

R E S O L U T I O N

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

WHEREAS, in consideration of evidence presented at a public hearing on March 8, 2018, regarding Detailed Site Plan DSP-87050-12 for The Shops at Oxford (Constellation Centre), the Planning Board finds:

1. **Request:** The detailed site plan (DSP) is for construction of 16,000 square feet of commercial retail uses, The Shops at Oxford, within the existing parking area of Constellation Centre.
2. **Development Data Summary:**

Zone	EXISTING	APPROVED
Use	C-S-C	C-S-C
	Commercial Retail, Multifamily	Commercial Retail, Multifamily
Gross tract area of this DSP (acreage)	24.95	24.95
Number of Multifamily Units	187	187
Gross Floor Area/GFA (Square Feet)		
Multifamily Building	215,705	215,705
Bank	3,180	3,180
Building supply store	105,488	105,488
Garden center	28,467	28,467
PetSmart	26,932	26,932
Daycare center	8,024	8,024
Commercial/Retail (Proposed)	0	16,000
Total Gross Floor Area (GFA)	387,796	403,796

PARKING AND LOADING SCHEDULE

Uses	REQUIRED	PROVIDED
Multifamily Residential (187 units) @ 2 spaces/ unit + 0.5 per additional bedroom	401	420
Existing Bank (3,180 square feet) @ 1 space/ 250 sq. ft. for the first 2,000 S.F. + 1 space/ 400 sq. ft. over 2,000 GFA	11	54
Existing PetSmart (26,932 square feet) @ 1 space/ 150 sq. ft. for the first 3,000 + 1 space/ 200 sq. ft. over 3,000 GFA	140	126
Existing Nursery/Garden Center (28,467square feet) @ 1 space/ 150 sq. ft. + 1 space/ 1,000 sq. ft. for the outdoor sales/display area	29	28
Existing Building supply store (105,488 square feet) @ 1 space/ 500 sq. ft.	211	523
Existing Day Care Center (128 children) @ 1 space / 8 children	16	16
Proposed Commercial/Retail (16,000 square feet) @ 1 space / 250 sq. ft.*	68	70
Total	876 Spaces	1,237 Spaces
Standard Parking Spaces		808
Compact Parking Spaces		393
ADA Parking Spaces @ 1 spaces / 25 spaces	29	24
Loading Spaces	8	9

Note: *If tenant mix changes in the future, the parking requirements may change.

3. **Location:** The subject DSP is located on the north side of Oxon Hill Road at its intersection with I-95/495 (Capital Beltway), approximately 1,000 feet west of the intersection with MD 414 (St. Barnabas Road) in Planning Area 76B, Council District 8.
4. **Surrounding Uses:** The site is bounded to the north by I-95/495 and residential single-family homes in the One-Family Detached Residential (R-55) Zone beyond; to the south by Oxon Hill Road, with commercial uses beyond in the Commercial Office (C-O) and Commercial Shopping Center (C-S-C) Zones; to the east by retail commercial uses (PetSmart and Home Depot) in the C-S-C Zone and the interchange for the I-95/495 exit ramp beyond; and to the west by commercial uses in the C-S-C Zone.
5. **Previous Approvals:** On July 24, 1984, the Prince George's County District Council adopted the Subregion VII Sectional Map Amendment via Council Resolution CR-100-1984 to rezone the entire Rivertowne Commons subdivision (containing Parcels A, B, and C) from the General Commercial Existing (C-2) Zone to the C-S-C Zone. During the District Council's review of the proposal, representatives of the property owner submitted a Declaration of Covenants, recorded at Liber 6032, folio 759, and an agreement recorded at Liber 6036, folio 785, concerning development on the property. These require that the property be developed as a mixed-use area

and comply with certain landscaping and design guidelines. The District Council appeared to have concurred with the concept and design guidelines contained in the covenants and incorporated them in their approval. To ensure that the District Council's concerns were addressed in subsequent site plan review procedures, the covenant was attached as a condition of approval of Preliminary Plan of Subdivision (PPS) 4-84080, with similar notes made on the final subdivision plat. The property was recorded as Final Plat NLP 122-10 with three notes.

On August 2, 1984, the Prince George's County Planning Board approved PPS 4-84080, subject to three conditions. On August 18, 1987, the Planning Board approved Detailed Site Plan DSP-87050, subject to four conditions (PGCPB Resolution No. 87-298). The DSP was subsequently revised 11 times for several reasons, and a summary of all prior approvals is discussed in Finding 9 of this approval.

