

PGCPB No. 16-145

File No. DSP-16026

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 December 15, 2016 regarding Detailed Site Plan DSP-16026 for Belnor Senior Residences, the Planning Board finds:

1. **Request:** The subject detailed site plan (DSP) is for the construction of a four-story, 46-foot-high, 122-unit multifamily apartment building for the elderly or physically handicapped. The DSP proposes 96 one-bedroom and 26 two-bedroom units. The proposal also includes a variance from Section 25-122(b)(1)(G) for removal of six specimen trees and an Alternative Compliance from Section 4.6(c)(1)(B)(i) of the 2010 Prince George's County Landscape Manual.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zones	C-S-C/D-D-O	C-S-C/D-D-O
Use	Vacant	Apartment housing for the elderly or physically handicapped
Acreage	4.72	4.72
Building Square Footage/GFA	0	117,450

OTHER DEVELOPMENT DATA

	Number of Bedrooms	Percentage (%)
One bedroom units	96	78.7
Two bedroom units	26	21.3
TOTAL	122	100

Parking Required*

122 dwelling units @ 0.66 parking spaces

81 parking spaces

Total Parking Provided

90 parking spaces
(84 standard spaces
6 van-accessible handicapped)

Total Loading Spaces Required*

1

Total Loading Spaces Provided

1

Note: *The D-D-O Zone does not have any standard that is applicable for parking and loading spaces. Therefore, the Zoning Ordinance regulations for the underlying C-S-C Zone are applicable.

3. **Location:** The subject property is located on the east side of Saint Barnabas Road, approximately 1,300 linear feet south of its intersection with Silver Hill Road and 150 linear feet north of its intersection with Bedford Way. It is located in the Planning Area 76A, Council District 7, more specifically at 3800 Saint Barnabas Road.
4. **Surrounding Uses:** The property is surrounded by a mix of uses. The subject property is bounded to the west by the right-of-way of Saint Barnabas Road (MD 414) with garden apartments (Marlow Towers Condominiums) and multifamily dwelling units in the Multifamily High-Density Residential (R-10) Zone beyond; to the south and east by single-family detached and attached dwellings in the Multifamily Low Density Residential Condominium (R-30C) Zone; to the northeast by garden apartment in the Multifamily Medium-Density-Residential (R-18) Zone; and to the north by public storage facility and automotive repair service in the Commercial Shopping Center (C-S-C) Zone.
5. **Previous Approvals:** On January 12, 1987, the approved Zoning Map Amendment A-9600 rezone the property from Commercial Office (C-O) to C-S-C. The 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* retained the subject property in the C-S-C Zone. On April 24, 1990, Special Exception SE-3938 was approved for permission to use the property as a vehicle sales lot that was never constructed. On December 4, 2001, the Zoning Hearing Examiner approved Special Exception SE-4371 and Tree Conservation Plan, to construction apartment housing for the elderly and physically handicapped on the subject property with nine conditions. The site is subject of an approved Preliminary Plan of Subdivision (PPS) 4-16004 which was heard by the Planning Board on December 1, 2016 with conditions. The site also has an approved Stormwater Management Plan (SWM), 35904-2014-00, which is valid through February 11, 2018.
6. **Design Features:** The subject property is irregularly shaped and is surrounded by a mix of uses. The property is located on the east side of Saint Barnabas Road, which is planned four- to six-lane arterial roadway that serves as the only frontage and provides access to the site.

The subject application proposes to construct a four-story, 46-foot-high, 122-units, 117,450-square-foot apartment building for the elderly or physical handicapped. The project consists of 96 one-bedroom and 26 two-bedroom units. A 90-space surface parking compound including six handicap parking spaces is also proposed to accommodate elderly residents who will be living in the building. The main entrance has a covered drop off area that allows a circular flow of traffic. The appropriate signage on the site will direct drivers through the parking lot. The site will provide one loading space immediately in front of the main entrance of the building near covered drop off area. The loading space will be appropriately screened from the parking area. A

six-foot-wide sidewalk is also provided to allow safe passage for residents and visitors from the parking area to the building.

The proposed four-story building is approximately 511 feet long and 68.7 feet wide and is oriented toward Saint Barnabas Road. The subject L-shaped apartment building will be designed to resemble a manor house with a brick and batten siding exterior cladding, steeply sloped roof pitches and a canopy over its entrance. The building has many variations and breaks on the elevations and on the roof, which is gabled with multiple cross-gables. It is proposed to be finished in a combination of red brick veneer, which covers most of the base along all elevations. All façades of the building also include many vinyl windows with white fiber cement trims. Overall, the architecture is highly stylized, well-detailed and is finished with quality building materials.

The ground floor of the building will include amenities such as community club room, library, café, exercise room and laundry room. Exterior amenities will include a community garden, a landscaped courtyard, outdoor seating areas, an outdoor patio, a greenhouse and a putting green. Additionally, there will be sidewalks around the building, which is also connected to the five-foot sidewalk on Saint Barnabas Road from the southwest side of the site that can be used as exercise trail by the residents of the building.

The two types of lighting fixtures proposed in association with this site are 30-inches-high bollard light along pedestrian walkway and 18-foot-high pole light in the parking lot. The photometric plan depicts the lighting level to be zero foot-candle along the property line. The pole light has full cut-off lighting fixture. The statement of justification states that the luminosity and location of the proposed lighting fixtures will help assure the safety and convenience of the residents and visitors, while being directed on-site and away from neighboring properties. Site and building mounted lighting is enhanced at the main entrance as a visual cue to guide visitors. Lighting at the rear, outdoor amenity areas will be warm and inviting but appropriately directed and screened to avoid spillover onto neighboring properties.

