



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2023-09

File No. DSP-22043

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Town Activity Center–Edge Zone (TAC-E); and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, development applications may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on January 26, 2023, regarding Detailed Site Plan DSP-22043 for Melford Mansions, the Planning Board finds:

1. **Request:** The subject application is a detailed site plan (DSP) for development of a multifamily residential complex consisting of 435 multifamily dwelling units in 9 separate buildings, and one 12,000-square-foot clubhouse, with a swimming pool and other associated amenities.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	TAC-E	M-X-T
Use	Vacant	Multifamily Residential
Acreage (Gross)	11.42	11.42*
Building Square Feet (Gross floor area) sq. ft.	0	706,364**
Residential Units		562,486
clubhouse and bathhouse		12,000
1st Floor Garage and G1 Basement		131,878
Total Dwelling Units	-	435
1 Bedroom		188
2 Bedroom		171
2 Bedroom plus den		28
3 Bedroom		48
Building Height		4 to 5 Stories
Total Parking Spaces Provided		697***
Standard Spaces	-	485
Compact Spaces	-	168
Parallel (On-site)		19
Standard Handicap-Accessible Spaces	-	25
Of which Van Accessible	-	6
Loading Spaces Provided (12 ft. by 33 ft.)	-	2

Notes: *The total acreage of the site is incorrect on the DSP. A condition is provided herein, to provide the correct area, 11.42 acres, throughout the DSP.

**The gross floor areas (GFA) on the table do not match what is provided for each building in the DSP and neither result in the total GFA provided. A condition has been provided herein, to correct the table on DSP, as well as all other gross floor area tabulations, to be consistent with the correct sum of the building gross floor area.

***Per Sections 27-574 and 27-583 of the prior Prince George's County Zoning Ordinance, there is no specific required number of parking or loading spaces in the prior Mixed Use-Transportation Oriented (M-X-T) Zone. The applicant submitted an analysis (dated May 20, 2019, by Lenhart Traffic Consulting, Inc.) to be approved by the Prince George's County Planning Board. See Finding 7 for a discussion of the parking analysis.

3. **Location:** The larger Melford property is located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway), in Planning

Area 71B and Council District 4, within the City of Bowie. The specific site included in this DSP is located on the north side of Lake Melford Avenue, in the northeast quadrant of its intersection with Curie Drive, in the geographic center of Melford Town Center.

4. **Surrounding Uses:** The overall Melford site is bounded to the north by single-family detached dwellings in the Residential-Agricultural (R-A) Zone and vacant park property in the Reserved Open Space Zone; to the east by the Patuxent River; to the south by the US 50/US 301 right-of-way and a vacant property in the Open Space (O-S) Zone; and to the west by the MD 3 right-of-way. The subject DSP site is within the geographical center of Melford Town Center, which is located at the intersection of Curie Drive and Lake Melford Avenue. The site is bounded to the north by existing woodland; to the east by undeveloped land in the Melford Town Center, with an existing stormwater management (SWM) pond and woodland beyond; to the west by the public right-of-way of Curie Drive and the approved DSP-18007, The Aspen at Melford Town Center beyond; and to the south, beyond the right-of-way of Lake Melford Avenue, by townhouse development approved in an infrastructure DSP-18034, all in the M-X-T Zone.
5. **Previous Approvals:** On January 25, 1982, the Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-940,1 for the overall Melford development (formerly known as the Maryland Science and Technology Center), with 10 conditions (Zoning Ordinance No. 2-1982). The zoning map amendment rezoned the property from the R-A and O-S Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Planning Board decision (PGCPB Resolution No. 86-107) for the Maryland Science and Technology Center, with 27 conditions and 2 considerations. Between 1986 and 2005, several specific design plans (SDPs) and preliminary plans of subdivision (PPS) were approved for the development.

The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Bowie and Vicinity Master Plan and SMA) rezoned the property from the E-I-A Zone to the M-X-T Zone.

Conceptual Site Plan CSP-06002 was approved by the Planning Board on January 11, 2007, for mixed-use development consisting of hotel, office, retail, restaurant, research and development, and residential (366 single-family detached and attached units and 500 multifamily units) uses. Subsequently, on May 11, 2009, the District Council approved CSP-06002, with 29 conditions and 4 modifications, rejecting the residential component of the proposed development. Over the years, numerous SDPs and DSPs have been approved for the subject property, in support of the office, flex, hotel, and institutional uses, although not all have been constructed.

On May 6, 2014, the District Council approved the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), which created new center designations to replace those found in the 2002 *Prince George's County Approved General Plan* and classified the Bowie Town Center, including the subject site, as a town center. The subject site retained its status as an employment area in the plan.

CSP-06002-01 was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128), for the addition of 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, 1,000 multifamily dwelling units, 268,500 square feet of retail uses, and 260,000 square feet of office space to the previous CSP development. The CSP amendment was appealed and heard by the District Council on February 23, 2015. The District Council subsequently issued an Order of Approval on March 23, 2015, supporting the development, as approved by the Planning Board.

PPS 4-16006 was approved by the Planning Board on March 9, 2017, for 256 lots and 50 parcels, to accommodate 359,500 square feet of commercial uses (124,500 square feet of commercial retail and 235,000 square feet of office and medical offices), and 1,793 residential units (283 attached units and 1,500 multifamily units). The Planning Board adopted PGCPB Resolution No. 17-45 on April 6, 2017. A request for reconsideration was granted on May 18, 2017; however, on June 29, 2017, the case was appealed to the Circuit Court for Prince George's County and the reconsideration request was dismissed, without prejudice, on July 20, 2017.

DSP-17020, for grading and infrastructure of Melford Town Center, was approved and its resolution adopted by the Planning Board on December 7, 2017 (PGCPB Resolution No. 17-152), with three conditions.

DSP-18007, for a 388-unit multifamily building located on a 6.62-acre area, was approved by the Planning Board on July 12, 2018, subject to six conditions, and the resolution (PGCPB Resolution No. 18-66) was adopted on July 26, 2018. A staff-level amendment to the DSP was approved on November 21, 2019.

DSP-18026, for 57,845 square feet of commercial retail space on an 8.83-acre area, was approved by the Planning Board on January 17, 2019, subject to three conditions, and the resolution (PGCPB Resolution No. 19-12) was adopted on January 24, 2019.

DSP-18034, for infrastructure for 205 single-family attached (townhouses) and 44 two-family attached dwelling units, on a 28.38-acre area, was approved by the Planning Board on January 17, 2019, subject to four conditions, and the resolution (PGCPB Resolution No. 19-13) was adopted on January 24, 2019.