6. **Design Features:** The subject site is part of the larger Constellation Center mixed-use development. The application is for the development of Condominium Unit 7, which is located on the south-central portion of the overall property and currently contains only an existing parking area. The site plan proposes the construction of 16,000 square feet of commercial retail space in two buildings, which share a common courtyard element.

The site is accessed from Oxon Hill Road via a common access drive, which runs north of the area of new development. The site proposes two ingress and egress points from the common access drive, which are connected via a drive aisle that circles the buildings. The drive aisle is located between Oxon Hill Road and the proposed buildings, with parking on both sides.

Architecture—The architectural design of the project features a contemporary architectural design with emphasis on the different façades of the individual tenants through the application of different colors, building massing, architectural design elements, and finish materials including brick, glass, aluminum, and steel as well as steel and glass canopies to differentiate individual tenant locations. A consistent storefront window display height is proposed across the front of the building, providing uniformity along the building face. The exterior of the building will be finished predominantly with brick masonry painted in dark gray colors and includes wood-grained siding and aluminum accents for visual interest.

During the public hearing, the applicant's representative told the Planning Board that revisions to the location of some of the service doors may be relocated to accommodate specific tenants prior to certification.

Signage—Illuminated building-mounted signage is proposed along the front of the building facing south toward Oxon Hill Road, and along the individual store fronts facing the courtyard. Additionally, two internally-lit building-mounted signs face north toward the residential building to advertise the shopping center's location. The proposed building-mounted signs total 1,100 square feet in area and will be constructed of channel-style letters measuring 36 inches in height. The requirements of Section 27-613 of the Prince George's County Zoning Ordinance regulate building-mounted signage. It states that the area of all of the signs on a building shall be

not more than two square feet for each one linear foot of width along the front of the building, to a maximum of 400 square feet. Each building measures 100 linear feet along its front, allowing the maximum building-mounted signage to be 200 square feet per building. The applicant is proposing more than the allowed area and did not request a departure. Therefore, a condition has been included in this approval requiring the applicant to reduce the signage area to the allowable square footage prior to certification.

The requirements of Section 27-614 of the Zoning Ordinance regulate freestanding signs, and this DSP proposes three freestanding signs on-site. The primary entrance sign is a 20.5-foot-high monument sign made of painted brick and steel and displays the tenant locations on internally-illuminated panels. It is proposed to replace the existing primary entrance signage for the entire Constellation Centre, located at the existing common access drive's entrance off Oxon Hill Road. The proposed sign is acceptable; however, it is not located within the limit of disturbance (LOD) for the property, which should be expanded to incorporate this sign. A condition has been added to this approval requiring the applicant to expand the LOD to include this sign prior to certification.

Two smaller, internally-lit signs are proposed at the drive aisle entrances to the new commercial area along the internal common access drive, which read "Shops at Oxford." The proposed signs are five feet in height and are made of painted brick and steel to match the buildings on-site. They are within the maximum height allowed; however, the number of freestanding signs permitted is regulated based on the property frontage. It is noted that the street frontage associated with this site does not support three proposed freestanding signs. A condition has been included in this approval requiring conformance to Section 27-614 for freestanding signs, prior to certification.

Lighting and Dumpster Enclosure—The lighting fixtures proposed on-site include pole-mounted lighting in the parking lot, as well as wall-mounted sconces along the sides and rear of the proposed building. The proposed lighting will not cause glare or light to bleed onto adjoining properties and is proposed to include full cut-off luminaires.

Separate dumpster enclosures are located near the rear of each building in the northeastern and northwestern portions of the site. The enclosures will include gates constructed of steel and a concrete wall designed with the same materials and colors to blend with the architecture of the building.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-S-C Zone and the site plan design guidelines of the Zoning Ordinance, as follows:
 - a. The proposed commercial retail uses are permitted in the C-S-C Zone, per Section 27-461(b) of the Zoning Ordinance.

- b. The DSP shows a site layout that is consistent with the requirements of Section 27-462(b) of the Zoning Ordinance and meets the specific regulations for development in commercial zones relating to setbacks.
- c. The DSP is in general conformance with the applicable site design guidelines contained in Sections 27-283 and 27-274 of the Zoning Ordinance. A detailed discussion of Section 27-274(a) demonstrating conformance is stated below:

(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.**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The DSP is in general conformance with the parking and loading guidelines contained in Section 27-274. Specifically, vehicular access to the site comes from an internal common access drive aisle, which provides two-way traffic within the property. The plan shows an interior two-way travel lane at 22 feet in width surrounding the buildings. The size of the travel lanes is large enough to provide safe parking and accommodate through traffic in both directions.