The DSP is proposing one two-sided freestanding sign with the name, address and logo of the apartment displayed on the sign panel. The proposed sign is 31.5 square feet and is below the required 48 square feet, the maximum size limit per sign. According to the architectural detail of the sign measurement provided by the applicant, the proposed sign meets the requirements of Section 27-618(c)(1)(A-C) of the Zoning Ordinance. This freestanding sign is not shown on the site plan. Therefore, the Planning Board finds that the site plan should be revised to show the location, size, and the setback of the freestanding sign prior to certificate of approval of this DSP.

The applicant has provided an on-site recreational facility package as follows:

	Furniture Fixtures & Equipment	Total Cost
Club Room	\$22,500.00	\$22,500.00
Community Kitchen	\$5,000.00	\$5,000.00
Game Room	\$7,500.00	\$7,500.00
Fitness Room	\$15,000.00	\$15,000.00
Library/Cyber Café	\$15,000.00	\$15,000.00
Greenhouse	N/A	\$27,000.00
Putting Green	N/A	\$30,000.00
Total		\$122,000.00

Minimum required cost of recreation facilities \$111,305.48

The recreation facility package meets the required dollar amount obligation and is acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The 2014 Approved Southern Green Line Station Area Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The subject site is located within the boundaries of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* that was approved and adopted by the Prince George's County Council on February 25, 2014. On the same day, the County Council also imposed the D-D-O Zone over the entirety of the sectional map amendment (SMA) area. The purpose of the D-D-O Zone standards and regulations was to provide a consistent design framework to ensure that new developments and redevelopments meet the goals and objectives of the sector plan.

Development District Standards

The proposed use is same as underlying zone except as modified by the D-D-O Zone. The D-D-O Zone set forth specific design criteria for areas around one-half mile of the metro station. There are no applicable design standards or regulations that are relevant to for the subject site since it is located more than one-half mile radius of the Branch Avenue Metro Station. For this reason, only the applicable regulations of the underlying C-S-C zoning applies to this DSP, which is also subject to the D-D-O use table adopted in County Council Resolution CR-10-2014 by the District Council.

The use table permits an "apartment housing for elderly or physically handicapped" in the C-S-C Zone without requiring a special exception. Such a use is permitted by right subject to detailed site plan (DSP) review by the Prince Georges County Planning Board. The use table "P*" indicates that the use is permitted in the C-S-C/D-D-O Zones subject to general standards in Section 27-317(a)(1), (4), (5), and (6), and in conformance with the recommendations of the sector plan.

8. **Zoning Ordinance:** The subject site plan has been reviewed for conformance with the applicable requirements of the C-S-C, D-D-O Zones and site design guidelines. The following discussion is offered regarding these requirements.

- a. **Requirements of the C-S-C-Zone:** The proposed apartment housing for the elderly or physically handicapped is a permitted use in the C-S-C/D-D-O Zone subject to the general special exception standards in Section 27-317 (a)(1), (4), (5), and (6) and in conformance with the recommendations of the sector plan as follows:

Section 27-317(a) Required findings:

A Special Exception may be approved if:

- (1) **The proposed use and site plan are in harmony with the purpose of this Subtitle;**

The fundamental purposes of the Zoning Ordinance, as found in Section 27-102, are to protect the health, safety and welfare of the public and promote compatible relationships between the various types of land uses. Review of the subject site plan for conformance with the requirements of the Zoning Ordinance indicates that the DSP has no major conflicts with the fundamental purposes of this subtitle. There are no major issues associated with this application which would conflict with the general purposes of this Subtitle.

- (4) **The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

The Planning Board finds that, with the conditions of this approval, the proposed use will not adversely affect the health, safety or welfare of residents or workers in the area, and there is no indication that it would be detrimental to the use or development of adjacent properties or the general neighborhood.

- (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**

The proposed building will be compatible with the surrounding community. The proposed use is similar to the surrounding uses to the east and south in that they are all residential in nature. The property is bordered to the north by a commercial property, which is developed with an auto repair use and storage facility in the C-S-C Zone. The properties to the east and west across Saint Barnabas Road are improved with multifamily medium to low density apartments and condominiums. The project proposes significant landscaping and bufferyards along northern, eastern and southern sides of the property to help maintain a positive impression of the property from public views.

In addition, a six-foot-tall fence is also proposed between the commercial uses to the north and along the residential uses to the south of the property line to protect adjoining single-family houses from the potential noise and visual intrusion from activities on the subject site.

The Planning Board found that the location of the proposed access point is consistent with the location represented in the preliminary plan. The Planning Board also found the site layout, as it pertains to on-site circulation, to be adequate as proposed.

With respect to noise impact, the Planning Board offered the following comments:

The site is adjacent to Saint Barnabas Road. According to the Environmental Planning Section's noise model, the unmitigated 65dBA Ldn noise contour is located approximately 155 feet from the centerline of Saint Barnabas Road; however, this contour is shown incorrectly at 150 feet from the centerline on the TCP2. The TCP2 shall be revised to show the correct location of the 65dBA Ldn per the Environmental Planning Section's noise model.

For clarification, the Ldn reflects the average noise level measured over a 24-hour period, with a 10 dBA penalty for nighttime.

The proposed parcel will be improved with a building of 122 senior housing apartment units. The western corner of the proposed residential building will be affected by a noise level of 65dBA Ldn or higher. The preliminary plan recommended a condition requiring that the building permit include a certificate prepared by a professional engineer with competency in acoustical analysis stating that the interior noise levels have been reduced through the proposed building materials to 45 dBA Ldn or less for the portions of the residential units within the unmitigated 65dBA Ldn or higher noise impact area.

Based on the information provided by the applicant in the statement of justification, and the analyses provided by the Transportation and Environmental Planning Sections, with regard to on-site circulation, access points, and noise impact, there is no indication that the proposed use will have any detrimental effect on adjacent properties or the general neighborhoods.

