THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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PGCPB No. 2020-27

File No. DSP-19044

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 February 27, 2020, regarding Detailed Site Plan DSP-19044 for Park Place, the Planning Board finds:

1. **Request:** The subject detailed site plan (DSP) proposes development of 128,810 square feet of flexible industrial space for office, warehouse, and wholesale trade uses on two proposed parcels. In conjunction with this DSP, the Prince George's County Planning Board approved a Departure from Design Standards, DDS-665 (PGCPB Resolution No. 2020-28), for a reduction of all standard parking spaces to 9 feet wide by 18 feet long.

2. **Land Use Summary:**

DEVELOPMENT DATA SUMMARY		
	Existing	**Approved**
Zone	I-3	I-3
Use(s)	Vacant	Office/Warehouse
Acreage	17.21	15.54
Parcels	1	2
Gross Floor Area (sq. ft.)	--	128,810

ZONING REGULATIONS		
	Required	**Proposed**
Building Coverage (sq. ft.)	296,578	128,810
Green Area (percentage)	25	46.17

PARKING REQUIREMENTS		
Office/Warehouse	**Number of Spaces Required**	**Number of Spaces Provided**
Building A (proposed Parcel 1 – Restaurant Depot)	77	222
Building B (proposed Parcel 2 – Office/Warehouse)	135	110
TOTAL	**212**	**332**
Regular	-	316
Handicap-accessible Car Spaces	7	10
Handicap-accessible Van Spaces	-	6

LOADING REQUIREMENTS		
Office/Warehouse	**Number of Spaces Required**	**Number of Spaces Provided**
Building A (proposed Parcel 1 – Restaurant Depot)	3	5
Building B (proposed Parcel 2 – Office/Warehouse)	3	11
TOTAL	**6**	**16**

3. **Location:** The subject property is located at Tax Map 9, Grid C-4, on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road in Planning Area 60, and Council District 1.

4. **Surrounding Uses:** The subject property is bounded to the north by the public right-of-way of Muirkirk Road with residentially developed, Planned Industrial/Employment Park (I-3) zoned property beyond; to the east by I-3-zoned property developed with industrial uses; to the south by vacant, wooded property, zoned Open Space and owned by Prince George's County Government; and to the northwest by property zoned Rural Residential (R-R) developed with residential uses.

5. **Previous Approvals:** The subject property, when it was zoned R-R, was originally part of DSP-87108, which was approved on October 1, 1987 (PGCPB Resolution No. 87-452) for 179,560 square feet of office/warehouse space. DSP-87108 encompassed 39.07 acres across three parcels: the 17.21-acre subject property (Parcel 218); the 16.18-acre, I-3-zoned, developed Park Place Industrial Park to the east; and the 5.68-acre vacant residentially zoned property to the west. The overall 39.07-acre property was envisioned for industrial office/warehouse uses; however, the subject property was shown as reserved for future development with DSP-87108.

   Subsequently, the subject property was rezoned from the R-R Zone to the I-3 Zone via Zoning Map Amendment A-9953-C, approved by the Prince George's County District Council on August 10, 2006. Conceptual Site Plan CSP-17005 was approved on February 14, 2019

(PGCPB Resolution No. 19-23) for 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218. A Preliminary Plan of Subdivision, PPS 4-18029, was approved by the Prince George's County Planning Board on October 10, 2019 (PGCPB Resolution No. 19-117). The site has an approved Stormwater Management (SWM) Concept Plan (19983-2018-00) and associated letter, which is valid until August 21, 2021. The approved concept plan is consistent with the DSP.

6. **Design Features:** The subject DSP proposes to develop 128,810 square feet of flexible industrial office, warehouse, and wholesale trade uses on two proposed parcels. The eastern Parcel 1 includes a 62,810-square-foot building proposed for a Restaurant Depot tenant, and the western Parcel 2 includes a 66,000-square-foot flexible office/warehouse building. The application also includes associated site improvements including landscaping and 18 SWM facilities. The subject property is irregular in shape and constrained by Muirkirk Road on its northern boundary. Standard sidewalks are proposed and provide internal connectivity on-site and to Muirkirk Road. The development pods are surrounded by green area serving as a natural boundary to the adjoining residentially and industrially zoned properties. Access to the site is shown in two separate entrances in the northwest and northeast points of the property along Muirkirk Road. The plan shows 9,860 square feet of possible/future Restaurant Depot office expansion, along the northern elevation of the building on Parcel 1. The Planning Board noted that the subject DSP does not include the future expansion, which will be subject to an amendment to the DSP. The subject DSP proposes 128,810 square feet of building space and provides no dedicated outdoor space for employee relief during breaks. Outdoor spaces at work can reduce stress, build teams, increase employees' physical activity, reduce illness, and foster better social interactions. Therefore, a condition has been included in this approval to revise the DSP to include outdoor amenity space for employee relief, including benches with shading at a minimum.

Architecture

The applicant introduces a high-quality building typology in varied materials displaying weight, light, and gravity. The variety in building materials provides a harmonious appearance from public roadways. The subject application presents an opportunity to reimagine MD Route 200 (Intercounty Connector) as an emerging gateway into Prince George's County. The proposed architecture of the buildings is compatible with the adjoining employment park to the east. Each building proposes a two-story appearance demonstrating compatibility with the surrounding uses.