There are 70 total parking spaces for these two commercial buildings, and two loading spaces are provided at the rear of the buildings on the north side of the site. These loading areas are safely located away from any pedestrian circulation on-site, with parking spaces located at convenient locations, to allow customers access to the shops without compromising the vehicular circulation on-site and offer a safe alternative for pedestrians.

(3) Lighting.

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

The proposed light fixtures include light-emitting diode (LED) lighting on the building and within the parking area. Their locations have been proposed to provide adequate lighting on the property, with the lighting pattern directed on-site. The lighting placement has been designed to enhance building entrances, pedestrian pathways, the site's design character, and to improve safety.

(4) Views.

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

The DSP is designed to preserve, create, or emphasize views from public roads and adjoining properties. The proposed buildings have been designed to provide a modern, clean, and appealing street presence along Oxon Hill Road. The applicant is proposing an architectural design with a contemporary appearance including brick, glass, and steel.

(5) Green Area.

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

This DSP is required to provide landscaping for the interior parking lot, which is 27,307 square feet. The applicant has proposed 2,198 square feet of interior landscaping within the parking lot, satisfying this requirement.

(6) Site and streetscape amenities.

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

The proposed site and streetscape amenities will contribute to an attractive coordinated development, which promotes pedestrian connectivity by using sidewalks and improved streetscape that has generally been prepared in accordance with the provisions of the Prince George's County Code and the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

(7) Grading.

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

The development is proposing to construct two commercial buildings along Oxon Hill Road within an existing parking compound. Minor fine grading will be required, but should be designed to minimize disruption to existing topography and other natural resources on the site and on adjacent properties.

(8) Service Areas.

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

The DSP proposes two dumpster facilities within enclosures and two loading areas at the rear of the buildings along the northern side of the site. The trash enclosures are designed with concrete walls to match the brick color on the building and will include double swing gates to screen the enclosure from the surrounding properties.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.

The applicant is proposing to provide a central courtyard space between the buildings, which is lined with tenant entrances and could serve as a gathering space for activities within the development.

(10) Architecture.

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

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

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

The proposed buildings have been designed to provide a modern, clean, appealing presence along Oxon Hill Road, with enhanced details and building materials to provide a variety of building forms and interest. The exterior and architectural façade of the buildings will be comprised of high-quality and attractive materials that include brick, steel accents, and glass on all sides.

8. **Preliminary Plan of Subdivision 4-84080 and Final Plat NLP 122 @ 10:** Preliminary Plan of Subdivision 4-84080, which contains Parcels A, B, and C, was approved by the Planning Board on August 2, 1984 (PGCPB Resolution No. 84-232), subject to three conditions. The PPS was recorded in Plat Book NLP 122@10 in 1985. The three PPS conditions were translated into three final plat notes. Note 2 of the final plat notes is applicable to this DSP, as follows:

2. **Subject to site plan approval by the Prince Georges County Planning Board to consider existing covenants that direct the development of the property prior to the issuance of building permits.**

A Declaration of Covenants was recorded in Liber 6032, folio 759, on January 8, 1985 and has eight statements, four of which are applicable to the review of this application, and are listed as follows:

1. **No integrated shopping center, if built upon the property, shall contain in excess of 400,000 square feet of Gross Leasable Area (GLA). Gross Leasable Area shall mean the total floor area designed for owner or tenant leasehold occupancy and exclusive use, including basements, and upper floors, if any, expressed in square feet measured from center lines of joint partitions and exteriors of outside walls, excluding sidewalks, common areas, walkways, non-retail mezzanines, green space, planting areas, storage areas outdoor display areas, and other areas not subject to leasehold rental. In addition, at least 25 acres of the property shall be utilized as a mixed-use area which shall, at full development, include office-type and employment uses and may include all uses permitted in the Commercial Office (C-O) Zone as defined by Section 23-375 of the Prince George's County Code as well as hotels, theatres and restaurant uses (and ancillary uses thereto), and;**

The subject property is approximately 25 acres in size, is zoned C-S-C, and meets the requirements of this zone; therefore, this condition is not applicable, in part. However, it is noted that the current application is proposing a mix of retail uses that are not in excess of 400,000 square feet of gross leasable area.