DSP-19052, for a multifamily residential complex consisting of 435 multifamily dwelling units and a 12,000-square-foot clubhouse with a swimming pool and other associated amenities, was approved by the Planning Board on February 20, 2020 (PGCPB Resolution No. 2020-24), subject to six conditions. A subsequent amendment, DSP-19052-01, was approved by the Director on March 5, 2021, for minor adjustments to the DSP, including architectural elevations, parking, and other on-site improvements. The approval of DSP-19052 is scheduled to expire on February 20, 2023, thus necessitating the subject application for a new DSP.

The site also has an approved City of Bowie SWM Concept Plan, 01-0420-207NE15, which is valid until May 19, 2023.

6. **Design Features:** The subject DSP proposes a multifamily residential complex consisting of nine individual buildings and a clubhouse with an inground swimming pool, bathhouse, and outdoor sitting areas including deck space, lounge chairs, cabanas, and grills. All buildings, except for Building B, are located in the northeast quadrant of the intersection of Lake Melford Avenue and Curie Drive. Building B is located on the south side of Lake Melford Avenue, surrounded on three sides by the townhouse development previously approved in DSP-18034. The subject site is accessed via three vehicular drives from both Curie Drive and Lake Melford Avenue. The eight residential buildings on the north side of Lake Melford Avenue are arranged to address both frontages of Curie Drive and Lake Melford Avenue, with the clubhouse in the center. Surface parking lots are located throughout the site to be as close as possible to the buildings.

A public plaza, featuring green space and a sitting area as a focal point, is located adjacent to the intersection of Curie Drive and Lake Melford Avenue. This public open space is complementary in character to the public plaza across Curie Drive to the west that features an expanse of hardscape, as approved in DSP-18007. Sidewalks are proposed on both sides of all roadways and most of the parking lots connecting the plaza and the clubhouse with the rest of the site.

Architecture

The building design is inspired by the design, materials, and articulation of the existing historic Melford House, the Belair Mansions, and other historically inspired architectural styles in the general area. All buildings are designed in a coordinated manner, featuring three-parts composition and asphalt-shingled hip roofs with various types of dormers and other roof articulation. The buildings are finished with a combination of brick veneer and cementitious panels. Other architectural features such as white composite siding trim, columns, and balconies, are also used extensively on the buildings. Other design techniques such as varying the building massing, providing projections, and recessing different parts of the building plate, along with various vertical treatments have been used to break down the expanse of horizontal volume of all residential buildings. Various canopy styles have been used at the main entrances, to provide unique treatments to each building. Finish materials have also been used on different parts of the elevation to create visual interest. All residential buildings are four to five stories in height, between 69 and 91 feet. The architectural design is in conformance with the previously approved Melford Village Design Guidelines for multifamily buildings, also known as multifamily villas.

The one-story, 42-foot-high clubhouse is designed in a similar way, but with a standing seam metal pitched roof. A tower element is also used to mark the main entrance to the building. Other materials and parts, such as vertical wood siding, cast stone, metal coping, metal canopy, aluminum gutter, wood louvers, and aluminum store front windows are employed in the building design. The swimming pool area is enclosed with an aluminum fence on a brick base.

Signage

Signage for the project includes an extensive monument sign, curved around the small plaza with the gazebo serving as the focal point. The sign is punctuated with brick piers capped with granite, forming a background of the pavilion at the public plaza. "Melford Town Center" is affixed to the sign face with twisted aluminum fence serving as the backing as part of the sign feature.

Another simplified monument sign featuring two different elements of a short brick pier with cast concrete cap, two taller plates with the project name, and a large M at a 90-degree angle is proposed to be located at the three corner points of the site. The panel of the sign has a brick base and shows a very contemporary appearance. Other signage includes an identical sign text and M logo mounted on the tower of the clubhouse, trail marker sign (metallic aluminum finish), and address and parking signs at each residential building.

Lighting

Freestanding pole and building-mounted lighting fixtures are provided with this DSP, along with a photometric study. The specifications of freestanding pole lights include streetlights, pedestrian walkway lights, such as Acorn-style post lights, and plaza lighting details are provided. All lighting fixtures are full cut-off light-emitting diode types that limit light spill-over onto adjacent properties. The proposed lighting design is acceptable.

Green Building and Sustainable Site Development Techniques

The proposed multifamily residential complex is intended to achieve Leadership in Energy and Environmental Design (LEED) Gold certification; however, there was no LEED Score Card submitted with this application. The main green building and sustainable site development techniques to be employed in this development project are summarized as follows: secure bicycle storage; permeable pavement to reduce runoff; micro-bioretention areas; high-efficiency fixtures; zero use of chlorofluorocarbon-based refrigerants; trash and recyclable storage rooms in each building; and indoor air quality management plans during construction and preoccupancy phases.

Recreational Facilities

In accordance with the formula for determining the value of recreational facilities of the Prince George's County Department of Parks and Recreation (DPR), the proposed development of 435 multifamily residential units is obligated, with a recreational facility package of approximately \$404,000. The applicant proposed facilities and amenities with an estimated cost as follows:

Clubhouse		
Fitness Center	3,150 sq. ft	\$630,000
Community/Game Room	2,780 sq. ft	\$625,500
Bathhouse	1,525 sq. ft	\$228,750
Pool and Pool Deck	7,500 sq. ft	\$450,000
Outdoor Party/BBQ Area	7,100 sq. ft	\$426,000

The estimated value of \$2.36 million of the proposed recreational package, as shown above, exceeds what is normally required for this development. The timing for the completion of construction and installation of the proposed recreational facilities has been included in the conditions contained herein.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Prince George's County Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-547 of the prior Zoning Ordinance, which governs uses in all mixed-use zones. Residential dwelling units of all types, excluding mobile homes, are permitted in the M-X-T Zone, subject to Footnote 7, which states that the maximum number and type of dwelling units shall be determined at the time of CSP approval.

At the time of CSP-06002-01 approval, a total of 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space was included. To date, only 388 multifamily dwelling units have been approved, through DSP-18007. With the approval of the subject DSP, the total number of multifamily dwelling units will be 823, which is below the maximum 1,000 units allowed.

- b. The subject application is in conformance with the requirements of Section 27-547(d) of the prior Zoning Ordinance, which governs the required mix of uses in all mixed-use zones. The proposal is part of the overall Melford Town Center development, which was approved for a mixed-use development consisting of retail, office, hotel, and residential uses. The subject DSP, which proposes residential uses, contributes toward the overall mix of uses on the larger project, as approved under CSP-06002, when the remainder of the overall development is taken into consideration.

- c. Section 27-546, Site Plans, of the prior Zoning Ordinance has additional requirements for approval of a DSP in the M-X-T Zone, as follows:

- (d) **In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:**

- (1) **The proposed development is in conformance with the purposes and other provisions of this Division;**

The purposes of the M-X-T Zone, as stated in Section 27-542 of the prior Zoning Ordinance, are as follows:

- (a) **The purposes of the M-X-T Zone are:**

- (1) **To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit**

stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

The multifamily residential use proposed in this DSP is geographically located in the middle of the larger Melford Town Center development that is located at the major interchange of US 50/US 301 and MD 3, in accordance with this purpose. In addition, the project will generate taxes, jobs, and additional residential options, also in accordance with this purpose.