The building on proposed Parcel 1 is for a Restaurant Depot and achieves a building height of 34 feet. The applicant and staff have worked closely to refine architectural enhancements of the building's overall design. The industrial/warehouse nature of the use dictates an open floor plan, maximizing efficiency by using such design elements as pass-through racks that allow for circulation and storage. The exterior walls are used for product storage and display, creating long expanses of solid walls. To retain their floorplan, the Planning Board recommended enhancements to the building's envelope by using a combination of art, awnings, canopies, materials, and colors. The applicant introduced vertical concrete wall panels in a light brown hue in combination with vertical panels in a slightly darker hue. Additional interest was added with horizontal banding in the Restaurant Depot blue and black horizontal banding along the water table. Windows are introduced along the northern, southern, and eastern elevations permitting

natural light to permeate the interior structure. A canopy measuring 131 feet by 78 feet is integrated along the eastern elevation providing ease of access and weatherization for customers. The loading space along the eastern elevation features composite paneling in complementary color while the loading and service doors match the color featured on the water table. The Planning Board noted that the applicant incorporated several strategies and approved the architecture.

The building on proposed Parcel 2 achieves a building height of 36 feet with the west elevation serving as the main entrance. The applicant has chosen to introduce a recessed vertical feature wall in a dark gray hue, united by two horizontal bands in a light gray hue. The horizontal banding provides visual interest and complements the concrete tilt wall panels illustrated in white. The Planning Board noted that the horizontal bands are not provided on the eastern elevation, which serves as the loading area, with partial visibility from Muirkirk Road. Therefore, a condition has been included in this approval to revise the architectural elevations to incorporate the horizontal banding along the eastern elevation. The Planning Board also noted that the site plan illustrates that this building will provide 22 loading doors and 6 personnel doors, while the architectural elevations illustrate 24 loading doors and 8 personnel doors. Therefore, a condition has been included in this approval to revise the general notes, architectural elevations, and site plan to reflect the accurate number of loading spaces and service doors.

Signage

The site features building-mounted signs and illuminated pylon freestanding signs that demonstrate conformance with Sections 27-613 and 27-614 of the Zoning Ordinance. The Planning Board noted that the application provides illustrative detail relative to sign locations and proposes building-mounted signs on the northern, southern, western, and eastern elevations of the building on proposed Parcel 1. In accordance with Section 27-613(a)(2), building-mounted signs may be located anywhere on a building that the Planning Board deems appropriate. The Planning Board found that the building-mounted signs facing the residentially zoned property to the south and west is inappropriate and unnecessary for adequate identification. Therefore, a condition is included herein requiring the removal of the signs on the western and southern sides of the building on proposed Parcel 1.

Lighting

This DSP proposes building-mounted and pole-mounted lighting throughout the site to illuminate the driveways, parking areas, and open spaces on the site. A photometric plan was submitted with this application and reflects adequate lighting throughout the site and demonstrates that the proposed lighting will not spillover onto adjacent neighboring properties. The submitted photometric plan shows that there is adequate lighting for users on-site and the Planning Board approves of the lighting, as proposed.

Dumpster Enclosure
The applicant is proposing a 6-foot-high, painted masonry wall around the dumpster for Parcel 2 complementing the materials of the building. Parcel 1 proposes a compaction dumpster near the loading spaces. The Planning Board found that this is sufficient to screen the trash facilities from the public roadway.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the I-3 Zone and the site design guidelines of the Prince George's County Zoning Ordinance.

   a. The subject application is in conformance with the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in the I-3 Zone. The proposed office, warehouse, and wholesale trade uses are permitted in the I-3 Zone.

   b. Regulations in Section 27-474 of the Zoning Ordinance for the I-3 Zone concerning setbacks, net lot areas, lot frontage, building coverage, green area, density, and other requirements are reflected on the site plan. The DSP is also in conformance with the additional requirements in Section 27-471 of the Zoning Ordinance, which warrant discussion, as follows:

   (f) Regulations

   (1) Additional regulations concerning this location, size and other provisions for all buildings and structures in the I-3 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

   (2) Not more than twenty-five (25%) of any parking lot and no loading space shall be located in the yard to which the building's main entrance is oriented, except that the Planning Board may approve up to an additional fifteen percent (15%) in its discretion if increased parking better serves the efficiency of the particular use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building.

   (3) No loading docks shall be permitted on any side of a building facing a street except where the lot is bounded by three (*3*) or more streets.

   The DSP, as submitted, demonstrates less than 25 percent of the parking lot, and no loading spaces, within the yard to which each of the buildings' main entrances

are oriented. In addition, no loading docks are on the side of the building facing a street.

(g) Warehousing.

(1) Warehousing, wholesaling, distribution, or storage of materials not used, or products not produced, on the premises may be permitted, subject to the following:

(A) Not more than twenty percent (20%) of the net tract area of the entire Planned Industrial/Employment Park shall be devoted to these uses (including accessory uses such as off-street parking and loading areas).

(B) More than twenty percent (20%), but not more than thirty percent (30%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if at least five percent (5%) of the net lot area (of the lot on which the use is proposed) is devoted to green area. This green area shall be in addition to any other green area required by this Part. This additional green area shall either serve to preserve irreplaceable natural features, be designed so that the visual impact of the facility will be relieved (either by natural features or changes in grade), or provide distinctive furnishings (such as sculptures, fountains, and sidewalk furniture).

(C) More than thirty percent (30%), but not more than fifty percent (50%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if, in addition to meeting the requirements of (B), above, the Planning Board finds:

(i) That the tract is suited for these uses because of its accessibility to railways or highways that readily accommodate warehousing;

(ii) That the traffic generated by the uses is not directed through residential neighborhoods;

(iii) That the use is compatible with surrounding existing land uses and those proposed on the Master Plan. In determining compatibility, the Planning Board shall consider architectural or physical features of the

facility and may require that these features be compatible with surrounding land uses.

(D) The remainder of the park shall be devoted to other uses, in the case of (A), (B), or (C), above.

The DSP would qualify for up to 30 percent of the net tract area to be devoted to warehouse, wholesale, and distribution uses, as more than 30 percent green area is proposed that includes preservation of natural features. The proposed uses include approximately 167,997 square feet of warehouse and wholesale trade, which is less than the 30 percent of the net tract area allowed.