Conformance with the original analysis with regards to the trip capacity established by the PPS was analyzed by the Transportation Planning Section in a memorandum dated December 28, 2017. The following determinations were made:

Comparison of Estimated Trip Generation, DSP-87050, 24.59 acres							
Zoning or Use	Units or Square Feet	AM Pk Hr Trips		Total AM Trips	PM Pk Hr Trips		Total PM Trips
		In	Out		In	Out	
Existing or Approved Use							
Multifamily residential	195 multifamily residences	12	47	59	51	27	78
Shopping Center	502, 822 square	181	111	292	593	643	1,236
Day Care (With Pass-	128 Students	19	17	36	17	19	36
Proposed Use							
Commercial retail space	16,000 square feet	15	10	25	42	46	88
Total		229	186	415	710	741	1,451
Trip Cap, 4-84080				860			2,247

The underlying Preliminary Plan of Subdivision, 4-84080 approval contains no transportation-related conditions. Also, there is information in the file that indicates the number of trips analyzed. This is reported in the above table, and the proposal is well within the trip cap.

2. **Screening shall be provided along the tract's boundary common with the Capital Beltway (I-95). The type and extent of screening shall be based upon reasonable requirements necessary to serve the purpose and may consist of berms or landscaping or a combination of both, and;**

The current DSP application is not adjacent to, and does not modify, the existing screening provided along the property's common boundary with I-95/495.

3. **Any structure visible from the Capital Beltway will be constructed to appear architecturally, where reasonable, as "facing" the Beltway in order to minimize views of loading and waste collection areas from the Capital Beltway, and;**

The current DSP application is located on Condominium Unit 7, and is not adjacent to, nor visible from, I-95/495. Therefore, this condition does not apply to this application.

4. **All loading docks shall be carefully and adequately screened. The determination of the location, type and extent of screening shall be based upon reasonable requirements necessary to serve the purpose.**

The loading and waste collection areas have been screened in accordance with Section 4.4 of the Landscape Manual; therefore, this requirement has been met.

9. **Detailed Site Plan DSP-87050 and its subsequent revisions:** Detailed Site Plan DSP-87050 has been revised 11 times since the original approval.

Detailed Site Plan DSP-87050—The DSP was approved by the Planning Board on July 9, 1987 for offices, a hotel, a bank, a future restaurant, and other future development, with two conditions as follows:

1. **Revisions to the detailed site plan for Rivertowne Commons to show the upgraded access drive shall be approved prior to the issuance of building permits for Office Building 2.**
2. **The applicant, and the applicant's successors or assignees, shall provide for a six-foot-wide concrete sidewalk on the north side of Oxon Hill Road within a right-of-way as part of the required road improvements.**

The development of Office Building 2 did not move forward, so those improvements were not triggered. The property frontage on Oxon Hill Road was improved with a six-foot-wide sidewalk. The relevant conditions of DSP-87050 have been met.

Detailed Site Plan DSP-87050-01—This amendment was approved by the Planning Board on March 27, 1994, and included a Home Depot building supply retail outlet, garden center, and future retail building. Detailed Site Plan DSP-87050-01 was approved with the following conditions:

1. **Prior to certificate of approval, the plan shall be revised as follows or the indicated information shall be supplied:**
 - a. **Indicate the height of any proposed entrance canopy**
 - b. **Provide screening per Section 4.4 of the 2010 *Prince George's County Landscape Manual* for all mechanical equipment and meters and all loading spaces.**
 - c. **Provide evidence that the applicant consulted with the Fire Department regarding the need for a fire lane in front of the Home Depot building and revise the plan to provide such a lane, if necessary**

All conditions attached to DSP-87050-01 were specifically related to the Home Depot portion of the site and do not apply to the subject DSP amendment. These conditions were met with the completion of the Home Depot store.

Detailed Site Plan DSP-87050-02—The '02' amendment to the DSP was approved administratively as a limited minor amendment to include a minor addition to the bank building and to the adjacent walkway and landscaping, as well as the reconfiguration of the common access

driveway from Oxon Hill Road, to provide three 11-foot egress lanes and two 12-foot ingress lanes. Detailed Site Plan DSP-87050-02 was approved on September 1, 1994. There were no specific conditions and the requested improvements have been made.

Detailed Site Plan DSP-87050-03—The ‘03’ amendment to the DSP was approved administratively as a limited minor amendment on March 15, 1995, to include a microwave dish on top of Office Building 1. There were no conditions of approval.

Detailed Site Plan DSP-87050-04—The ‘04’ amendment to the DSP was approved administratively on December 12, 1995, as a limited minor amendment to enlarge the parking lot of the Nations Bank and associated landscaping. There were no conditions of approval.

