein by reference, a memorandum dated May 11, 2020 (Gravitz to Bishop), which noted that, pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application. A portion of the subject site is located in the M-I-O Zone in the High Noise Intensity Zone, which requires that the interior noise level of all new residential construction within the noise intensity contours, including additions, must be certified to be 45 dBA Ldn or less by an acoustical engineer or qualified professional of competent expertise.

c. **Transportation Planning**— The Planning Board adopted, herein by reference, a memorandum dated May 8, 2020 (Howerton to Bishop), which provided a multimodal analysis and discussion of the application's conformance with the MPOT, the Westphalia Sector Plan and SMA, and prior approvals. In conclusion, the Planning Board finds that the multimodal transportation layout and circulation are acceptable and meet the findings required by Section 27-285(b) of the Zoning Ordinance for a DSP, as conditioned herein.

d. **Prince George's County Department of Parks and Recreation (DPR)**—At the time of this approval, comments regarding the subject project were not received from DPR.

e. **Environmental Planning**— The Planning Board adopted, herein by reference, a memorandum dated May 15, 2020 (Schneider to Bishop), which provided a comprehensive analysis of the DSP's conformance with all applicable environmental-related conditions attached to previous approvals, and a discussion of the DSP's conformance with the WCO, which has been included in the above findings. Additional comments provided are as follows:

Specimen Trees
As part of the review of DSP-06079 and TCPII-034-98-01, Specimen Tree 1 was approved for removal. The proposed application will not impact any new on-site specimen trees as part of the development.

Preservation of Regulated Environmental Features
No new impacts are proposed with this application to on-site regulated environmental features or primary management areas (PMA). As part of the approval of PPS 4-05116, four PMA impacts were proposed and only three impact areas (1, 2, and 3) were approved. These impact areas total 5,820 square feet of regulated environmental feature impacts (2,580 square feet, 2,067 square feet, and 1,173 square feet, respectively). All three previously approved PMA impacts are still consistent with the subject DSP and are still needed for the subject development.

Stormwater Management
A SWM Concept Approval Letter (8276-2006-01) and associated plan were submitted with the application for this site. The approval was issued on June 23, 2019 for this project by DPIE. The concept plan shows the entire development and proposes to

construct two pond facilities. No SWM fee for on-site attenuation/quality control measures is required.

The Planning Board approved DSP-06079-04 and TCPII-034-98-04, subject to conditions that have been included in this approval.

f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**— The Planning Board adopted, herein by reference, a memorandum dated May 15, 2020 (Giles to Bishop) in which DPIE provided numerous comments on the application regarding road improvements, grading, and stormwater management. These have been provided to the applicant and will be addressed through DPIE's separate permitting process.

g. **Prince George's County Fire/EMS Department**— The Planning Board adopted, herein by reference, a memorandum dated May 5, 2020 (Reilley to Bishop), from, the Fire/EMS Department which indicated that they would need documentation of the exact horizontal and vertical location and type of pipe material for the 54-inch diameter water main located in the vicinity of this project. These have been provided to the applicant and will be addressed through a separate permitting process.

h. **Prince George's County Police Department**— The Planning Board adopted, herein by reference, a memorandum dated April 14, 2020 (Contic to Bishop), which provided, the Police Department's analysis of Crime Prevention Through Environmental Design principles and recommendations for the subject application. Conditions requiring their recommendations have been included herein.

i. **Prince George's County Health Department**—At the time of this approval, comments regarding the subject project have not been received from the Health Department.

j. **Maryland State Highway Administration (SHA)**— The Planning Board adopted, herein by reference, a memorandum dated April 17, 2020 (Woodruff to Bishop), in which SHA indicated that they have no comments on the application at this time.

k. **Washington Suburban Sanitary Commission (WSSC)**— The Planning Board adopted, herein by reference, a memorandum dated April 24, 2020 (Thorself to Bishop), in which WSSC provided numerous comments on the application. These have been provided to the applicant and will be addressed through WSSC's separate permitting process.

14. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if approved as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

15. As required by Section 27-285(b)(4), for approval of a DSP, 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. No new impacts are proposed with this application to the on-site regulated environmental features or PMA.