- (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

This property will be developed in accordance with the relevant land use policy recommendations contained in Plan 2035 and the Bowie and Vicinity Master Plan and SMA. The multifamily residential use proposed in this DSP will be complementary to the existing and proposed office and retail uses and serves as a catalyst for the mixed-use development contemplated by CSP-06002-01.

- (3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

The multifamily residential use proposed in this DSP will enhance the value of surrounding land and buildings and serve as a catalyst to the mixed-use development contemplated by the previously approved CSP-06002-01, in accordance with this purpose.

- (4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

The multifamily residential development for this application and the other applications within Melford includes 2,500 residential dwelling units, 268,500 square feet of retail uses, and 260,000 additional square feet of office space. As this will result in shared trips and people being able to walk and bike between varying uses in the development, the subject proposed residential development will support the above purpose. Further, the street system is being designed to accommodate bus service, which will eventually bring public transportation to this community.

- (5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

The proposed multifamily residential use will provide critical mass to those uses already constructed and will further this purpose. The project will have residents that contribute to 24-hours-a-day synergy and will complement existing and proposed retail, office, and industrial land uses within Melford. This project will further the interaction between uses, as some people who work in the area would have the option to live and shop in the area.

- (6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;**

The proposed multifamily residential use will provide the second multifamily residential component of the horizontal mixed-use development within the Melford Town Center. As mentioned previously, the interaction between uses and those who live, work, shop, and visit the area will blend together harmoniously and complement each other.

- (7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;**

The proposed multifamily residential use will be a first step in completing the mixed-use community envisioned by CSP-06002-01. The design of the nine multifamily buildings, in accordance with the multifamily villa design standards approved for the Melford Town Center, create a distinctive image.

Future development applications will continue to reflect and emphasize the relationships between individual uses to create a distinctive visual character and identity, consistent with the previously approved CSP and PPS.

- (8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;**

SWM policies and other green building and sustainable site development principles are incorporated into the site's development. The SWM concept plan for the project (01-0317-207NE15) was approved by the City of Bowie, with conditions, and incorporates innovative SWM techniques, as required above. The overall Melford Town Center will have up to 10 percent of its surface parking spaces utilizing pervious pavement, which is a sustainable development technique that will reduce the amount of impervious surface.

- (9) To permit a flexible response to the market and promote economic vitality and investment; and**

The mixed-use development approved by CSP-06002-01 includes three major use categories, retail businesses, office, research or industrial uses, and residential dwellings that are necessary for any mixed-use development to be successful and allow maximum flexibility for a response to the market. As discussed previously, the multifamily residential use proposed with this application is expected to provide the needed residential options to the office, retail, and industrial uses and catalyze the mixed-use development contemplated by CSP-06002-01.

- (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.**

The subject DSP proposes architectural design, in accordance with the multifamily villa design guidelines approved in CSP-06002-01, for the town center. The buildings are visually attractive, respond to existing site conditions, and utilize form and massing, architectural materials, and details that respond to the adjacent historic Melford House and Belair Mansion.

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;**

The subject property, as part of the larger project, was placed in the M-X-T Zone on February 7, 2006, via the Bowie and Vicinity Master Plan and SMA. Thus, the above section does not apply to this application; however, the approved CSP does include comprehensive design guidelines that guide the design of this multifamily residential complex. The statement of justification submitted by the applicant provides a review of the applicable guidelines, which are incorporated into this approval by reference.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed multifamily development is part of a larger mixed-use development designed to be physically integrated with both existing and future adjacent development in the area. The DSP is visually integrated with existing and future uses through the use of connecting streets like Lake Melford Avenue and Curie Drive, and pedestrian systems, including sidewalks and trails, as reflected on the DSP. Further details about the overall transportation network, including pedestrian, bicycle, and automobile connectivity, will be reflected on future DSPs, in conformance with the design guidelines approved with CSP-06002-01.

In addition, the approved CSP requires the construction of a pedestrian connection from Lake Melford Avenue to the adjacent retail villages and residential uses in Melford Town Center and further to the residential neighborhood to the west of MD 3. This pedestrian connection will add a further element of an outward orientation.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

The proposed development of a multifamily residential complex on this site was anticipated by the previously approved CSP-06002-01 and PPS, and therefore, is compatible with the development concept of Melford and other design elements recommended for the area.

(5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;

The subject DSP proposes high-quality multifamily residential buildings and a clubhouse with amenities that will complement the other residential uses proposed within the boundaries of the Melford Town Center. This development has been designed in anticipation of additional uses and structures that will be developed in future phases of the project. Details regarding future uses, building design, and public amenities will be reflected in forthcoming DSPs that reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.

(6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;

The development shown on the DSP will be completed in one phase. However, this development is part of a larger project approved under one previously approved CSP. The development of this site will allow effective integration of subsequent development because this development will provide needed housing options.

(7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;

The overall Melford Town Center development plan as reflected on the approved CSP-06002-01 includes sidewalks on both sides of the internal roads and several internal trail/bicycle connections, in addition to a

future master plan trail. The trail along the Patuxent River corridor is shown as two connections from both the north and south ends of the development. These connections are designed to meet the intent of the master plan recommendations. In addition to the proposed network of sidewalks, pedestrian access is further supplemented by the stream valley trail, the trail around the pond, and the proposed trail/bicycle routes. In the review of the prior CSP-06002-01 application, Transportation Planning staff determined that the trail limits and alignment are acceptable, as shown on the submitted trail construction plans, and fulfill the master plan recommendations for a trail along the stream valley.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

Details pertaining to areas for pedestrian activities and gathering spaces, specifically the corner public plaza, have been provided in this DSP. The arrangement of these areas generally reflects a well-conceived design for pedestrian activities and gathering spaces, including attention to material type, landscaping, and street furniture, to give these spaces a well-defined sense of place. The plaza in this DSP is intended for passive activities, featuring more open green area that is complementary to the more urban plaza featuring hardscape, across Curie Drive to the west.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

This requirement is not applicable to this DSP.

- (10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant.**

The Transportation Planning Section noted that the most recent adequacy finding for the overall M-X-T-zoned site was made in 2017, with PPS 4-16006, and the proposed DSP falls within the allowed trip cap.

- (11) **On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

The subject DSP does not propose a mixed-use planned community.