Detailed Site Plan DSP-87050-05—The ‘05’ amendment to the DSP was approved by the Planning Board on May 16, 1996, to include a freestanding day care center on the site plan, with one condition of approval.

- 1. Prior to certification of approval, the following modifications or revisions shall be made to the Detailed Site Plan:**
 - a. A substantial shade structure shall be shown in the outdoor play area, and appropriate construction details for the structure shall be provided.**
 - b. The number of parking spaces in the parking tabulation and the day care tabulation shall be corrected to reflect the information in Finding 1.**

This condition is specific to the freestanding day care center and has been met.

Detailed Site Plan DSP-87050-06—The ‘06’ amendment to the DSP was approved by the Planning Board on January 23, 1997, to include a freestanding PetSmart retail store on the site, with a condition to show split-face block to the top of the building on all façades. This condition was met with the completion of the PetSmart store.

Detailed Site Plan DSP-87050-07—The ‘07’ amendment to the DSP was approved by the Planning Board on January 28, 1999, to add a kindergarten program to the existing day care center, with one condition. This condition was to revise the site plan to show a four-foot-high fence or wall around the outdoor play area. This condition is specific to the day care center and, therefore, does not apply to the subject DSP revision.

Detailed Site Plan DSP-87050-08—The ‘08’ amendment to the DSP was approved administratively on September 20, 2000, as a limited minor amendment to add a tool center to the existing Home Depot store. There were no conditions of approval.

Detailed Site Plan DSP-87050-09—The ‘09’ amendment to the DSP was approved by the Planning Board on April 15, 2004, and affirmed by the District Council on September 27, 2004, to add a 49,327-square-foot office building next to the existing bank, subject to two conditions. The ‘09’ improvements were not constructed, and this DSP approval has since expired.

Detailed Site Plan DSP-87050-10—The ‘10’ amendment number was assigned, but the application was not pursued.

Detailed Site Plan DSP-87050-11—The ‘11’ amendment to the DSP was approved by the Planning Board on October 5, 2017, for the conversion of an existing 10-story, 215,705-square-foot, general office building to 187 multifamily residential units, with associated amenities. This application was certified on February 6, 2018 and the associated conditions of approval are listed below.

1. **Prior to certificate approval of the detailed site plan (DSP), the applicant shall make revisions or provide information as follows:**
 - a. **Provide a rack(s) accommodating a minimum of 10 bicycle parking spaces at a location convenient to the building entrance.**
 - b. **Provide a designated secure area for long-term bicycle parking within the parking garage.**
 - c. **Show depressed curbing or ramping on the site plan to demonstrate accessible route for the physically-handicapped.**
 - d. **All parking spaces for the physically-handicapped must be identified with the universal ADA symbol. In addition, the applicant shall:**
 - (1) **Provide the dimensions of the van-accessible surface parking spaces on the site plans.**
 - (2) **Provide the dimensions of standard handicapped parking spaces on the site plans and in the parking table.**
 - e. **Revise both the parking and unit mix tables according to the Development Data Summary table of this approval.**
 - f. **Provide bearings and distances on the DSP, to be consistent with the record plat.**

- [illegible]

These conditions are specific to the conversion of the existing office building to multifamily residential units, and do not apply to the current DSP application.

10. **2010 Prince George's County Landscape Manual:** The subject DSP is subject to the requirements of the Landscape Manual because it involves the construction of new buildings. Specifically, the proposed commercial development is subject to Section 4.2, Requirements for Landscaped Strips along Streets; Section 4.3, Requirements for Parking Areas; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements.
- a. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. The submitted landscape plan has a street frontage of 371 feet and proposes to retain 5 existing shade trees, 5 existing evergreen trees, and 71 shrubs, and to plant 5 shade trees and 121 shrubs to meet the required amount of planting along the frontage of Oxon Hill Road.
- The landscape plan shows 121 proposed shrubs and approximately 71 shrubs in existing shrub rows, in addition to the 5 existing evergreen trees and 3 existing shade trees the applicant is proposing to retain. However, it is noted that an additional shade tree is still needed along this landscape strip to meet the required number of shade trees.

Additionally, the plan does not indicate the species, size, or condition of the existing trees to be retained, and this should be provided to show that they are acceptable for fulfillment of the requirement. Therefore, conditions have been included in this approval requiring the applicant to add an additional shade tree in the Section 4.2 landscape strip and provide details for the existing trees to be retained.

- b. **Section 4.3, Parking Lot Requirements**—The site is subject to Section 4.3 of the Landscape Manual, specifically Section 4.3-2.