(6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and

A Type 2 tree conservation plan (TCP2) was submitted with the application, and the Planning Board found that the DSP is in conformance with an approved TCP2.

- b. **C-S-C Zone Standards:** The site plan conforms to all setback standards per Section 27-462(b) of the Zoning Ordinance, which states that a structure in the C-S-C Zone must setback at least 10 feet from the street, plus an additional setback equal to one third for the total structure height if the structure is 30 feet or more in height. Here the height of the residential building is 46 feet ($46/3=16$). Consequently, the required setback for the residential building from Saint Barnabas Road should be 26 feet. However, the 2010 *Prince George's County Landscape Manual* (Landscape Manual) in Section 4.6(c)(1), Buffering Residential Development from Streets, requires a 50-foot buffer (exclusive of PUE) where multifamily front onto arterial roadway. Since Saint Barnabas Road is an arterial, the site 50-foot-buffer yard is required. While the site meets the requirements of the building setback, it is unable to meet the 50-foot-buffer yard requirements; therefore, an Alternative Compliance is filed as part of this DSP.

Additionally, Section 27-462(b) further requires side and rear yard setbacks per the height of the building and the types of uses that exists adjoining these yards. It appears that the site is in conformance with all the side, rear yard setbacks and all development standards of the C-S-C Zone. However, information must be provided on the site plan regarding design standards, including the height, lot coverage, density, frontage width, yards and green area calculations, to ensure compliance with the requirements.

- c. **Site design guidelines:** With conditions of approval, the DSP will be in conformance with the applicable site design guidelines contained in Section 27-274. For example, the majority of the proposed surface parking is proposed to be as near as possible to the main entrance of the building, the loading area is conveniently located near the main entrance and will be designed to minimize conflicts with pedestrians and vehicles. The proposed architecture features varied building form with a harmonious use of different building materials. Specifically, the DSP satisfies the applicable design guidelines in Section 27-274(a) of the Zoning Ordinance as follows:

Section 27-274(a)(2) Parking, loading, and circulation.

- (A) **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:**

The parking area is designed to accommodate elderly residents who will live in the building. It allows for a covered drop off area and has a sufficient number of regular and van accessible spaces. It is located to best protect the surrounding residential areas and allow for preservation of green areas at the rear of the property while keeping a reasonable walking distance from all spaces to the entrance. Sidewalks will allow safe passage for residents and visitors from the parking lot to the building.

- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**

The loading area is near the main entrance and will be screened from the parking area.

- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

A singular point of access from Saint Barnabas Road will minimize conflicts and provide a safe transition into the parking lot.

The main entrance allows a circular flow of traffic and appropriate signage will direct drivers through the parking lot. Sidewalks will lead pedestrians to the building in a safe manner.

Section 27-274(a)(3) Lighting

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character.**

The luminosity and location of the proposed light fixtures will help assure the safety and convenience of the residents and visitors, while being directed on-site and away from neighboring properties. Site and building mounted lighting is enhanced at the main entrance as a visual cue to guide visitors. Lighting at the rear, outdoor amenity areas will be warm and inviting but appropriately directed and screened to avoid spillover onto neighboring properties.

Section 27-274(a)(4) Views

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The DSP proposes to use bufferyards and landscaping to help maintain a positive impression of the property from public views. The building will also be compatible with the surrounding community.

Section 27-274(a)(5) Green Area

- (A) On site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

There are several green areas to the north and east of the building which are enhanced by outdoor amenities and are preserved also in a natural state. These areas will be accessible to the residents and will provide screening and privacy as well as protection from the weather.

Section 27-274(a)(6) Site and streetscape amenities

- (A) **Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

Although there are no specific streetscape requirements along Saint Barnabas Road, as it is an arterial roadway, an appropriate buffer will be provided and the on-site amenities are designed and located to enhance the visual and recreational experience on the property. Residents, including those with physical handicaps, will be able to easily access the outdoor amenity areas which will be constructed of durable materials.

Section 27-274 (a)(7) Grading

- (A) **Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The proposed grading of the property will minimize disruption of the existing topography and protect natural resources on the site. In particular, the areas to the north and east of the building will protect the existing trees and steep slopes.

Section 27-274(a)(8) Service areas

- (A) **Service areas should be accessible, but unobtrusive.**

The service area will be effectively screened and is located conveniently for servicing the building.

- d. **Development District Overlay Zone Required Findings:** Section 27-548.25(a), (b), (c) and (e) are applicable to the review of this DSP as follows:

Section 27-548.25 Site Plan Approval

- (a) **Prior to issuance of any grading permit for undeveloped property or any building permit in a Development District, a Detailed Site Plan for individual development shall be approved by the Planning Board in accordance with Part 3, Division 9. Site plan submittal requirements for the Development District shall be stated in the Development District Standards. The**

applicability section of the Development District Standards may exempt from site plan review or limit the review of specific types of development or areas of the Development District.

The DSP has been submitted in fulfillment of the above requirement.

- (b) In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**
- (c) If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.**

As previously discussed, the subject site is located outside the one-half mile radius of the closest Metro station; therefore, there are no D-D-O Zone standards applicable to this site. The two findings are not applicable.

- (e) If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.**

As part of this DSP approval, the applicant requests a variance from Section 25-122(b)(1)(G) for the removal of six specimen trees located within the limit of disturbance (LOD). However, there are no applicable D-D-O Zone standards applicable to this site.