- d. Section 27-548, M-X-T Zone Regulations, of the prior Zoning Ordinance establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed, as follows:

(a) **Maximum floor area ratio (FAR):**

- (1) **Without the use of the optional method of development—0.40 FAR; and**
- (2) **With the use of the optional method of development—8.00 FAR.**

This DSP is part of the approved CSP for the Melford Town Center. The CSP was approved using the optional method of development for the M-X-T Zone, as set forth in Section 27-545 of the prior Zoning Ordinance. As such, the Melford Town Center is entitled to a maximum floor area ratio (FAR) of 1.4 (0.4 base FAR, plus 1.0 bonus FAR for including 20 or more residential units). The proposed maximum FAR is approximately 0.7 with the approval of this DSP for the entire Melford Town Center, including all existing, currently proposed, and approved gross floor area in relation to the land area of CSP-06002-01.

- (b) **The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The DSP includes a total of 10 buildings on 11 separate parcels, as allowed by this regulation.

- (c) **Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.**

The dimensions for coverage, height, and location of all improvements are reflected on the DSP and are acceptable. Once this DSP is approved, those indicators will be the regulations for the development of this multifamily complex.

- (d) **Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.**

The required landscaping shown is in accordance with the requirements of the applicable sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). See Finding 11 below for a detailed discussion.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for Melford Town Center, including the proposed development, is approximately 0.7, which is calculated in accordance with this requirement and is within the maximum permitted FAR of 1.4 for this development.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

No proposed structures will infringe upon public rights-of-way. The subject project meets this requirement.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

The development parcels have frontage on and direct access to public streets.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

In accordance with the information provided by the applicant, Building A is 79 feet high; Building B is 91 feet; Buildings 1, 2, 3, and 7 are 81 feet; Buildings 4 and 5 are 69 feet; and Building 6 is approximately 86 feet. All proposed multifamily buildings are below the maximum height of 110 feet.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

As the subject property was rezoned to the M-X-T Zone through a sectional map amendment, approved on February 7, 2006, this section does not apply to the subject DSP.

- e. Section 27-274 of the prior Zoning Ordinance establishes the required design guidelines for site and streetscape amenities for DSPs. The proposed plan meets all the site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation. Adequate lighting and landscaping to enhance the enjoyment of the site is also provided for the uses on the site. The subject DSP has been developed, in accordance with the relevant design guidelines, as referenced in Section 27-283 and contained in Section 27-274, as follows:

(1) General

(A) The Plan should promote the purposes of the Conceptual Site Plan.

The proposed residential uses in this DSP are consistent with the design approved in CSP-06002-01 for a mixed-use community. The location of the Melford Mansions buildings were designated as a future multifamily residential site, in both the CSP and the PPS. In addition, the Melford Mansions development will allow for creation of a significant portion of the main plaza, located at the intersection of the future Lake Melford Avenue and Curie Drive, which was intended as a primary community element within the CSP.

(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:

- (i) Parking lots should generally be provided to the rear or sides of structures;**
- (ii) Parking spaces should be located as near as possible to the uses they serve;**
- (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;**
- (iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and**
- (v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.**

This DSP proposes 274 of its parking spaces to be located within multiple structured parking facilities, on the respective first floor of each proposed residential building. This will allow for residents to park within their residential building. Construction of the proposed structured

parking, in this application, will reduce the provision of large uninterrupted expanses of pavement used for a traditional surface parking lot.

(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:

- (i) Loading docks should be oriented toward service roads and away from major streets or public view; and**
- (ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.**

The two exterior loading areas are shown and labeled on the DSP, and are in conformance with the above requirements.

(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:

- (i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;**
- (ii) Entrance drives should provide adequate space for queuing;**
- (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;**
- (iv) Parking areas should be designed to discourage their use as through-access drives;**
- (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;**
- (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;**

- (vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;**
- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;**
- (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;**
- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and**
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.**

The proposed residential use, in this DSP, is consistent with the design approved in CSP-00002-01 for a mixed-use community. Construction of the east/west boulevard (Lake Melford Avenue) through the site will implement a vital circulation element identified in the CSP. The proposed driveway entrances for the community will be complementary to the planned road network, in this portion of the site. All crosswalks along pedestrian sidewalk routes will be prominently identified/marked, and all Americans with Disabilities Act (ADA) compliant curb cuts will be installed, to accommodate handicap access requirements.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:**
 - (i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;**
 - (ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;**
 - (iii) The pattern of light pooling should be directed on-site;**

- (iv) **Light fixtures fulfilling similar functions should provide a consistent quality of light;**
- (v) **Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and**
- (vi) **If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.**

The lighting proposed in this DSP meets all of the above requirements. All prominent on-site elements, such as the main entrance to each building and any structured parking garage, will be consistently lit throughout the appropriate portions of the day. The site will also incorporate full cut-off optics, to limit light spill-over into adjacent properties.

(4) Views.

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

This DSP proposes thoughtfully designed residential structures that preserve scenic views. Primarily, views to and from the Melford historic site (both the house and cemetery) will be maintained, as required by the design guidelines approved with the CSP. It should be noted that no grading is proposed within the environmental setting of the Melford House or Duckett Family Cemetery. Further, the architecture utilizes materials that are complementary and sympathetic to the adjacent Melford House. Specifically, the proposed building utilizes brick, other masonry materials, and architectural features that respond to the Federal-style architectural elements present within the Melford House. The location, shape, and height of the building allows the Melford House to remain the highest structure and a prominent building within the project.

(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. To fulfill this goal, the following guidelines should be observed:**

- (i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;**
- (ii) Green area should link major site destinations such as buildings and parking areas;**
- (iii) Green area should be well-defined and appropriately scaled to meet its intended use;**
- (iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;**
- (v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;**
- (vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and**
- (vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.**

This DSP contains appropriate green areas for the proposed buildings. Specifically, multiple interior courtyards will be utilized to place appropriate amenities for the residents. Amenities will include a clubhouse building with an associated pool house, an outdoor pool, a courtyard with a seating area, grills, and a cabana-style lounge. In addition, the main plaza will include a gazebo, significant seating space with street furniture/benches, and decorative pavers.

(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. To fulfill this goal, the following guidelines should be observed:**
 - (i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;**

- (ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;**
- (iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;**
- (iv) Amenities should be functional and should be constructed of durable, low maintenance materials;**
- (v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;**
- (vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and**
- (vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.**

This DSP contains details relating to the proposed streetscape amenities and hardscape. The proposed streetscape amenities will contribute to an attractive and coordinated design, to be shared throughout future sections of the Melford Town Center development.

(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. To fulfill this goal, the following guidelines should be observed:**
 - (i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;**
 - (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;**

- (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;**
- (iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and**
- (v) Drainage devices should be located and designed so as to minimize the view from public areas.**

All grading will conform to regulations and the approved SWM plan. Excessive grading will be avoided through the proposed design and all proposed drainage devices will be designed to minimize views from public areas, to the fullest extent practicable. The buildings are designed to absorb and respond to the falling grades present at the site. As such, the proposed buildings slightly step down, to be compatible with prevailing topographical conditions in this portion of Melford Town Center.