(h) Required access.

(1) Each Planned Industrial/Employment Park (including each property in separate ownership) shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least seventy (70) feet.

The subject application provides access from Muirkirk Road which is an 80-foot collector right of way.

(i) Minimum area for the development.

(1) The minimum area for the development of any Planned Industrial/Employment Park shall be twenty-five (25) gross acres.

(2) If the area is less than twenty-five (25) acres but not less than fifteen (15) acres, the property may be classified in the I-3 Zone when the property adjoins property in the C-O Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.

(3) If the area is less than twenty-five (25) acres, the property may be classified in the I-3 Zone when the property adjoins property in the I-3 or E-I-A Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.

(4) If the area is less than twenty-five (25) acres, and the land was classified in the I-3 Zone prior to October 31, 1977, or upon approval of a Sectional Map Amendment, it may be developed in accordance with this Part, provided the owner of record does not own abutting undeveloped land in the I-3, E-I-A, or C-O Zone that could be used to comply with the provisions of paragraph (1), (2), or (3), above.

The subject application proposes 17.21 acres but adjoins I-3-zoned property to the east, which when combined, totals 39.07 acres.

c. **Site Design Guidelines**—Section 27-283 of the Zoning Ordinance provides that a DSP should be designed in accordance with the same design guidelines for a CSP as referenced in Section 27-274 of the Zoning Ordinance, regarding parking, loading, and circulation; lighting; views; green area; site and streetscape amenities; grading; service areas; public spaces; and architecture. Section 27-274 further requires the applicant to demonstrate the following, as summarized:

(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:

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

The subject DSP proposes surface parking lots for each development pod that are designed to provide safe, efficient vehicular and pedestrian circulation within the site. Parking spaces are located to provide convenient access on-site. Loading spaces are located to minimize conflicts with vehicles or pedestrians and are clearly marked and separated from customer and employee parking areas. Each development pod has a single ingress/egress point providing a safe transition from Muirkirk Road to the parking areas. Parcel pick up areas for Restaurant Depot were coordinated with other proposed traffic flows. The applicant proposes crosswalks for pedestrians that span vehicular lanes. The applicant has introduced barrier free pathways to satisfy Americans with Disabilities Act (ADA) requirements. Regarding on-site circulation however, the Planning Board required an inter-parcel vehicular driveway between Parcels 1 and 2 that includes removable bollards or other similar temporary barriers to separate the two parcels. The bollards shall be located on the Parcel 1 side of the driveway and be removable by emergency vehicles or a tenant.

(3) Lighting.

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

The proposed light fixtures include building-mounted and pole-mounted lighting throughout the parking lot, enhancing the site's design character. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, and site design character, and to improve safety, while not causing glare onto adjoining properties.

(4) Views.

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

The applicant incorporated site design techniques to preserve environmentally sensitive areas. The proposed buildings incorporate design aesthetics that are modern, clean, and frame the public realm. Supplemental landscape and hardscape elements are incorporated into the design creating scenic views around the development.

(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.

This DSP complies with the design guidelines outlined above. The required green area for this project is 25 percent and the application proposes approximately 46.17 percent.

(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.

The applicant is not proposing site or streetscape amenities as part of this DSP, therefore, a condition has been included in this approval to include benches, trash receptables, bicycle racks, and other street furniture to enhance the visual unity of the site. The amenities shall take into consideration the color, pattern, texture, and scale of structures on-site and, to the extent practical, structures on adjacent sites.

(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 applicant proposes development of a currently unimproved site. Grading is required and the applicant incorporates retaining walls to minimize disruption to the natural resources on the property.

(8) Service Areas.

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

The DSP proposes dedicated loading areas for each development pod. All services are located away from the primary ingress/egress points but are conveniently located to the buildings being served. The applicant proposes screening with landscaping and fencing materials compatible with the site's design.

(10) Architecture.

(A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

The proposed buildings integrate a variety of building materials, such as pre-cast concrete blocks, glass, and composite materials. Each building includes horizontal bandings and introduces visual interest, such as the angled wall along the northern elevation of Restaurant Depot. Architectural features are prominent at the corners of the buildings and the applicant proposes main entrances that are articulated through colors and materials.

d. **Variance**—The applicant has also requested a variance to the requirements of Section 27-465(a) of the Zoning Ordinance to allow the proposed retaining wall, in excess of 6 feet high, to be located within the required rear yard and to not meet the required setbacks for main buildings. Pursuant to Section 27-230(a) of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

(1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

The subject property is three-sided with a public street along its northernmost boundary. The southern boundary is adjacent to an existing regional SWM facility owned by Prince George's County. The subject property is impacted by primary management area (PMA), which extends approximately 60 feet into the property's southern boundary and an existing conservation easement created by the SWM facility with an encroachment of 65 feet in the same area. This adds to the irregularity in the shape of the developable area on the subject site. The Zoning Ordinance requires an additional building setback equal to the proposed building height adjacent to residentially zoned land. This, in addition to the normal 50-foot building setback, will result in an 86-foot building setback along the property line adjacent to the SWM facility. Regulatory constraints and severe slopes in excess of 40 feet from Muirkirk Road to rear of the property present design challenges and necessitate the need for large retaining walls to allow for efficient development on this site.

(2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

In order to create a developable area for industrial uses and proper site drainage, a large level pad must be created. The applicant is proposing a single slab consisting of 62,810 square feet for the Restaurant Depot on proposed Parcel 1. The physical and environmental constraints expressed in the aforementioned criterion can only be subjugated by the proposed retaining wall construction. The retaining wall along the southern property line is needed to permit truck and service vehicle access to the rear of the proposed Restaurant Depot building. The total length of the wall that exceeds six feet will be approximately 415 feet. Compliance with the Zoning Ordinance governing the setback of this retaining wall would unreasonably prevent the owner from using the property for the permitted industrial use given the other site constraints, Zoning Ordinance requirements, and needed infrastructure.