- 9. Preliminary Plan of Subdivision 4-16004:** The property has a Preliminary Plan of Subdivision (PPS) 4-16004, which was approved on December 1, 2016 with 14 conditions. The conditions are applicable to the review of this DSP as follows:

- 8. At the time of detailed site plan (DSP), the applicant shall:**

- a. Provide an exhibit that illustrates the location and limits of all off-site improvements proffered in the bicycle and pedestrian impact statement (BPIS) for the review and approval of the operating agencies. This exhibit shall show the location of all off-site pad or bus shelter installation, as well as any other associated improvements. If it is determined at the time of DSP that alternative off-site improvements are appropriate, the applicant shall**

demonstrate that the substitute improvements shall comply with the facility types contained in Section 24-121.01(d) of the Subdivision Regulations, be within one-half mile walking or bicycle distance of the subject site, within the public right-of-way, and within the limits of the cost cap contained in Section 24-124.01(c) of the Subdivision Regulations. The Planning Board shall find that the substitute off-site improvements are consistent with the BPIS adequacy finding made at the time of preliminary plan of subdivision.

The Planning Board offered the following comments in regards to on-site bicycle pedestrian improvements:

Proposed On-Site Bicycle and Pedestrian Improvements

Consistent with the policies of the MPOT, the Planning Board supports DPIE's recommendation for the reconstruction of the sidewalk along the subject site's frontage of Saint Barnabas Road in order to meet current specifications and standards, as well as improve the pedestrian environment.

The submitted detailed site plan reflects numerous sidewalks and walkways on-site, including a sidewalk along the rear of the building going to the putting green, a sidewalk to the front of the building and a sidewalk around the northern edge of the parking lot. At the time of preliminary plan, the Planning Board approved a short segment of sidewalk along the main ingress/egress point onto the site. However, due to the slope issues it will not be possible to make the connection compliant with American with Disabilities (ADA) requirements. Given that the apartments will be for senior residents and is federally-funded, the Planning Board concurs with the applicant that it is probably not desirable to have a non-ADA pedestrian connection on-site.

Off-Site Bus Shelter Requirement

Due to the location of the subject site within a designated corridor, the application is subject to Section 24-124.01 and the "Transportation Review Guidelines, Part 2, 2013," which includes a requirement for the provision of off-site bicycle and pedestrian improvements in certain instances. Pursuant to this requirement, the installation of one bus shelters was required at the time of Preliminary Plan, with a requirement that an exhibit be provided at the time of DSP that illustrates the location, limits, and specifications of these off-site improvements. These conditions are reiterated for the Detailed Site Plan, with the clarification that the exhibit for the off-site bus shelters be provided prior to certification of the DSP.

- b. Provide one sidewalk connection linking the sidewalk within the public right-of-way along St. Barnabas Road (MD 414) to the sidewalk along the front of the proposed building.**

The DSP provides a sidewalk connection from the property to the public right-of-way. However due to the slope issue, it will not be possible to make the connection compliant with Americans with Disabilities (ADA) requirements. Therefore, linking the sidewalk within the public right-of-way along Saint Barnabas Road (MD 414) to the sidewalk along the front of the proposed building will not be desirable.

- c. **Allocate appropriate and developable areas for the private recreational facilities within the common open space land. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division (M-NCPPC) for adequacy, property siting, and establish appropriate triggers for construction.**

On-site private recreational facility package has been provided for review and it is found acceptable. All on-site private facilities should be installed prior to issuance of the use and occupancy permit for the building.

- d. **Provide the specimen tree variance request if necessary and include a condition analysis of all trees proposed to be removed and all trees that are proposed to have their critical root zones impacted that are to remain, in accordance with methods presented in The Guide to Plant Appraisal prepared by the Council of Tree and Landscape Appraisers and published by the International Society of Arboriculture. The condition analysis shall be used to review the variance request.**

The applicant has provided the required specimen tree variance, which has been reviewed by the Planning Board.

- 10. **2010 Prince George's County Landscape Manual:** Since the D-D-O Zone does not include any landscaping standards, the relevant requirements in the 2010 *Prince George's County Landscape Manual* (Landscape Manual) apply. The detailed site plan is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping of the Landscape Manual. The plan includes a schedule and notes regarding conformance with Section 4.2, Requirements for Landscape Strips Along Streets along Belnor Lane to the south.

However, this is not applicable as it only applies to nonresidential uses, which are not proposed with this DSP. Therefore, a condition has been included in this resolution regarding the removal of this schedule and notes.

- a. **Section 4.1, Residential Requirements**—Section 4.1 requires a minimum number of trees be provided for multifamily dwellings at a rate of one shade tree per 1,000 square feet, or fraction of, green area on the property. This section applies to the DSP, which proposes 16,704 square feet of green area requiring 17 shade trees. The correct schedule is

provided on the DSP showing this requirement being met on the subject property by using a combination of shade, ornamental and evergreen trees as allowed.

- b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires a percentage of the parking lot, determined by the size, to be interior planting area and a perimeter landscape strip along all adjacent properties. This section is applicable to the proposed parking lot for the multifamily use, which requires eight percent interior planting area and no perimeter strip, as it adjoins only public rights-of-way and incompatible uses. The required schedule has been provided demonstrating conformance with this section by the provision of eight percent interior landscaping area planted with the required number of shade trees.
- c. **Section 4.4, Screening Requirements**—The site is subject to Section 4.4, which requires screening of loading spaces, trash facilities, and mechanical equipment. The submitted DSP indicates trash will be accommodated within an internal room, which will screen the trash facility from the adjacent properties and road. The one proposed loading space is located in front of the building's main entrance and will be screened from adjacent existing residential uses by the building and from the roadway by the intervening plantings. Ground-level mechanical equipment is shown along the south side of the building and will be screened from the adjacent existing residential uses by the Section 4.7 bufferyard as discussed below.
- d. **Section 4.6, Buffering Development from Streets**—Section 4.6(c)(1) requires a buffer between a multifamily development in any zone adjacent to a major collector, an arterial, a freeway, or an expressway. On the subject DSP, the multifamily development's front yard is adjacent to Saint Barnabas Road, a master-planned arterial roadway. The applicant was unable to fully meet the requirements of this section and submitted Alternative Compliance AC-16016, which is discussed as follows:

The applicant has filed this request for Alternative Compliance from Section 4.6(c)(1), Buffering Residential Development from Streets, along Saint Barnabas Road because the full required buffer width and plants have not been provided.