(8) Service areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**
 - (i) Service areas should be located away from primary roads, when possible;**
 - (ii) Service areas should be located conveniently to all buildings served;**
 - (iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and**
 - (iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.**

The service areas are located within each building proposed in this application. Access to loading areas will be via internal driveways and will be open to all residents. The buildings themselves will effectively screen views into the service/loading areas.

(9) Public spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:**
- (i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;**
 - (ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;**
 - (iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;**
 - (iv) Public spaces should be readily accessible to potential users; and**
 - (v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.**

This DSP includes a significant portion of the main plaza, which will include a large gazebo, significant seating space with street furniture/benches, and decorative pavers. This public space will be easily accessible to residents and visitors of the entire Melford Town Center project. The plaza space will be framed by a pedestrian sidewalk network on both sides of the surrounding public street network.

(10) Architecture.

- (A) When architectural considerations are referenced 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 a 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 multifamily buildings in this DSP conform to the relevant portions of the Design Guidelines approved with the CSP-06002-01. Specifically, Melford Mansions represents

“Multi-Family Villas,” as described on page 41 of the approved Design Guidelines. In addition, the buildings meet all of the frontage requirements contemplated along the future east/west boulevard, as described on page 37 of the approved Design Guidelines. The proposed buildings include 5 stories along Lake Melford Avenue, exceeding the 3-story minimum height requirement on page 38 of the Design Guidelines. Further, all elevations of the proposed buildings are treated like a “front-façade” by use of high-quality brick and masonry materials (such as cementitious fiber board) on all sides of the buildings. The proposed elevations utilize a variety of colors, materials, and architectural façade projections, to create visual interest.

- f. In accordance with Section 27-574, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the prior Zoning Ordinance.

In a memorandum dated May 20, 2019, Lenhart Traffic Consulting, Inc. provided the required parking analysis for this development and concluded that with a base parking requirement of 696 spaces and a parking supply of 697 spaces, there are projected to be a surplus of parking spaces using the parking calculation procedures, as outlined in Section 27-574. Lenhart Traffic Consulting, Inc. further concluded that based upon this information, the site will be adequately parked, as proposed. The Urban Design Section agrees with the conclusion of the parking analysis.

8. **Conceptual Site Plan CSP-06002 and its amendment:** CSP-06002 was approved by the District Council on May 11, 2009. This approval was entirely superseded by CSP-06002-01, with District Council approval on March 23, 2015. The amendment proposed to add 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, 1,000 multifamily dwelling units, 268,500 square feet of retail uses, and 260,000 square feet of office space to the previous CSP development. The conditions of CSP-06002 have been fully analyzed in the approval of CSP-06002-01. Of the 25 conditions attached to CSP-06002-01, the following are relevant to the review of this DSP:

1. **The proposed development shall be limited to a mix of uses where the trip cap associated with the uses within the boundary of CSP-06002-01 shall not exceed 4,441 AM and 4,424 PM peak hour trips. Any development with an impact beyond that identified hereinabove shall require a revision to the conceptual site plan with a new determination of the adequacy of transportation facilities.**

In a memorandum dated December 22, 2022, the Transportation Planning Section stated that the findings of DSP-19052 remain valid for this application. Those findings provide that developments have been approved by previous DSP applications with a collective trip generation of 1,013 AM and 1,201 PM peak trips. This application represents the construction of 435 multifamily dwelling units, which are projected to generate 226 AM and 261 PM peak trips. Collectively, all approved DSPs plus the subject application will

generate a total of 1,239 AM and 1,462 PM peak trips. Consequently, the trip cap will not be exceeded.

7. Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:

- a. The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.**

Impervious surfaces in this application are minimized to the fullest extent possible, in accordance with the approved SWM concept plan. The proposed multifamily buildings include interior structured parking elements. In accordance with the applicant, this DSP will use pervious pavement for approximately 10 percent of the surface parking within this multifamily residential complex, if soil conditions allow.

- b. The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.**

The subject DSP satisfies the approved 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain.

- c. Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**

The utility installation proposed in this application has been designed to minimize any impacts to environmentally sensitive areas. Any area cleared for this purpose will be reforested.

- d. The open space system, including but not limited to environmentally sensitive areas, shall extend through the site and shall link the different uses. Portions of the open space system shall be visible to and accessible from public streets.**

This DSP includes a public plaza at the intersection of Lake Melford Avenue and Curie Drive and open space and amenities associated with the clubhouse. The

designed open spaces do not intrude into any natural open spaces, as previously shown on the approved CSP and PPS. An extensive sidewalk system connects the open spaces. The proposed development in this application will allow for a continuation of the planned pedestrian and street network concepts endorsed by the Melford Town Center design guidelines.

- 8. All stream channels on the site shall be depicted on all plans in their entirety, with the regulated stream buffer shown as required.**

The correct delineation of streams and regulated stream buffers is shown on the most recent natural resources inventory (NRI) plan. There are no streams, stream buffers, or primary management area within the limited buildable envelope, as shown on the DSP.

- 9. At the time of detailed site plan (DSP), the following design issues shall be addressed:**

- a. The plans shall show the stormwater management ponds as amenities, with gentle natural slopes and extensive native planting.**

The DSP does not include a SWM pond within its limit of disturbance.

- c. The proposed lighting system shall use full cut-off lighting systems, with limited light spill over.**

A photometric plan has been provided to indicate that full cut-off lighting systems will be used throughout the development.

- d. Applicable DSPs that may affect the historic vista of the Melford and Cemetery Historic Site (71B-016) shall demonstrate that any portion of a proposed building either partially or fully within the designated view corridors established in Conceptual Site Plan CSP-06002-01 comply with the height requirements for buildings within the view corridors set forth in the design guidelines.**

The proposed buildings in this DSP within the designated view corridors comply with the height requirements for buildings, as approved with the CSP.

- e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.**

The Melford and Cemetery historic site is located to the west and south of the subject site. The architecture for this project has been inspired by the Melford House and Belair Mansion. The multifamily residential buildings offer a variety of building materials and features including brick veneer (in six colors), masonry (in four colors), cementitious siding (in eight colors), and asphalt shingles and standing seam metal roof elements (in three colors).

The buildings also use a variety of columns and dormers to create interest and connect the structures to other prominent buildings in the area. The proposed architecture is compatible in scale, mass, proportion, materials, and architecture with the Melford historic site.

11. **At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:**
 - a. **The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.**
 - b. **The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.**
 - c. **The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.**

This DSP includes a comprehensive on-site recreational facility package, as discussed in Finding 6 above, with a total value of approximately \$2.4 million. In addition, a public plaza is also proposed at the intersection of Lake Melford Avenue and Curie Drive. The number and size of the proposed recreational facilities are appropriate. All facilities will be maintained by the management of The Mansions at Melford Town Center. In accordance with this condition, the timing of the construction of both the public plaza and the clubhouse compound has been conditioned herein.