(3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

The subject DSP presents no impairment to any applicable plans as a result of granting this variance. The Planning Board approves the applicant's request for a variance to Section 27-465(a).

8. **Zoning Map Amendment A-9953-C:** A-9953-C was approved on September 26, 2006 by the County Council of Prince George's County sitting as the District Council (Zoning Ordinance No. 14-2006) to rezone the property, referred to as Parcel B, from the R-R Zone to the I-3 Zone. The approval was subject to three conditions which are relevant to this application, as follows:

   1. **Before permits are issued, the applicant shall obtain approval of a detailed site plan, in accordance with Part 3, Division 9 of the Zoning Ordinance.**

      The applicant meets this condition with the subject application.

   2. **Site plan review shall include architectural review, to ensure compatibility with the adjoining employment park.**

      The subject application has submitted plans that include architectural elevations and the Planning Board found the architecture, as proposed, is compatible with the adjacent employment park. A conditioned is contained herein to include additional architectural treatments along elevations that are visible from Muirkirk Road.

   3. **The applicant shall show green area covering at least 25 percent of the net acreage of the site.**

      The DSP demonstrates conformance with this criterion. The applicant is proposing 46.17 percent of green area, a surplus of 21.17 percent above the requirement.

9. **Conceptual Site Plan CSP-17005:** CSP-17005 was approved on February 14, 2019 (PGCPB Resolution No. 19-23) for development of 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218. District Council took final action on the CSP in an Order of Approval dated May 14, 2019, which included 18 conditions, which are applicable, as follows:

   4. **At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide:**

      a. **A standard sidewalk and a designated bike lane along the subject site's entire frontage of Muirkirk Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement.**

      b. **Sidewalk connections from the public right-of-way to the entrances of the proposed buildings.**

c. A sidewalk connection between the two proposed buildings.

The subject application proposes a standard sidewalk along the site's Muirkirk Road frontage and provides standard sidewalk connections from the public right-of-way to the entrances of the two proposed buildings. The applicant also integrates a sidewalk connection between the two parcels.

11. At the time of detailed site plan, the applicant shall provide landscaping and screening that effectively obscures the portion of the parking lot adjacent to Muirkirk Road.

The applicant proposes screening with landscaping, a retaining wall, and fencing materials compatible with the site's design. The applicant also filed an alternative compliance application, which proposed additional shade trees directly adjacent to the parking lot. The Planning Board found that the landscaping and screening effectively obscures the portion of the parking lot adjacent to Muirkirk Road.

12. At the time of detailed site plan, the applicant shall demonstrate that the project will conform to or exceed the green building requirements of Section 27-61600 through Section 27-61604 adopted by CB-013-2019.

The new Zoning Ordinance, adopted by Prince George's County Council Bill CB-013-2019, requires applicants to demonstrate conformance to Section 27-61600 Green Building Standards by incorporating green building techniques. Per these requirements, the subject application is required to achieve a minimum of four points for non-residential development greater than 75,000 square feet. The applicant proposes a mix of green building techniques as provided in the scorecard noted below.

Table 27-61603(b) Green Building Point System	
	Points Earned
Energy Conservation	
Cool Roof (White Roof)	1.5 Points
Water Conservation and Water Quality	
All toilets have dual activated flushing	1.0 Point
Building Materials	
Source a minimum of 20%, by cost, of construction materials from recycled products manufactured, extracted, harvested, or recovered within 250 miles of the site.	1.5 Points
Low Impact Development	1.0 Point
Total Points	**5.0 Points**

The applicant proposes to achieve a minimum of 5.0 points towards the new ordinance's Green Building Point System, exceeding the requirement of 4.0 points. The Planning Board noted that the applicant cites low impact development as a credit with one point earned. The Green Building Point System scorecard, as noted in Table 27-61603(b) of Part 27-6 Development Standards does not identify low impact development as a metric. Therefore, a condition has been included in this approval to revise the General Notes to clearly define what metric this refers to.

13. **At the time of detailed site plan, the applicant shall demonstrate that it has made all reasonable efforts to minimize impervious surfaces, including the use of permeable pavement where feasible.**

Although the applicant is proposing a surplus of parking spaces, the applicant also proposes reductions in the size of the parking spaces. The Planning Board noted that the reduced-sized parking spaces multiplied by the total number of spaces, greatly reduces the amount of impervious surface needed and yields benefits to the environment in the form of reduced stormwater runoff. The Planning Board concluded that the applicant has sufficiently made reasonable effort to minimize impervious surface.

14. **At the time of detailed site plan, if the applicant is still proposing a wholesale distribution use, the applicant shall calculate the percentage of the net tract area devoted to such use (including the associated parking and loading space) and demonstrate compliance with Section 27-471(g). In addition, if the applicant is still proposing a wholesale distribution use, no additional warehousing, wholesaling or distribution use shall be permitted.**

The subject application proposes a total net tract area of 15.13 acres, which takes into consideration 0.41 acre for floodplain area and 1.67 acres of right-of-way dedication. The applicant proposes office, wholesale trade, and warehouse uses for both development pods. The applicant is allowed to have a total permitted warehouse and wholesale trade area of 175,395 square feet and the subject application proposes a total area of 167,997 square feet. The percentage of net tract area is expressed in the table below:

Percentage of Net Tract Area		
	Building 'A' *(in square feet)*	**Building 'B'** *(in square feet)*
Total Warehouse and Wholesale Area	46,500	19,500
Total Area of Parking and Loading Compounds Associated with Warehouse and Wholesale Trade uses	51,766	50,231
Total Area Devoted to Warehouse and Wholesale Trade	98,266	69,731
Permitted Warehouse and Wholesale Trade		**175,395**
Proposed Warehouse and Wholesale Trade		**167,997**

The Planning Board evaluated the condition and notes that General Note 7 and General Note 11 demonstrate conformance to Section 27-471(g) relative to the percentage of the permitted net tract area devoted to the uses contained in this section.