Section 4.6, Buffering Development from Special Roadways

REQUIRED: Section 4.6(c)(1) Buffering Residential Development from Streets, along Saint Barnabas Road

Length of bufferyard:	451 feet
Minimum bufferyard width:	50 feet
Plants (located outside of the public utility easement)	
Shade Trees (6/100 linear feet)	28
Evergreen Trees (16/100 linear feet)	73
Shrubs (30/100 linear feet)	136

PROVIDED: Section 4.6(c)(1) Buffering Residential Development from Streets, along Saint Barnabas Road

Length of bufferyard:	451 feet
Bufferyard width:	10-50 feet
Plants (located within the public utility easement)	
Shade Trees	15
Ornamental Trees	2
Shrubs	110

The applicant does not meet the strict requirements of Section 4. (c)(1), Buffering Residential Development from Streets, along the entire length of frontage on Saint Barnabas Road, a master-planned arterial roadway, because the full required buffer width and plants have not been provided. Section 4.6 requires that when any yard of a multifamily development in any zone is oriented toward an arterial roadway, a minimum 50-foot-wide buffer, planted with six shade trees, 16 evergreen trees, and 30 shrubs per 100 linear feet of the frontage, be provided with all plants located outside of any public utility easement (PUE). The applicant proposes to provide a bufferyard with a varying width of 10 to 50 feet with approximately 53 percent of the required plants, all located within the proposed PUE along the right-of-way. The applicant intends to pursue a variation request at the time of record plat to remove the PUE from the property, but based on the current approved Preliminary Plan of Subdivision 4-16004, all of the proposed plants would be within the PUE.

The applicant justifies this arrangement because, in 2001, the site received special exception (SE) approval, SE-4371, for a similar development of a 137-unit apartment building for the elderly. At that time, Section 4.6 in the 1990 Landscape Manual did not apply to multifamily buildings, so only a 10-foot-wide parking lot perimeter strip (Section 4.3) was provided along the right-of-way on the approved SE plan. Due to financial constraints, that SE development was never constructed, but remained valid. Subsequently, the 2014 *Approved Southern Green Line Station Area Sectional Map Amendment* was adopted which applied a Development District Overlay (D-D-O) Zone to the property changing the proposed multifamily use to a permitted use, subject to approval of a DSP. This change in zoning negated the previously approved SE and required a DSP, which then subjects the site to the requirements of the 2010 Landscape Manual, including the requirements of Section 4.6. The applicant also contends that since the building is situated such that the majority of the building mass is located over 50 feet from the right-of-way of Saint Barnabas Road and the majority of the required 50-foot area is proposed to be parking. Therefore, the road impacts on the multifamily development will be minimal. Additionally, there is a large amount of regulated environmental features at the east end of the property, opposite of the right-of-way, and the proposed building is already moved back as close as possible to those features. Provision of the full buffer width would require the deletion of parking spaces resulting in insufficient parking for the development.

Based on the previous approval history of the site and the majority of the proposed building mass being located far away from the right-of-way of Saint Barnabas Road, plus the presence of environmental features, the Planning Board found that the applicant's proposed landscape plan is equally effective as normal compliance with Section 4.6 of the Landscape Manual.

- e. **Section 4.7, Buffering Incompatible Uses**—The site is subject to Section 4.7 along the northern and southern property lines where it abuts incompatible uses. The required building setbacks and landscape yard widths have been provided, as well as the appropriate schedules showing conformance with the requirements. However, along the southern property line, on Schedule 4.7-E, the required and provided plant units were miscalculated. Therefore, a condition has been included in this resolution requiring the full amount of plant units to be provided in this area adjacent to the existing single-family detached homes.
- f. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) should be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and/or cultivars is specified below:

Shade trees	50 percent
Ornamental trees	50 percent
Evergreen trees	30 percent
Shrubs	30 percent

The landscape plan provides almost 100 percent native plants in each category and, therefore, meets the above requirements.

- 11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-005-16) was submitted with the preliminary plan application and a Type 2 Tree Conservation Plan (TCP2-025-14) was submitted with the current DSP application. The site has a woodland conservation threshold of 15 percent or 0.71 acres. According to the worksheet, the cumulative woodland conservation requirement based on the total proposed clearing of 3.46 acres for this project, is 1.57 acres. The TCP1 proposes to meet this requirement with 1.06 acres of on-site preservation and 0.51 acre of off-site woodland conservation credits. Because the off-site requirement is less than one acre, the applicant may choose to meet it with fee in-lieu. How the off-site requirement is met must be reflected in the worksheet on the plan prior to certification.

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 Technical Manual."

A Subtitle 25 Variance Application, a specimen tree evaluation, and a statement of justification in support of the variance request, dated November 28, 2016, were received by the Environmental Planning Section.

The specimen tree table on the TCP2 shows the removal of four of the ten on-site specimen trees; however, the variance application requests the removal of six specimen trees and two that will remain but were evaluated because of proposed impacts to the critical root zones. The TCP2 must be revised to show the removal of all specimen trees that are approved to be removed. The variance requests the removal of Trees 1, 3, 4, 6, 9, and 10, and evaluates the proposed critical root zone impacts of Trees 2 and 5.

Specimen Tree 1 (ST-1) is a 44-inch Southern red oak in fair condition; this tree is located in close proximity to Saint Barnabas Road and is within the most developable upland portion of the site. Specimen Tree 3 (ST-4) is a 34-inch Southern red oak in good condition located on the northwestern portion of the site and is proposed to be removed for the installation of a proposed stormdrain outfall. Specimen Tree 4 (ST-4) is a 40-inch yellow poplar in poor condition, Specimen Tree 6 (ST-6) is a 32-inch white oak in good condition, Specimen Tree 9 (ST-9) is a 32-inch yellow poplar in good condition, and Specimen Tree 10 (ST-10) is a 40-inch Southern red oak in poor condition; these four trees are located on the northeastern portion of the site and are proposed to be removed for the installation of a proposed stormdrain outfall and a proposed sewer connection.