13. **All plans shall delineate and note both the environmental setting and the impact area for Melford and Cemetery, Historic Site 71B-016.**

The environmental setting and impact area for Melford and Cemetery, Historic Site 71B-016, have been reflected on this DSP.

- 16. Prior to approval of any preliminary plan of subdivision or detailed site plan applications, the Historic Preservation Section shall certify that all quarterly reports have been received in a timely manner and that the Melford site is being properly maintained.**

In accordance with the Historic Preservation Section, the most recent quarterly report received was on December 6, 2022, in accordance with this requirement. This condition will remain applicable to all future DSPs within CSP-06002-01.

- 17. The applicant shall provide standard sidewalks along both sides of all internal roads, in keeping with Guideline 3 of Prince George's County Council Resolution CR-11-2006. In areas of high pedestrian activity, wide sidewalks shall be required where reasonably appropriate, unless modified by the City of Bowie for portions of sidewalk within the public right-of-way.**

The DSP shows 6-foot-wide sidewalks along the subject site's frontage on Curie Drive, Lake Melford Avenue, and throughout the entire site, in accordance with this requirement.

- 18. Curb extensions, curb cuts, crosswalks, pedestrian refuges, and other pedestrian safety features shall be provided where appropriate and shall be shown on all affected detailed site plans.**

This DSP reflects all proposed curb cuts and other appropriate curb extensions.

- 20. The illustrative plan provided with the conceptual site plan (CSP) is for illustrative purposes only and does not reflect the final layout for any purpose, including limits of disturbance. The CSP may be used as a guide for the layout to be reviewed with the preliminary plan of subdivision or detailed site plans, but its proposed development should be modified, where development shown in the CSP is not consistent with environmental or other master plan considerations.**

The DSP has been modified from the CSP illustrative plan, in accordance with the approved PPS and other considerations, as allowed by this condition, to implement the land use vision as approved in CSP-06002-01.

- 25. The phasing of all development proposed in CSP-06002-01 shall be determined at the time of detailed site plan.**

The development proposed in this DSP will be completed in a single phase of 12 to 16 months.

- 9. Preliminary Plan of Subdivision 4-16006:** PPS 4-16006 was approved by the Planning Board on March 9, 2017, with 24 conditions. The resolution of approval (PGCPB Resolution No. 17-45) was adopted by the Planning Board on April 6, 2017. The conditions of approval relevant to the review of this DSP are as follows:

2. **At the time of final plat, the applicant and the applicant's heirs, successors and or assignees, shall grant a ten-foot-wide public utility easement (PUE) along all public rights-of way, and one side of all private streets, not including alleys. Any deviation from the 10-foot-wide PUE shall only be allowed upon demonstration of approval by the appropriate public utility. A variation must be approved prior to detailed site plan for any deviation from the 10-foot-wide PUE requirement.**

This property has frontage along public rights-of-way for Curie Drive and Lake Melford Avenue. Ten-foot-wide public utility easements (PUEs) are shown on both sides of Curie Drive, as per PPS 4-16006 and as previously dedicated; however, this DSP does not provide the required PUE along Lake Melford Avenue and instead proposes utilities within the public right-of-way. A variation from the normal requirement for location of utilities, and a PUE per Section 24-122(a) of the prior Prince George's County Subdivision Regulations, will be required following the approval of this DSP, at the time of final plat. Furthermore, there is one private road (Parcel MM, to be conveyed to community association) proposed with this DSP; however, this DSP does not provide the required PUE along the west side of private road, which is included in this DSP, per Section 24-128(b)(12) of the prior Subdivision Regulations. The required PUE should be provided on the east side of the private road with the future DSP for the portion of the Melford Town Center development located to the east of this property.

3. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval and on the approved plan, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

The proposed amendment to this DSP does not include a substantial revision to the mix of uses previously approved and does not affect Subtitle 24 adequacy findings for the site.

8. **Development of this subdivision shall be in conformance with approved Type 1 Tree Conservation Plan (TCP1-044-98-05). The following note shall be placed on the Final Plat of Subdivision:**

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-044-98-05), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

A Type 2 Tree Conservation Plan, TCP2-036-99-18, was submitted with the DSP application and found to be in conformance with the Type 1 tree conservation plan (TCP1).

9. **At the time of detailed site plan and Type 2 tree conservation plan (TCP2) approval, the applicant may credit woodland conservation credit if permission of the cemetery owner is obtained, subject to approval of a historic setting vegetation management plan. The purpose of the plan is to determine where trees need to be removed to conserve the resource and where additional woodlands could be established. Implementation of the Plan would be subject to approval of a historic area work permit (HAWP). Development of a management plan would qualify trees within the environmental setting to be credit as “historic trees” at twice the usual woodland conservation ratio.**

At the time of TCP2, applicant may credit historic trees with the environmental setting of the cemetery as follows:

- a. **Permission of the owner or ownership of the property shall be demonstrated.**
- b. **A historic tree inventory of the environmental setting of the cemetery shall be prepared and included on the TCP2.**
- c. **A historic setting vegetation management plan for the cemetery shall be prepared for the purpose of identifying vegetation that should be removed to protect the existing graves on-site, to identify recommended maintenance activities, and to propose any additional planting appropriate for the site. The plan shall include a maintenance program for the cemetery to retain an open character over the known gravesites, a cost estimate for implementation of the plan and for a minimum of four years of maintenance and shall identify the party or parties responsible for the long-term maintenance of the environmental setting.**
- d. **The quantity of historic tree credits in the environmental setting shall be calculated and added to the woodland conservation worksheet.**
- e. **Prior to the issuance of grading permits for Melford Village which credit woodland conservation with the cemetery environmental for historic tree credit, a HAWP for implementation of the historic setting vegetation management plan shall be approved, and a bond for implementation of the plan shall be submitted. Bonding shall be held until the requirements of the plan is fully implemented, and four years of maintenance has been monitored.**

In a memorandum dated January 23, 2020, for DSP-19052, the Environmental Planning Section stated that a Phase 1 Historic Setting Vegetation Management Plan has been submitted for the Melford house site. The vegetation management plan is the basis to establish a maintenance program for the protection and care of the historic trees retained, to support the granting of historic tree credits for woodland conservation, and to guide renovation and enhancement of the historic Chesapeake falling garden. Any work within the environmental setting of the historic site requires an historic area work permit to be reviewed and approved by the Historic Preservation Commission.