15. **At the time of preliminary plan of subdivision, the applicant shall provide a traffic warrant study of the Muirkirk Road/Muirkirk Meadows Road intersection.**

A traffic warrant study was conducted by Prince George's County Department of Public Works and Transportation (DPW&T) for the subject intersection, and it concluded that a signal was needed. Subsequently, the applicant completed a warrant study. The studies indicated that it is unlikely a traffic signal will be approved by the County, but indicates that two warrants were met, which could result in DPW&T approving a traffic signal at the subject intersection. The decision to install a traffic signal rests with DPW&T. The PPS noted that the applicant would not be required to provide the signal with this application because the "Transportation Review Guidelines, Part 1" did not find this intersection to be inadequate for transportation. Further, the Planning Board noted that the traffic signal warrant study that was done in May 2019, and provided by the applicant, satisfies this condition.

16. **Any off-site tree mitigation shall be on nongovernmental property, and not on property that is undevelopable due to being in a floodplain, wetland, buffer, subject to any kind of easement or other similar restriction.**

The subject application proposes 1.06 acres of off-site woodland conservation. This requirement will be enforced at the time of permitting when the off-site requirement is demonstrated.

17. **No loading shall be permitted along the west side of the property.**

The subject application proposes no loading along the west side of the property.

18. **Retail uses shall not be permitted.**

This application does not include retail uses.

10. **Preliminary Plan of Subdivision 4-18029:** PPS 4-18029 was approved on October 10, 2019 (PGCPB Resolution No. 19-117) subject to 14 conditions, which are applicable, as follows:

3. **Total development within the subject property shall be limited to uses that would generate no more than 123 AM and 117 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The development densities being proposed are consistent with the approved PPS. Consequently, this trip cap has not been exceeded.

14. **Prior to approval, the detailed site plan shall include the following requirements in the general notes:**

a. **The installation and maintenance of a sprinkler system that is National Fire Protection Association 13 Standards for the Installation of Sprinkler Systems compliant to mitigate the fire risk shall be provided. The installation of sprinklers shall not be waived.**

b. **The installation and maintenance of automated external defibrillators (AEDs) in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05) shall be provided for a sufficient number of AEDs to be installed so that any employee is no more than 500 feet from an AED.**

c. **The installation and maintenance of bleeding control kits shall be provided for a sufficient number of bleeding control kits to be installed next to a fire extinguisher installation, which must be no more than 75 feet from any employee.**

The subject application is deficient in incorporating the aforementioned requirements in the general notes; therefore, a condition has been included in this approval to include these requirements in the general notes.

11. **2010 Prince George's County Landscape Manual:** This application is subject to the requirements of Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3,

Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The required plantings and schedules are provided in conformance with the Landscape Manual, except for the requirements of Section 4.3. The applicant has filed a request for alternative compliance, AC-20005, as follows:

REQUIRED: Section 4.3(c)(2) Parking Lot Interior Planting Requirements for Parking Lots 7,000 Square Feet or Larger

Restaurant Depot Parking Lot	
Parking Lot Area (square feet)	123,877
Interior Landscaped Area Required	13 percent
Minimum Number of Shade Trees Required	57
Office/Warehouse Parking Lot	
Parking Lot Area (square feet)	92,597
Interior Landscaped Area Required	10 percent
Minimum Number of Shade Trees Required	36

PROVIDED: Section 4.3(c)(2) Parking Lot Interior Planting Requirements for Parking Lots 7,000 Square Feet or Larger

Restaurant Depot Parking Lot	
Interior Landscaped Area Provided	13.8 percent
Parking Lot Interior Shade Trees Provided	44
Parking Lot Perimeter Shade Trees Provided	17
Total Parking Lot Shade Trees Provided	61
Office/Warehouse Parking Lot	
Interior Landscaped Area Provided	11.66 percent
Parking Lot Interior Shade Trees Provided	32
Parking Lot Perimeter Shade Trees Provided	8
Total Parking Lot Shade Trees provided	40

Justification

The alternative design for the Restaurant Depot parking lot provides 77 percent of the required shade trees interior to the parking lot as required, and 0.8 percent more interior planting area on the site than normal conformance. In addition, 17 shade trees are provided directly adjacent to the parking lot. When counted toward the interior shade tree requirement, the total number of trees exceeds what is required for normal conformance by 7 percent.

The alternative design for the office/warehouse parking lot provides 89 percent of the required shade trees interior to the parking lot as required, and 1.66 percent more interior planting area on the site than normal conformance. In addition, eight shade trees are provided directly adjacent to

the parking lot. When counted toward the interior shade tree requirement, the total number of trees exceeds what is required for normal conformance by 8 percent.

While the proposed landscape design is not in strict conformance with Section 4.3(c)(2) Parking Lot Interior Planting Requirements in terms of location, the Alternative Compliance Committee finds that the applicant's proposal to be equally effective as it meets the purposes and objectives of Section 4.3(a) Parking Lot Requirements, and provides more than the minimum required for both the interior planting area and shade trees.

The Planning Board found to approve Alternative Compliance AC-20005, for Park Place, as the proposed alternative landscape design is equally effective in fulfilling the requirements of Section 4.3(c)(2) Parking Lot Interior Planting Requirements of the Landscape Manual.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site is larger than 40,000 square feet in area, contains more than 10,000 square feet of woodlands, and has a previously approved tree conservation plan. The site has an approved Type 1 Tree Conservation Plan TCP1-010-2018-01 pending signature approval.