Specimen Tree 2 (ST-2) is a 40-inch White oak in fair condition located on the northwestern portion of the site, in close proximity to tree ST-3, and will have approximately 24 percent of its critical root zone impacted by the proposed installation of a stormdrain outfall. The information submitted indicates that the tree has some decay, top damage, poor branch distribution, cavities with wounds, and apparent deadwood. This tree is not proposed to be removed; however, given the health of the tree, the Planning Board has concerns regarding its long-term survivability post-construction. The tree is located approximately 10 feet from the northwestern property boundary and the adjacent property has a parking area approximately 40 feet from the boundary (the tree is approximately 50 feet from the parking area).

Specimen Tree 5 (ST-5) is a 30-inch White oak in good condition located on the northeastern portion of the site, in close proximity to trees ST-4 and ST-6, and will have approximately 37 percent of its critical root zone impacted by the proposed installation of a stormdrain outfall and a proposed sewer connection. This tree is not proposed to be removed. It is located

approximately 35 feet from the eastern property boundary and is within the stream valley. The adjacent properties in this area are also wooded.

It is not likely that a decline in the health of trees ST-2 and ST-5 would result in a hazardous condition because it is not likely that trees would cause structural damage. Minimal preservation efforts are recommended for these trees including but not limited to root pruning.

Section 25-119(d)(1) of the WCO contains six required findings **[text in bold]** to be made before a variance can be granted. The statement of justification submitted seeks to address the required findings for the specimen trees as follows:

(A) Special conditions peculiar to the property have caused the unwarranted hardship

The site slopes from its frontage on Saint Barnabas Road to the stream valley located on the north and eastern portions of the property. The developable area of the site is limited to the upland area. Specimen Tree 1 (ST-1) is located within this upland area and must be removed for the reasonable development of the site. The other trees are proposed to be removed for the installation of sewer and stormdrain structures which are required for the development of the site.

Not granting a variance to Section 25-122 for the six specimen trees would create a hardship on the property owner by not allowing the site to be developed to its reasonable and full potential.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas

The location of these trees is by chance and not providing a variance would deprive the applicant of rights granted and enjoyed by others. The trees proposed to be removed are for the use of the most developable area of the site and for the installation of infrastructure required to serve the site. The enforcement of Section 25-122, which indicates specimen trees shall be preserved, will deprive the land owner the right to develop this property to its highest and best use.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants

The specimen trees are located at random locations and in areas that would significantly restrict development of the site if not removed. Furthermore, several of the trees are listed in poor condition. This variance and development proposal do not confer the applicant a special privilege. If other constrained properties encountered trees in similar locations on a site, the same considerations would be provided during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant

The location of the specimen trees is a natural occurrence. To date, the applicant has taken no action that has resulted in the sites current condition.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property

The request to remove the tree does not arise from any condition on a neighboring property.

(F) Granting of the variance will not adversely affect water quality

All proposed land development activities will require sediment control and stormwater management measures to be reviewed and approved by the County.

The project proposes to meet water quality and quantity requirements in accordance with approved Stormwater Management Concept Plan 35904-2014-00.

The required findings of Section 25-119(d)(1) have been adequately addressed for the removal of Specimen Trees (ST) 1, 3, 4, 6, 9, and 10. The Planning Board approved the specimen variance application.

12. **Prince George's County Tree Canopy Coverage Ordinance:** The site is subject to the Tree Canopy Coverage (TCC) Ordinance because it proposes more than 5,000 square feet of disturbance. The TCC requires that based on the zoning of the site, ten percent of the site is to be covered in tree canopy. The overall site measures 4.72 acres and therefore it requires 0.47 acre, or 20,560 square feet, of the site to be covered in tree canopy. The site plan provides the appropriate schedule indicating that this requirement is being met on-site with woodland conservation trees and proposed tree planting.
13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—The Planning Board found that the application is consistent with the Plan Prince George's General Plan and with the 2014 Approved *Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Station Area Sector Plan and SMA).
 - b. **Transportation Planning**—The Planning Board found that the site layout and on-site circulation are adequate as proposed on the subject application. There are no traffic-related issues that are to be addressed with this DSP application; consequently, the Planning Board found the application to be acceptable.

- c. **Subdivision Review**—The Planning Board found that the site is the subject of Preliminary Plan of Subdivision (PPS) 4-16004 and approved this DSP with several conditions, which should be addressed prior to certification of the DSP. The conditions are included in this resolution.
- d. **Trails**—The Planning Board reviewed the detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. Due to the site's location in both the Branch Avenue Corridor, it was subject to the requirements of Section-24-124.01 and the "Transportation Review Guidelines, Part 2, 2013" at the time of preliminary plan. The Planning Board's approval is based upon prior approvals and a review of the submitted DSP package. Additional comments are summarized as follows:

The subject application consists of a senior residence on 4.72 acres within the C-S-C Zone. The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (area master plan). There is one master plan trail issue identified in both the MPOT or area master plan that impacts the subject site. Continuous sidewalks and designated bike lanes are recommended along Saint Barnabas Road. The MPOT makes the following recommendations for Saint Barnabas Road:

Saint Barnabas Road Sidewalks and Bike Lanes:

Provide continuous standard or wide sidewalks with designated bike lanes. Pedestrian amenities and safety features should also be included as part of any frontage improvements or road improvement projects. Any comprehensive improvement projects should include discussions with area businesses to consolidate access points in order to improve safety for pedestrians, bicyclists, and motor vehicles (MPOT, page 22).