Section 4.3-1 of the Landscape Manual requires the provision of a landscape strip between the parking lot and any adjacent property line. However, the Planning Board notes that the landscape plan is not subject to Section 4.3-1 because the proposed parking lot areas are not adjacent to a property line. Therefore, a condition has been included in this approval requiring removal of the landscape schedule for Section 4.3-1 because it is not applicable.

Section 4.3-2 stipulates that interior parking lot planting is required for parking areas that measure 7,000 square feet or larger. The application proposes a parking area of 27,307 square feet and is required to provide an interior landscape area of 8 percent, or 2,184 square feet. The landscape plan meets this requirement and proposes to include more internal planting area than is required.

- c. **Section 4.4, Buffering Development from Streets**—Section 4.4 of the Landscape Manual requires that access driveways, mechanical equipment, loading areas, and trash facilities among other things, be screened in certain instances. The trash enclosures are proposed to be made of masonry painted to match the proposed buildings. However, it is noted that during the review process, the trash enclosures have been relocated and are now adequately screened from Oxon Hill Road.

The proposed loading spaces are located behind the building and are not visible from Oxon Hill Road. However, the proposed loading spaces will be visible from the internal access road on the site and should be screened. Therefore, a condition has been added to this approval requiring the applicant to provide additional landscaping or fencing to screen the loading spaces.

- d. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 of the Landscape Manual requires a buffer between adjacent incompatible land uses, but not between different land uses in a mixed-use development under a unified development scheme. Therefore, buffers are not required between the adjacent uses on the site. The Section 4.7 schedule should be removed from the plan as conditioned in this approval.

- e. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 of the Landscape Manual requires certain percentages of native plants be provided on-site, along with no invasive plants and no plants being planted on steep slopes. The plans demonstrate conformance to the required amount of native landscaping proposed on-site.

Tree type	Required	Provided
Shade trees	50%	95%
Ornamental trees	50%	NA
Evergreen trees,	30%	NA
Shrubs	30%	100%

The applicant has indicated that invasive species are to remain in the Section 4.9 landscape schedule and it is noted that existing trees and/or vegetation retained in fulfillment of the Landscape Manual requirements shall not contain invasive species. Therefore, a condition has been included in this approval requiring the applicant to provide a note on the landscape plan that requires the removal of existing invasive species prior to certification, in accordance with Section 4.9 of the Landscape Manual.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because, even though the gross tract area is more than 40,000 square feet, it contains less than 10,000 square feet of woodland and does not have a previously approved tree conservation plan. A tree conservation plan is not required. A letter of exemption was issued for this property on May 30, 2017 and will be valid through May 30, 2019. There are no regulated environmental features located on the subject site and no regulated environmental features will be impacted. The project has a previously approved Natural Resources Inventory Equivalency Letter, NRI-077-2017, which was issued on May 30, 2017.

12. **Prince George's County Tree Canopy Coverage Ordinance:** The site is subject to the Tree Canopy Coverage Ordinance, which requires that, based on the C-S-C zoning of the site, 10 percent of the site be covered in tree canopy. This application is part of an overall site area which measures 24.95 acres. However, the tree canopy coverage (TCC) requirement should be based on the LOD for this application, as stated in Section 25-128(c) of the County Code. The LOD is 1.71 acres, or 74,488 square feet; therefore, the requirement is 7,449 square feet in tree canopy. Various numbers in the TCC schedule are incorrect and need to be revised to reflect the requirements and conformance with them.

Therefore, conditions have been included in this approval requiring that the Tree Canopy Coverage schedule be revised to state the correct amount, and the application provide additional vegetation to be in conformance with the requirements.

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

- a. **Transportation Planning**—The Planning Board reviewed the DSP with respect to transportation-related requirements, regarding conformance to the PPS conditions which have been incorporated into Finding 7 above.

It was noted that the site is located on an existing parking lot, and the review has been limited to the areas where changes are proposed, which is a small part of the overall condominium plat. There are several existing buildings, drive aisles, and parking areas on the larger site, and the changes proposed have no impact on these uses and features. It was determined that this plan is generally acceptable and meets the findings required for a DSP as described in the Zoning Ordinance.