The site has a woodland conservation threshold of 15 percent or 2.52 acres. According to the worksheet, the woodland conservation requirement for this development is 4.04 acres. The TCP2 proposes to meet this requirement with 1.81 acres of preservation, 1.17 acres of natural regeneration, and 1.06 acres of off-site woodland conservation credits. The TCP2 must be revised to address multiple technical revisions, as conditioned herein.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit for 5,000 square feet of disturbance. Properties that are zoned I-3 are required to provide a minimum of 10 percent of the gross tract area in TCC. As 17.21 acres are zoned I-3, the required coverage would be 1.72 acres of TCC. The required schedule is shown on the plan showing this requirement being met through the provision of woodland preservation and proposed plantings.

14. **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. **Historic Preservation**—The Planning Board reviewed a memorandum dated November 4, 2019 (Stabler and Smith to Bush), incorporated herein by reference, which evaluated the history of the property and indicated that a Phase I archeology survey was completed on the subject property in October 2018. No additional archeological investigations are recommended. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known significant archeological sites.

b. **Community Planning**— The Planning Board reviewed a memorandum dated January 30, 2020 (McCray to Bush), incorporated herein by reference, which noted that, pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required.

c. **Permits Review**— The Planning Board reviewed a memorandum dated November 4, 2019, (Linkins to Bush), incorporated herein by reference, which evaluated the DSP and offered comments relative to the requirement of a safety/rail fence and accompanying detail on the plan. The Planning Board also noted that building signs for the Restaurant Depot and proposed warehouse is deficient in providing accurate sign details relative to the quantity of building-mounted signs reflected on the architectural elevations, therefore, a condition has been included in this approval to revise the plan, architectural elevations, and sign details for consistency.

d. **Transportation Planning**— The Planning Board reviewed a memorandum dated January 24, 2020 (Burton to Bush), incorporated herein by reference, which evaluated the DSP and concurrent DDS applications, provided a discussion of previous conditions of approval, as well as the following summarized discussion:

A DSP review from the standpoint of transportation, is usually focused on-site access and on-site vehicular circulation. This plan shows two full-movement access points on Muirkirk Road, whose locations are consistent with the CSP and PPS. Regarding on-site circulation however, an inter-parcel vehicular driveway has been requested to be shown on the plan, but it has never been provided. While this connection was not a condition of approval for the CSP or the PPS, it is the opinion of The Planning Board that this request is most relevant at the DSP phase of development. The applicant has provided two explanations for not providing the connection.

The end-user of Parcel 1 (Restaurant Depot) has expressed a desire to not have any connection to the adjacent parcel, as a means of enhancing the overall security of that business operation. The Planning Board's primary goal in reviewing uses on multiple adjacent lots is to promote and maintain the County's policy that encourages connectivity between parcels and properties, where feasible.

Based on the proposed site layout, the applicant has designed the site with a 4-foot grade difference between Parcels 1 and 2. An assertion has been made that this grade difference is prohibitive of any driveway crossing. While a 4-foot grade differential may exist at some sections, this is not the case for the entirety of the parcel line. The Planning Board has never insisted on a precise location of this future driveway. More broadly speaking, a regrading of the entire property is an integral aspect of any site design. This 4-foot grade differential is entirely within the control of the site engineers. It is unreasonable to create a design constraint, and then cite the constraint as a basis for not being able to accommodate the recommended improvement. A redesign of the site to minimize the grade differential between the two parcels will solve or minimize this design constraint.

In closing, the Planning Board concluded that the provision of a vehicular access between the two parcels, that includes removable bollards or other similar temporary barriers to separate the two parcels, is achievable and requires its provision as a condition of approval. These bollards shall be located on the Parcel 1 side of the driveway and be removable by emergency vehicles or a tenant.

e. **Subdivision Review**— The Planning Board reviewed a memorandum dated November 1, 2019 (Sievers to Bush), incorporated herein by reference, which noted that Parcel 218 is a legal acreage parcel, pursuant to Section 24-107(c)(9) of the Subdivision Regulations; it is in its current configuration due to a lot line adjustment recorded in Prince George's County Land Records in Liber 38815 folio 610. Conformance with PPS 4-18029 is discussed in Finding 10 above.

f. **Trails**— The Planning Board reviewed a memorandum dated February 4, 2020 (Barnett-Woods to Bush), incorporated herein by reference, which reviewed the DSP for conformance with the *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* to provide the appropriate pedestrian and bicycle transportation recommendations. The Planning Board evaluated previous conditions of approval that have been incorporated into above findings as necessary. The internal sidewalk network is comprehensive and connects the entrances of both proposed buildings to each other and to Muirkirk Drive. Crosswalks are indicated on the proposed plans at locations where the internal sidewalk crosses parking lot drive aisles and driveways. There are no crosswalks indicated crossing the site entrances on Muirkirk Drive. Conditions have been included in this approval relative to adding crosswalks across the site entrances and bicycle parking on-site near the entrances of the proposed buildings.

g. **Environmental Planning**— The Planning Board reviewed a memorandum dated January 30, 2020 (Juba to Bush), incorporated herein by reference, which provided the following summarized comments on the subject application:

Existing Conditions/Natural Resources Inventory
An approved Natural Resources Inventory, NRI-198-2017, was submitted with the application. There is PMA comprised of streams and wetlands (including their associated buffers), floodplain, and steep slopes. The forest stand delineation indicates the presence of one forest stand totaling 5.31 acres, with a high priority for preservation and restoration. The site has 4.92 acres of net tract woodland. Fourteen specimen trees are identified on the NRI, eleven of which are on-site.