The sidewalk along the site's frontage of Saint Barnabas Road does not meet current County specifications and standards. Per conversations with the Department of Permitting, Inspections and Enforcement (DPIE), this sidewalk will be reconstructed as part of the site's frontage improvements.

The Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Currently, standard sidewalks exist along Saint Barnabas Road, including the frontage of the subject site. However, this sidewalk is extremely narrow and does not appear to meet current road specifications and standards. Based on discussions at the Subdivision and Development Review Committee (SDRC), it appears that DPIE will require that the sidewalk along the site's frontage be reconstructed to meet current county specifications and standards.

- e. **Permit Review**—The Planning Board included permit-related conditions in this resolution.
- f. **Environmental Planning**—The Planning Board approved DSP-16026 and TCP2-025-14 subject to the findings and conditions contained in this resolution.

The Planning Board previously reviewed the following applications and associated plans for the subject site:

Development Review Case	Associated Tree Conservation Plan	Authority	Status	Action Date	Resolution Number
4-16004	TCP1-005-16	Pending	Pending	Pending	Pending
DSP-16026	TCP2-025-14	Pending	Pending	Pending	Pending

An approved and signed Natural Resources Inventory (NRI-123-14) for this project was issued on August 19, 2014.

Site Description

The site is located on the northeastern corner of the intersection of Saint Barnabas Road with Belnor Lane. The overall site contains 4.72 acres and is zoned C-S-C. According to the approved NRI (NRI-201-14), 4.59 acres of woodlands exist on-site. A review of the available information identified that regulated environmental features such as areas of steep slopes, streams, and associated buffers, and primary management area (PMA) exist on-site; however, other regulated features such as areas of wetlands, wetland buffers, and 100-year floodplain are not present on-site. This site is outside of the Chesapeake Bay Critical Area (CBCA). This site is located in Henson Creek, which drains into the Potomac River Basin. The site is not located in a stronghold watershed. The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Croom-Marr Complex (10–15% slopes), Croom-Marr Urban Land Complex (5–15% slopes), Sassafra Urban Land Complex (5–15% slopes), and Urban Land-Sassafra

Complex (0–5% slopes). According to available information, neither soils containing Marlboro clay nor soils containing Christiana complexes are found on this property. This site is not within a Sensitive Species Protection Review Area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources. The approved NRI indicates that no forest interior dwelling species (FIDS) habitat is located on-site. None of the streets that the site fronts on have a historic or scenic designation. The site fronts Saint Barnabas Road, which is identified as an Arterial roadway, and Belnor Lane, which is not classified as a master plan roadway. Saint Barnabas Road is a traffic noise generator. According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site includes Regulated and Network Gap areas.

Environmental Review

As revisions are made to the plans submitted the revision boxes on each plan sheet shall be used to describe the changes, the date made, and by whom.

Natural Resource Inventory

A signed Natural Resources Inventory (NRI-123-14), which included a detailed forest stand delineation (FSD), was submitted with the application. The site contains areas of steep slopes, streams with associated buffers, and primary management area (PMA). No other regulated environmental features exist on this site according to available data. This site contains 4.59 acres of existing woodlands, and 10 specimen trees. No additional information is required with regard to the NRI.

Stormwater Management

The site has an approved Storm Water Management Concept letter (35904-2014-00) and plan that is in conformance with the current code.

No additional information is required with regard to stormwater management with this application.

Woodland Conservation

The plan requires revisions to be in conformance with the Woodland Conservation Ordinance. The TCP approval block must be updated to the current standard with the associated case information typed-in. The plan and specimen tree table must be updated to reflect the disposition of each tree based on the final variance approval.

The stream centerline must be shown on the plan. Steep slopes should be removed from the plan and the legend. Any right-of-way dedication and the public utility easement (PUE) must be shown and labeled on the plan. The preservation signs must be shown at 50 feet on center. Each specimen tree proposed to be preserved along the level of disturbance (LOD) must have a specimen tree preservation sign shown on the plan. The tree preservation sign associated with Specimen Tree 9 (ST-9) should be removed since it is no longer proposed to be preserved, based on the specimen tree variance request. The specimen tree and preservation sign detail must be revised to the standard detail 1 in

the Environmental Technical Manual. Standard detail 11 for tree pruning must be added to the plan. The only tree protection fence detail provided on the plan is for a combination silt fence and tree protection device. If this is the only tree protection device proposed for this site, the legend must be updated to label the tree protection fence as combination silt and tree protection fence.

The TCP2 notes must be revised. Revise Note 6 to state "The property is within the Environmental Strategy Area (ESA 1) of Plan Prince George's 2035 (formerly the Developed Tier) and is zoned C-S-C." Add the standard note regarding grandfathering (the project is not grandfathered). Note 19 regarding the required on-site woodland conservation easement should be moved to the cover sheet and placed below the worksheet.

The legend must be updated to remove steep slopes, specify the type of tree protection fence (temporary combination silt and tree protection fence), label the 65 dBA Ldn noise contour as unmitigated, add the symbol shown on the plan for preservation not counted as credits.

A digital color copy of the plan is needed for State reporting purposes and must be submitted with the plans for certification.

Primary Management Area

Section 27-285(b)(4) of the Zoning Ordinance requires the following finding: "The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5)."

A statement of justification was submitted and reviewed as part of the Preliminary Plan of Subdivision, 4-16004. No new impacts are being proposed with the current application, therefore no new statement of justification is needed.

The regulated environmental features on the subject property have been preserved and/or restored in a natural state to the fullest extent possible based on the evaluation provided with Preliminary Plan 4-16004.