- 10. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities, as designated below or as modified by DPW&T/DPIE/DPR, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:**

- c. At the time of detailed site plan, provide an exhibit that illustrates the location, limits, specification and details of all off-site improvements proffered in the bicycle pedestrian impact statement, or recommended by staff, for the review of the operating agencies. This exhibit shall show the location of all off-site sidewalk construction, ADA ramps, pedestrian signals, crosswalk treatments, ramp reconfiguration and the removal of the roundabout.**

The applicant provided an exhibit detailing the off-site improvements. Prior to approval of any building permits, the applicant will demonstrate full financial assurances, approved permits for construction through the applicable agencies, and have a timetable for construction and completion.

- 16. Total development shall be limited to uses which generate no more than 2,353 AM peak-hour trips and 2,766 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.**

As discussed previously, the subject application represents the construction of an additional 435 multifamily dwelling units, which are projected to generate 226 AM and 261 PM peak trips. Collectively, all approved DSPs plus the subject application will generate a total of 1,239 AM and 1,462 PM peak trips. The trip cap will not be exceeded.

- 22. To help fulfill the purpose of Condition 19 of Conceptual Site Plan CSP-06002-01, "sharrows" shall be installed by the applicant and the applicant's heirs, successors, and/or assignees on Curie Drive (and Science Drive, beyond the Melford Village project limits). The appropriate location(s) and triggers for permitting and**

construction of the sharrows shall be determined at the time of detailed site plan for each phase of the project.

The specific details of sharrows along the portion of Curie Drive, on which Melford Mansions will front, will be subject to the final approval of the City of Bowie.

10. **Detailed Site Plan DSP-17020:** DSP-17020, for rough grading and infrastructure for Melford Town Center, was reviewed and approved by the Planning Board on December 7, 2017, subject to three conditions, none of which are applicable to the subject DSP.
11. **Detailed Site Plan DSP-19052:** DSP-19052 was approved by the Planning Board on February 20, 2020 (PGCPB Resolution No. 2020-24), with six conditions. The DSP will expire on February 20, 2023, thus necessitating the subject application, DSP-22043. The development with this application is unchanged from the previous approval; however, this is considered a new application and is subject to a full review and evaluation of required findings.
12. **2010 Prince George's County Landscape Manual:** Per Section 27-548, landscaping, screening, and buffering within the M-X-T Zone shall be provided, pursuant to the provisions of the Landscape Manual. The proposed multifamily residential complex is subject to Section 4.1, Residential Requirements; 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 landscape and lighting plan provided with the subject DSP contains the required schedules showing the requirements being met. However, for Section 4.3(c)(2), Interior Parking Lot Planting, the applicant should revise the calculations to separate the parking areas, as conditioned herein.
13. **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 it has previously approved tree conservation plans. This site was previously graded under TCP2-036-99. The TCP2 is for the gross tract area of the overall site, which is 428.15 acres, which encompasses all parcels of the original TCP1.

The overall woodland conservation threshold for previously approved TCP2-036-99-18 is 43.26 acres, based on a 15 percent woodland conservation threshold requirement in the M-X-T Zone. The amount of woodland conservation required was 71.97 acres based on the previously approved clearing of 113.95 acres on-site. The TCP2 shows the overall requirements being met with 51.06 acres of on-site preservation, 7.71 acres of afforestation, 9.74 acres of specimen tree credit, 0.42 acre of fee-in-lieu, and 3.04 acres of off-site woodland conservation credits. The limits of disturbance for this DSP are in conformance with TCP2-036-99-18.

- a. TCP2-036-99-15 indicates that it covers a gross tract area of 428.15 acres, which is the portion of the Melford development (formerly University of Maryland Science and Tech Center) that is subject to the WCO and is significantly larger than the DSP under review.

The standard woodland conservation worksheet for the overall property indicates that the woodland conservation threshold for the site is 43.26 acres, based on the M-X-T zoning and a net tract area of 288.38 acres. The worksheet indicates that the site contains 168.35 acres of upland woodlands and 85.73 acres of wooded floodplain. The revised TCP2 proposes clearing 113.95 acres of upland woodlands, and 0.23 acre of wooded floodplain. No off-site clearing is proposed. Two federal projects (the Institute for Defense Analysis and the Holocaust Museum Analysis) and previously dedicated rights-of-way have been subtracted from the gross tract area consistent with the previous TCP1 approval. Based upon the clearing proposed, the applicant has calculated that the total woodland conservation requirement for the overall development is 71.97 acres.

TCP2-036-99-18 proposes to meet the requirement with 51.06 acres of on-site preservation, including 12.10 acres of woodland conservation located on property owned by the Maryland-National Capital Park and Planning Commission; 7.71 acres of on-site afforestation-reforestation; 9.74 acres of specimen/historic tree credit; and 0.42 acre of fee-in-lieu. The plan also requires technical revisions to be in conformance with the applicable WCO, Environmental Planning Section policies, and the Environmental Technical Manual, as conditioned herein.

The TCP1 plan originally proposed specimen/historic tree credits within the environmental setting of the Melford historic site and cemetery. With the TCP2, the applicant provided a vegetation management plan for the environmental setting of the historic house which proposes the removal of historic trees on the site and requires approval of a variance from Subtitle 25.

- b. Effective on September 1, 2010, tree conservation plan applications are required to meet the requirements of Subtitle 25, Division 2, which includes the preservation of specimen, champion, and historic trees. Every reasonable effort should be made to preserve the trees in place, with consideration of different species' ability to withstand construction disturbance.

The NRI and TCP1 indicated that 44 specimen trees were located on the TCP2, which is outside of the environmental setting of the historic site. A Subtitle 25 variance application for the removal of 12 specimen trees was submitted and approved with the PPS.

Previous revisions to the TCP2 included a historic tree table, which identified individual trees located within the environmental setting of the Melford historic site. A variance for the removal of 12 historic trees within the environmental setting of the Melford house was approved with TCP2-036-99-15, to implement Phase 1 of a historic site vegetation management plan. The variance remains valid and did not expire with the expiration of DSP-19052 because the TCP2 covers the whole development, subsequent TCP2 revisions have occurred, and rough grading permits have been pulled for this site.

14. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area in TCC. The area of this DSP is 11.42 acres and the TCC schedule only represents 11.38 acres; however, the schedule shows 1.19 acres of canopy proposed through landscaping, which exceeds the requirement of 1.14 acres. The TCC schedule should be revised to correct the total gross acreage. A condition has been provided herein to correct the schedule.

15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions and the referral comments are summarized, as follows:

- a. **Historic Preservation**—The Planning Board has reviewed and adopts the memorandum dated December 9, 2022 (Stabler and Smith to Burke), incorporated herein by reference, in which the Historic Preservation Commission (HPC) reviewed DSP-19052 at its January 21, 2020 meeting. The HPC voted 4-1 to recommend approval, with no conditions, to the Planning Board for its review. DSP-19052-01 made minor revisions to the nine multifamily residential buildings and one clubhouse building.

The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan contains goals and policies related to historic preservation (pages 156–165) and have been adequately addressed through the review of previously approved development plans. The Historic Preservation Section staff recommended approval of DSP-19052-02, without conditions.