- b. **Trails**—The Planning Board has reviewed the DSP with respect to trails-related requirements as follows:

The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* (Henson Creek-South Potomac Master Plan and SMA). The MPOT and the master plan recommend designated bicycle lanes and continuous sidewalks along Oxon Hill Road, including the frontage of the subject site. The site is located within the Oxon Hill Regional Center. The master plan recommends enhanced pedestrian treatments in this area. The recommendations from the master plan are copied below:

Bicycle, Pedestrian, Trails Element, Policy 1

- **Provide pedestrian service areas (PSA) in the Oxon Hill Regional Center, Allentown Road Corridor Node, and the Henson Creek and Broad Creek Transit Villages. PSAs should include sidewalks and designated bike lanes along both sides of all roads**
- **Provide continuous sidewalks and designated bike lanes along Tucker Road, Bock Road, Brinkley Road, Livingston Road, Temple Hill Road, Allentown Road, Oxon Hill Road, Fort Foote Road, Fort Washington Road, and Palmer Road. In areas of high pedestrian traffic, wide sidewalks may be appropriate.**
- **Utilize appropriate traffic calming, pedestrian safety features, pedestrian scale lighting, and pedestrian amenities. is designated as having a bike lane in the future provided by the MD State Highway Administration. (SHA)**

Although the subject property is located in the Oxon Hill Regional Center, due to the nature of the application, it is not subject to the requirements of Section 24-124.01 of the Subdivision Regulations and the “Transportation Review Guidelines, Part 2.”

The Complete Streets element of the MPOT reinforces the need for internal sidewalks and the accommodation of pedestrians as road improvements are made and new roads constructed.

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

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

The subject site includes an existing sidewalk along Oxon Hill Road. Striping for designated bicycle lanes (or other appropriate pavement markings) can be considered by the Maryland State Highway Administration (SHA) at the time of road resurfacing or improvement. Internal sidewalks are also proposed that will adequately accommodate pedestrians on the site. No additional sidewalk connections are recommended at this time. A small amount of bicycle parking is recommended at each of the pad sites and should be labeled on the plan. A condition included in this approval requires the applicant to label the bicycle parking.

- c. **Permit Review**—The Planning Board noted that the permit-related conditions have been addressed by revisions to the plans or are included as conditions in this approval.
- d. **Historic Preservation**—The Planning Board noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any known Prince George’s County historic sites, historic resources, or archeological sites.
- e. **Subdivision and Zoning**—The Planning Board noted that the applicable conditions of PPS 4-84080 that have been incorporated into Finding 7 above, along with the following additional summarized comments:

The property has frontage along the north bound I-95/I-495 ramp, a designated master plan right-of-way (F-5) with an ultimate right-of-way width of 300 feet. The limits of the right-of-way should be clearly delineated on the site plan. Based on PGAtlas, it appears that the master plan right-of-way extends onto the property, which should be delineated and labeled.

- f. **Community Planning**—The Planning Board noted the following community planning-related findings related to the DSP:

General Plan: This application is in the 2014 *Plan Prince George’s 2035 Approved General Plan* Oxon Hill Neighborhood Center (Local) policy area. The vision for local centers is primarily lower density residential (10–15 dwelling units/acre, mid- to low-rise apartments) with neighborhood-serving retail and office uses (pages 107–108). The

recommended land use is mixed-use, which is described as including uses such as residential, commercial, employment, and/or institutional (page 101).

Master Plan: The 2006 Henson Creek-South Potomac Master Plan an SMA recommends mixed-use land uses on the subject property. In addition, the master plan also makes the following recommendations that affect the subject property:

- (1) **Policy 2: Promote development of mixed residential and nonresidential uses at moderate to high densities and intensities at the Oxon Hill Regional Center and in the Oxon Hill Transit Corridor with a strong emphasis on pedestrian- and transit-oriented development.** (page 51)

Specifically, for the Oxon Hill Regional Center–Area B (edge area) the master plan makes the following recommendations (pages 53–54):

- (a) **Maximum building height of eight stories.**
 - (b) **Zero lot line front yards. Buildings should be constructed up to the build-to line located at the edge of the sidewalk.**
 - (c) **Allow ground floor façade setbacks for colonnades and expanded outdoor seating areas or cafés.**
 - (d) **The ground floor façade should be predominantly transparent display windows that allow pedestrian window-shopping.**
 - (e) **Blank, nontransparent street level walls should be strongly discouraged.**
 - (f) **Retail should be the predominant use at the sidewalk level.**
- (2) **Policy 2, Strategy 5: Minimize the number of parking spaces and provide for alternative parking methods that reduce the area of impervious surfaces.** (page 64)
- (3) **Policy 3, Strategy 1: Encourage the use of green building techniques that reduce energy consumption New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be re-used and redesigned to incorporate energy and building material efficiencies.** (page 64)