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 II Tree Conservation Plan TCPII-034-098-04, and further APPROVED Detailed Site Plan DSP-06079-04 for the above described land, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows or provide the specified documentation:

    a. Provide minimum 5-foot-wide sidewalks along both sides of the full extent of Lanham Hill Circle, on internal roads, and all lead walks, to meet Americans with Disability Act standards.

    b. Provide minimum 6-foot-wide sidewalks along the west side of the right-of-way of MC-634 (Presidential Parkway Extended) as currently amended and illustrated on Applicant's Exhibit 2.

    c. Provide Americans with Disability Act accessible ramps at all alley and road crossings.

    d. Provide a sign at the northern and southern ends of MC-634 (Presidential Parkway Extended) indicating a future roadway connection. Provide a detailed exhibit of the size, materials, color, and wording for the signs. The signs shall be constructed of durable materials, utilize colors that will attract attention, and state (at a minimum) "Future Roadway Connection."

    e. Revise the provided parking table to provide a breakdown of garage, driveway, and surface parking spaces. Clarify where the compact spaces are located.

    f. Revise the plans and Phase II noise study, as needed, to ensure all outdoor activity areas, including all rear yards of dwelling units, will be below 65 dBA Ldn. This may require the need for the addition of a noise barrier or other mitigation measures.

    g. Revise the general notes to indicate the correct zoning for the application.

    h. Show the lot and parcel number for each condominium unit proposed with this application, and label the highly visible units that require additional treatments on the site plan.

i. Provide a general note indicating which condominium townhouse units are highly visible and require additional end wall treatments, to be approved by the Urban Design Section as designee of the Prince George's County Planning Board.

j. Include a general note on the plans stating that the following buildings are deemed highly visible and shall receive the highly visible treatments, and be labeled as "HV" on the site plan:

Lots 193, 201, 202, 206, 215, 216, 220, 221, 227, 228, 236, 244, 245, and 252

k. Highly visible side elevations shall include a minimum of three (3) standard features, in addition to a minimum of the first floor finished in brick, stone, or masonry.

l. Provide either a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses, unless the buyer opts out of the standard feature.

m. Show garages being particularized on the plans. All front-loaded garage doors shall be carriage-style with decorative hinges and handles and shall be a color chosen from a palette to be developed by the applicant, which shall not contain white. Colors shall harmonize with the other colors on the façade, on which the garage door is located. The applicant shall specify in what instance each color is to be utilized, so as to ensure a pleasing final aesthetic composite design. The color palette and final design of all such garage doors shall be approved by the Urban Design Section, as designee of the Prince George's County Planning Board.

n. Revise the architectural elevations, so that townhouse sticks containing seven or eight units will have no more than two adjacent units without gables or dormers, and townhouse sticks with six units or less shall have no more than one adjacent unit without gables or dormers.

o. Revise the architecture of the single-family attached units to provide a minimum of two standard end wall features on all side elevations and three end wall features on all highly visible side elevations. Indicate on the architectural elevations which additional feature will be standard for the highly visible units. Such choice shall be approved by the Urban Design Section, as designee of the Prince George's County Planning Board.

p. Include a note on the plans that townhouse façades will range from 40 percent to 100 percent brick. The average brick content on all façades of the attached housing for the entire development shall be a minimum of 60 percent brick, stone, or masonry on each façade, including the side elevations, in conjunction with other masonry, cementitious siding, or other high-quality building materials. A brick tracking chart shall be included on the plans.

q. Show the units and parcels requiring building modifications and architectural treatments for acoustical treatment designed to reduce interior noise levels to 45 dBA Ldn or less.

r. Obtain approval for Detailed Site Plan DSP-06079-03 and revise the plans, as necessary, to reflect the revised location of the on-site recreational facilities.

s. Revise the Tree Canopy Coverage schedule to reflect the correct on-site woodland conservation acreage.

t. Revise the landscape plan to demonstrate conformance to Section 4.6 of the Prince George's County Landscape Manual for buffering the rear yards of all single-family attached units by providing necessary plants and schedules.

u. Revise the Type II tree conservation plan (TCPII), as follows:

(1) Add the adjacent property owner information on all of the plan sheets. It is currently only on the cover sheet.

(2) Have the revised plan signed and dated by the qualified professional preparing the plan.

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, Doerner and Hewlett voting in favor of the motion, and with Commissioner Bailey temporarily absent at its regular meeting held on Thursday, June 11, 2020 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of July 2020.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:nz

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date: June 19, 2020