Preservation of Regulated Environmental Features/Primary Management Area
The site contains regulated environmental features. Four impacts to the PMA/stream buffer and the 100-year floodplain were previously approved, which include: Impact A for 1,500 square feet of stream buffer impacts for eastern frontage improvements to Muirkirk Road; Impact B for 3, 520 square feet of stream buffer impacts for the construction of a retaining wall and perimeter road; Impact C for 5,500 square feet of

stream buffer, stream bed, and floodplain impacts for sanitary sewer connections; and Impact D for 1,500 square feet of floodplain and stream buffer impacts for road improvements and a stormwater outfall associated with western frontage improvements to Muirkirk Road. A statement of justification (SOJ) for these impacts was previously reviewed and approved by the Planning Board in conjunction with the approval of PPS 4-18029 and TCP1-010-2018-01. Impact B is consistent with the alternative design layout approved at time of Planning Board. The TCP2 proposes no additional impacts.

Specimen Trees

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

The specimen trees table identifies a total of 14 specimen trees, 11 of which are on-site. The specimen trees table rates Specimen Trees 1–7, 9, 13, and 14 as poor; Specimen Tree 12 as fair; Specimen Trees 8 and 10 are rated as good; and Specimen Tree 11 is rated as excellent. The current design proposes to remove Specimen Trees 1, 2, 4, 5, and 10. A Subtitle 25 Variance Application and an SOJ dated October 22, 2019, in support of a variance to remove 5 of the 11 specimen trees located on-site, was submitted.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the five specimen trees together; however, details specific to individual trees have also been provided in the following chart.

Specimen Tree	Common Name	DBH (in inches)	Condition	Disposition
1	Red Maple	36	Poor	Remove
2	Red Maple	35	Poor	Remove
4	Red Maple	37	Poor	Remove
5	Pitch Pine	33	Poor	Remove
10	Yellow Poplar	32	Good	Remove

In accordance with the approved PPS 4-18029, the eastern portion of the site was redesigned to reduce PMA impacts by 5,280 square feet associated with proposed grading for installation of a retaining wall. Specimen Trees 1, 2, 4, and 5 will be impacted by construction of this wall, the layout for which was approved with PPS 4-18029 and TCP1-010-2018-01. Specimen Tree 10 is located along the western half of the site and is proposed to be removed for construction of a parking lot.

Section 25-119(d)(1) contains six required findings to be made before a variance can be granted, as follows:

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

Specimen Trees 1, 2, 4, and 5 are located in an area of the site that is associated with existing steep slopes, PMA, and at the location determined to be the safest for sight distance along Muirkirk Road for construction of a required entrance to the site. The PMA, with its stream and stream buffer, as well as steep slopes, limits the developable area within this portion of the site. Any additional loss in developable area for specimen tree retention would result in the entrance not being constructed at this location, which would pose a safety issue for traffic along Muirkirk Road. However, Specimen Trees 4 and 5 are located within a proposed natural woodland regeneration area and would not pose a hazard to the proposed retaining wall if they were to be retained and converted into 12-foot-high snags for wildlife use.

Specimen Tree 10 is situated outside of the PMA within the developable area of the site. Retaining this tree would result in a significant reduction in building square footage on-site, would adversely impact on-site vehicular circulation, and would reduce the total number of parking spaces on-site.

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

Further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development. With the exception of Specimen Tree 10, all of these trees are in poor condition and would not realistically be viable in the long-term if left alone in a natural state on-site.

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

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

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

The nature of the variance request is premised on preserving existing natural features of the site and the necessity to implement additional grading and clearing to allow for adequate and safe development practices. This is not a condition or circumstance which was the result of any action by the applicant.

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

The request to remove the specimen trees does not arise from a condition relating to land or building use on a neighboring property.

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

The site is governed by SWM regulations that went into effect on May 5, 2010. The site contains two streams currently conveying a significant discharge of untreated stormwater runoff off-site. The loss of these specimen trees will not adversely affect the water quality.

The required findings of Section 25-119(d) have been adequately addressed for the removal of three Specimen Trees (1, 2, and 10), and the conversion of two Specimen Trees (4 and 5) into 12-foot-high snags for wildlife habitat.

Stormwater Management

The site has an approved SWM Concept Plan 19983-2018-00 and associated letter that is in conformance with the current code and valid until August 21, 2021. The plan shows the use of 20 micro-bioretention facilities to treat the majority of stormwater before it leaves the site. However, an additional fee payment of $43,840.00 in lieu of providing on-site attenuation/quality control measures is also required by the Department of Permitting, Inspections and Enforcement (DPIE). The water quantity requirement is conditioned to be provided by a regional facility.

The Planning Board noted that there are bio-retention facilities that are not shown on the TCP2 that are shown on the approved SWM concept plan. There is one other discrepancy between the plans. As previously stated at the time of PPS review, an alternative design was submitted and approved by the Planning Board for PMA Impact B. Exhibit B submitted to the Planning Board showed revised grading associated with the proposed wall resulting in a reduction in PMA impacts from 8,800 square feet to 3,520 square feet. The Planning Board approved the alternative layout for reducing PMA impacts by 5,280 square feet with the PPS and TCP1. The plans were to be revised to reflect the alternative layout proposed by Exhibit B, prior to certification.