The Planning Board approved DSP-16026 and TCP2-025-14 subject to the following findings:

- (1) The required findings of Section 25-119(d) have been adequately addressed for the removal of Specimen Trees (ST) 1, 3, 4, 6, 9, and 10.
- (2) The regulated environmental features on the subject property have been preserved and/or restored in a natural state to the fullest extent possible based on the evaluation provided with Preliminary Plan 4-16004.

- g. **Historic Preservation**—The Planning Board found that there is a low probability of archeological sites within the subject property.
 - h. **Prince George's County Fire/EMS Department**—In a memorandum dated November 28, 2016, the Prince George's County Fire/EMS Department offered comment on needed accessibility, private road design, and the location and performance of fire hydrants. The information has been transmitted to the applicant.
 - i. **Maryland State Highway Administration (SHA)**—In e-mail dated November 14, 2016, SHA indicated that an access permit will be required.
 - j. **Department of Inspections, Permitting and Enforcement (DPIE)**—In a memorandum dated December 2, 2016, the DPIE stated they had no objection to the proposed DSP-16026. The proposed DSP is consistent with approved Site Development Concept Plan no. 35904-2014, dated February 1, 2015 and valid until February 11, 2018. Other DPIE comments will be enforced through their separate permitting process.
 - k. **Other Agencies:** The following agencies did not offer comments on the subject application: Prince George's County Department of Parks and Recreation, Prince George's County Health Department, Prince George's County Police Department, Washington Suburban Sanitary Commission, Verizon communication, and the electric utility company.
14. Based on the foregoing and as required by Section 27-285(b)(1), the DSP, if revised in accordance with the proposed conditions below, the subject DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
15. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board found that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5). The Planning Board noted that the regulated environmental features on the subject property have been preserved and/or restored in a natural state to the fullest extent possible based on the evaluation provided with Preliminary Plan 4-16004.
16. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the 2014 *Approved Southern Green Line Station Area Sector Plan and SMA*. There are no applicable development district standards; therefore, no amendments had been requested.

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 Type 2 Tree Conservation Plan (TCP2-025-14) and APPROVED Alternative Compliance AC-16016, and further APPROVED Detailed Site Plan 16026 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan, the applicant shall obtain signature approval of the Preliminary Plan of Subdivision, 4-16004.
2. Prior to certificate approval of the detailed site plan (DSP), the plans shall be revised as follows:
 - a. Add a note to the plans stating "This property is located in the D-D-O Zone, Southern Green Line Station Area Sector Plan and SMA, Suitland Metro Area."
 - b. Add the proposed square footage of the building to the plan.
 - c. Provide ramps and depressed curbing to all parking spaces for the physically handicapped.
 - d. All development standards approved by the Planning Board shall be noted on the coversheet under General Notes, (maximum height of building, lot coverage, green area requirements, information about accessory structures, etc.) and the actual height, setbacks, parking, etc. shall be demonstrated on the site plan.
 - e. Show the location, size, and setback dimension of the freestanding sign from the street.
 - f. Show right-of-way dedication of 60 feet from the center line of MD 414 along the property frontage. All dimensions shown from the existing right-of-way shall be revised to be measured from the proposed right-of-way of MD 414.
 - g. Delineate a 10-foot-wide public utility easement (PUE) along the ultimate right-of-way of MD 414 within the subject site or provide concurrence from all governing utility companies that a PUE is not required along the road frontage.
 - h. Provide an exhibit that illustrates the location and limits of all off-site improvements proffered in the bicycle pedestrian impact statement (BPIS). This exhibit shall show the location of all off-site pad or bus shelter installation, as well as any other associated improvements, unless modified by the operating agencies.
 - i. Remove the Section 4.2 schedule and labels from the landscape plan.
 - j. Provide the full required amount of plant material within the Section 4.7 bufferyard along the southern property line.

- k. The TCP2 shall be revised as follows:
 - (1) Show the use of fee-in-lieu or off-site credits in the worksheet.
 - (2) Update the TCP2 approval block to the current standard with all information typed-in.
 - (3) Revise the plan and the specimen tree table to reflect the disposition of each tree based on the final variance approval.
 - (4) Show the stream centerline.
 - (5) Remove steep slopes from the plan and the legend.
 - (6) Show any right-of-way dedication and label the PUE.
 - (7) Show the preservation signs at a distance of 50 feet on center.
 - (8) Provide a specimen tree preservation sign for each specimen tree preserved along the edge of the level of disturbance (LOD).
 - (9) Remove the specimen tree preservation sign for Tree 9.
- l. Revise the TCP2 details in accordance with the Environmental Technical Manual as follows:
 - (1) Revise the specimen tree and preservation sign detail to standard detail.
 - (2) Add standard detail 11 regarding tree pruning.
- m. Revise the TCP2 notes as follows:
 - (1) Revise Note 6 to state: "The property is within the Environmental Strategy Area (ESA 1) of Plan Prince George's 2035 (formerly the Developed Tier) and is zoned C-S-C."
 - (2) Add the standard note regarding grandfathering.
 - (3) Move Note 19 to the cover sheet below the worksheet.
- n. Revise the legend as follows:
 - (1) Remove steep slopes.
 - (2) Specify the type of temporary tree protection fence.
 - (3) Label the 65 dBA Ldn noise contour as unmitigated.

- (4) Add the symbol shown on the plan for preservation not counted
 - (5) Provide a digital color copy of the plan.
- o. Add the site plan notes as follows:
 - (1) "During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."
 - (2) "During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR)."
- 3. Prior to issuance of the use and occupancy permit, the applicant shall complete the installation of all on-site private recreational facilities.

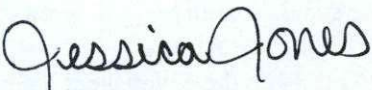
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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, December 15, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 15th day of December 2016.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:
TA:rpg

APPROVED AS TO LEGAL SUFFICIENCY

M-NOPPC Legal Department
Date 12/19/16