- b. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated November 29, 2022 (Lester to Burke), incorporated herein by reference, in which the Community Planning Division offered information regarding conformance with Plan 2035, and indicated that master plan conformance is not required for this application.
- c. **Transportation**—The Planning Board has reviewed and adopts the memorandum dated January 4, 2023 (Ryan to Burke), incorporated herein by reference, in which the Transportation Planning Section provided an analysis of transportation-related findings and conditions of previous approvals and concluded that on-site traffic circulation and parking is acceptable, and all transportation conditions have been adequately addressed.
- d. **Subdivision**—The Planning Board has reviewed and adopts the memorandum dated December 22, 2022 (Vatandoost to Burke), incorporated herein by reference, in which the Subdivision Section provided an analysis of the applicable conditions from PPS 4-16006 that are relevant to the review of this DSP, as included in Finding 9 above.

A Final Plat of Subdivision, 5-20110, subsequent to the approval of PPS 4-16006 and DSP-19052-01, for nine parcels shown on this DSP (Parcels DD, EE, FF, GG, HH, JJ, KK, LL, and MM), was approved by the Planning Board on July 8, 2021, but was not

recorded. Approval of the Plat 2 mylar has been invalidated per Section 24-119(f)(2) of the prior Subdivision Regulations, since the approved mylar has not been recorded within 180 days following the Planning Board's notice of approval. A condition is provided herein requiring that the property must be platted with the lotting pattern shown on this DSP, prior to the expiration of the PPS on April 6, 2023.

- e. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated December 22, 2022 (Rea to Burke), incorporated herein by reference, in which the Environmental Planning Section provided a review of all applicable conditions from prior approvals that are relevant to the review of this DSP, as well as the following discussion:

Natural Resources Inventory

NRI-054-06-03 was approved on January 16, 2018 and will expire on January 16, 2023. No additional information is required for the NRI, however, the plan shall be updated or receive a one-year revalidation prior to certification of this DSP. A condition is included herein to obtain a revalidation of the NRI.

Regulated Environmental Features

This DSP does not propose any new impacts to the regulated environmental features on-site or on adjacent sites, and no additional information is required.

- f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this approval, DPIE did not provide comments on the subject project; however, since this project is within the City of Bowie, coordination with the City for right-of-way dedication, roadway improvements, and the internal subdivision streets is required. SWM Concept Plan 01-0420-207NE15 was approved by the City of Bowie and will expire on May 19, 2023.
- g. **Prince George's County Police Department**—At the time of the writing of this approval, the Police Department did not provide comments on the subject project.
- h. **Prince George's County Health Department**—At the time of the writing of this approval, the Health Department did not provide comments on the subject project.
- i. **City of Bowie**—The Planning Board has reviewed and adopts the email dated December 7, 2022 (Meinert to Burke), incorporated herein by reference, in which the City of Bowie indicated that there are no additional comments with this application.
- j. **Prince George's County Department of Parks and Recreation (DPR)**—The Planning Board has reviewed and adopts the email dated January 4, 2023 (Thompson to Burke), incorporated herein by reference, in which DPR provided that the public recreational facilities agreement is completed.

- k. **Washington Suburban Sanitary Commission (WSSC)**—The Planning Board has reviewed and adopts the email dated December 7, 2022 (Kornhauser to Burke), incorporated herein by reference, in which WSSC provided findings and comments to the applicant.
 - l. **Prince George’s County Fire Department**—The Planning Board has reviewed and adopts the email dated December 22, 2022 (Reilly to Burke), incorporated herein by reference, in which the Fire Department provided restrictions on diesel generators indicating that they must be in compliance with Section 11-260 of the Prince George’s County Code. A condition is provided herein to ensure compliance.
16. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved in accordance with conditions proposed below, 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.
17. The requirement of Section 27-285(b)(4) of the prior Zoning Ordinance reads as follows:
- (4) 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).**

In a memorandum dated December 22, 2022, the Environmental Planning Section indicated that regulated environmental features have been preserved and/or restored, to the fullest extent possible, based on consistency with the limits of disturbance shown on the previously approved CSP-06002-01 and TCP1-044-98-04 and PPS 4-16006 and TCP1-044-98-05. There are no regulated environmental features located within the limits of the current application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George’s County Code, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-036-99-18, and further APPROVED Detailed Site Plan DSP-22043 for the above-described land, subject to the following conditions:

- 1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the plan or provide the specified information, as follows:
 - a. Revise all references to this DSP as DSP-22043 on all plan sheets.
 - b. Correct the acreage of the land area included in the DSP and area of each proposed parcel in the general notes and on all plan sheets. Provide plan sheets for the entirety of the area of the DSP.

- c. Correct the gross floor area in the table, as well as all other gross floor area tabulations throughout the DSP to be consistent and provide the correct sum of the building gross floor area.
 - d. Obtain a one-year revalidation to Natural Resources Inventory Plan NRI-054-06-03, or provide a full update.
 - e. Revise the tree canopy coverage schedule to provide the correct acreage for this application.
2. Prior to approval of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Submit a variation from Section 24-122(a) of the prior Prince George's County Subdivision Regulations, in accordance with Section 24-113 of the prior Subdivision Regulations, for placement of the utilities within the right-of-way for those parcels along Lake Melford Avenue and obtain agreement from the City of Bowie.
 - b. Demonstrate that a business owners' association, or other appropriate community ownership association has been established. The draft covenants shall be submitted to the Subdivision Section for review, to ensure the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber and folio of the declaration of covenants shall be noted on the final plat, prior to recordation.
3. Prior to, or concurrent with the approval of a final plat for Parcel V, the abutting roadway known as new Public Road D, as approved with Detailed Site Plan DSP-08034, shall be dedicated to public use.
4. Prior to approval of any grading permits for this detailed site plan (DSP), the applicant shall:
 - a. Submit a copy of the technical stormwater management plan to be reviewed for conformance with the DSP and Type 2 tree conservation plan.
 - b. Submit a copy of the approved final erosion and sediment control plan to be reviewed for conformance with the limits of disturbance shown on the DSP and Type 2 tree conservation plan and technical stormwater management approval.
5. Prior to approval of the 4th residential building permit for this detailed site plan, the applicant shall complete the construction of the public plaza at the intersection of Curie Drive and Lake Melford Avenue.
6. Prior to approval of the 8th residential building permit for this detailed site plan, the applicant shall complete the construction of the clubhouse and installation of all associated amenities.

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 Bailey, with Commissioners Washington, Bailey, Doerner, and Shapiro voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, January 26, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of February 2023.

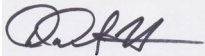
Peter A. Shapiro
Chairman



By Jessica Jones
Planning Board Administrator

PAS:JJ:TB:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: February 9, 2023