Although the DSP and TCP2 reflect this alternative layout as required, the approved SWM concept plan has not been revised to reflect this change. The final stormwater design must reflect this change prior to permit.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Christiana-Downer complex, Croom gravelly sandy loam, Issue-Urban land complex (occasionally flooded), Urban land-Russett-Christiana complex, and Zekiah and Issue soils (frequently flooded). According to available information, no Marlboro clay exist on-site; however, Christiana complexes are mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures. However, there are no slopes of significant concern identified within the area of this soil type and the applicant is proposing to cut and fill the site to a 1 percent grade for a buildable area. A geotechnical review was not requested with this application. A soils report may be required by DPIE at time of permit.

h. **Prince George's County Fire/EMS Department**— At the time of this approval, no comments were received from the Fire/EMS Department.

i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**— The Planning Board reviewed a memorandum dated November 12, 2019 (Giles to Bush), incorporated herein by reference, in which DPIE concluded that the final site layout and exact impervious area locations as reflected on the plans are deemed sufficient. They also noted that the DSP is consistent with the approved SWM Concept Plan 19983-2018-00. DPIE had no objection to the subject application and provided additional comments to the applicant that will be addressed through their separate permitting processes.

j. **Prince George's County Police Department**— At the time of this approval, no comments were received from the Police Department.

k. **Prince George's County Health Department**— The Planning Board reviewed a memorandum dated November 4, 2019 (Adepoju to Bush), incorporated herein by reference, in which the Environmental Engineering/Policy Program of the Prince George's County Health Department stated they completed a health impact assessment and noted that the applicant must demonstrate compliance with the County's Watershed Implementation Program. The Health Department also requested the applicant to demonstrate how the project will provide connections for safe pedestrian access to the site, which have been shown on the plan. The Health Department had no objection to the subject application and provided additional comments to the applicant.

l. **Washington Suburban Sanitary Commission (WSSC)**— The Planning Board reviewed a memorandum dated January 31, 2020 (Pramanik to Bush), in which WSSC provided comments to the applicant that will be addressed during their permitting process.

15. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised 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 cost and without detracting substantially from the utility of the proposed development for its intended use.

16. 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, as the proposed PMA impacts are consistent with the impacts approved in PPS 4-18029 and TCP1-010-2018-01.

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 Alternative Compliance AC-20005, and further APPROVED Detailed Site Plan DSP-19044, including variances to Section 25-122(b)(1)(G) and Section 27-465(a), for the above described land, subject to the following conditions:

1. Prior to certification of the detailed site plan, the following revisions shall be made to the plan:

    a. Provide an outdoor amenity space for employees, including picnic tables with shading at a minimum.

    b. Add the horizontal dark gray band along the eastern elevation of the building on proposed Parcel 2.

    c. Revise the general notes, architectural elevations, and site plan to reflect the accurate number of loading spaces and service doors for the building on proposed Parcel 2.

    d. Provide benches, trash receptables, bicycle racks and other street furniture to enhance the visual unity of the site. The amenities shall take into consideration the color, pattern, texture, and scale of the structures on site.

    e. Remove the building-mounted signs on the western and southern sides of the building on proposed Parcel 1.

    f. Provide an inter-parcel vehicular driveway between proposed Parcels 1 and 2 that includes removable bollards, or other similar temporary barrier, to separate the two parcels. These bollards shall be located on the Parcel 1 side of the driveway and be removable by emergency vehicles or a tenant.

    g. Provide general notes on the plans, in accordance with Condition 14 of Preliminary Plan of Subdivision 4-18029 (PGCPB Resolution No. 19-117).

    h. Obtain signature approval of Preliminary Plan of Subdivision 4-18029.

i. Provide crosswalks across each of the site entrances from Muirkirk Drive.

j. Provide inverted-U style bicycle parking racks at locations convenient to the entrances of both buildings.

k. Revise the General Notes to clearly define what Green Building Point System metric is referred to by low impact development.

2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:

a. Show woodlands as cleared within all proposed water and sewer easements.

b. Show all woodland conservation areas 10 feet from the top or bottom of all retaining walls.

c. Update the Woodland Conservation Worksheet, as necessary.

d. Have all property owners or property owner representatives complete the Property Awareness Certificates on each sheet of the TCP2.

e. Revise the location of all specimen tree signs in accordance with the Environmental Technical Manual.

f. Add the standard detail for Specimen Tree Signs per the Environmental Technical Manual to the plan.

g. Complete General Note 1 with the required grading permit information.

h. Revise General Note 3 by replacing all references to "The Department of Public Works and Transportation or the Department of Environmental Resources" with "The Department of Permitting, Inspections and Enforcement (DPIE)."

i. Indicate that Specimen Trees 4 and 5 will remain on-site and be converted into 12-foot-high snags for wildlife use in the disposition column of the Specimen Tree Table.

j. Complete and update the footnote underneath the Specimen Tree Table with the variance information consistent with the decision of the Planning Board.

k. Add the Liber and folio number of the recorded woodland and wildlife habitat conservation easement to the woodland and wildlife habitat conservation easement note on Sheet 1 of the TCP2.

l. Add the standard Afforestation/Reforestation notes to the plan.

m. Add the standard Four-Year Management Plan for Re/Afforestation area notes to the plan.

n. Add the standard off-site woodland conservation notes to the plan.

o. Add the standard invasive species notes to the TCP2. Include a copy of an Invasive Management Plan for this site from a qualified professional, as required.

p. The qualified professional must sign and date each sheet of the TCP2 once the above changes have been made.

3. Prior to issuance of the rough grading permit, the final stormwater management plan shall be found to be consistent with the certified Type 2 Tree Conservation Plan TCP2-029-2019 and Detailed Site Plan DSP-19044.

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 Doerner, seconded by Commissioner Bailey, with Commissioners Doerner, Bailey and Hewlett voting in favor of the motion, and with Commissioners Geraldo and Washington absent at its regular meeting held on Thursday, February 27, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of March 2020.

Elizabeth M. Hewlett
Chairman

Jessica Jones

By Jessica Jones
Planning Board Administrator

EMH:JJ:JB:nz

REVIEWED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

3/2/20