- (4) **Policy 1: Promote pedestrian- and transit-oriented design principles in moderate- to high-density centers, corridors, and mixed-use activity centers.** (page 96)
- (5) **Policy 1, Strategy 2: Provide a continuous street wall formed by adjoining buildings and set along a consistent build-to line from the street to create a comfortable sense of enclosure along major streets and in mixed-use centers and other areas of high pedestrian activity.** (page 96)
- (6) **Policy 1, Strategy 3: Utilize high-quality materials and encourage human-scale architectural detailing, pedestrian amenities such as benches, pedestrian-scaled street light fixtures, trash receptacles, bus shelters, and bicycle racks, interesting signage, and attractive landscaping.** (page 96)
- (7) **Policy 1, Strategy 5: Ensure that sidewalks are of sufficient width to allow for café seating, pedestrian amenities, and a continuous flow of pedestrian traffic.** (page 96)
- (8) **Policy 1, Strategy 6: Provide attractive landscaping, street trees, and planting strips between the street and sidewalk to enhance the development and streetscape and to increase pedestrian safety by providing a buffer from traffic.** (page 96)
- (9) **Policy 1, Strategy 7: Locate parking areas to the sides and rear of buildings (never in the front, between the street and the building), and provide innovative circulation and landscaping design for parking areas to reduce conflicts between cars and pedestrians and reduce the amount of impervious surfaces. Consolidate curb cuts whenever possible.** (page 96)
- (10) **Rezone the property to an appropriate mixed-use zone.** (page 109)

Findings of conformance to the master plan or General Plan are not required with this application, and there are no master plan issues associated with this DSP. However, it is noted that the proposed DSP addresses some of these strategies by promoting pedestrian design principles on the site with adequate sidewalks throughout the site, and by proposing a central courtyard with café style seating. Additionally, it is noted that the DSP is utilizing high-quality building materials and is proposing pedestrian amenities such as bicycle racks, interesting signage, and attractive landscaping throughout the site.

- g. **Prince George's County Health Department**—At the time of this approval, the Health Department did not provide any comments on the subject application.
- h. **Prince George's County Fire/EMS Department**—At the time of this approval, the Fire/EMS Department did not provide any comments on the subject application.

- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**— In a memorandum dated December 27, 2017, DPIE offered numerous comments that have been provided to the applicant. These comments will be addressed through DPIE's separate permitting process.
 - j. **Prince George's County Police Department**— At the time of this approval, the Police Department did not provide any comments on the subject application.
 - k. **Maryland State Highway Administration (SHA)**—SHA did not have any comments on the subject application.
 - l. **Washington Suburban Sanitary Commission (WSSC)**— At the time of this approval, WSSC did not provide any comments on the subject application.
 - m. **Verizon**— At the time of this approval, Verizon did not provide any comments on the subject application.
 - n. **Potomac Electric Power Company (PEPCO)**— At the time of this approval, PEPCO did not provide any comments on the subject application.
14. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP 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.
15. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible if environmental features exist. In this case, the property is devoid of any regulated environmental features.

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 Detailed Site Plan DSP-87050-12 for the above described land, subject to the following conditions:

- 1. Prior to certification of the detailed site plan, the applicant shall make revisions or provide information as follows:
 - a. Provide the signage locations on the site and landscape plans.
 - b. Label the bicycle parking at each of the proposed buildings.

- c. Revise the site plan to reduce the signage area to the maximum allowed sign area for each building in accordance with Section 27-613(c) of the Prince George's County Zoning Ordinance.
 - d. Revise the site plan to expand the limit of disturbance to include the freestanding sign along Oxon Hill Road.
 - e. Revise the site plan to reduce the number and area of freestanding signs on the site in accordance with Section 27-614 of the Prince George's County Zoning Ordinance.
 - f. Revise the Tree Canopy Coverage schedule to demonstrate conformance with the corrected requirements.
2. Prior to certification of the detailed site plan, the landscape plan shall be revised as follows:
- a. Provide the additional vegetation as required by Section 25-128 of the Prince George's County Zoning Ordinance to meet the required amount of tree canopy coverage.
 - b. Remove the Section 4.7 schedule from the plan.
 - c. Revise the landscape plan to add an additional shade tree in the Section 4.2 landscape strip.
 - d. Include additional planting or fencing to screen the loading areas in accordance with Section 4.4 of the 2010 *Prince George's County Landscape Manual*.
 - e. Remove the Section 4.3-1 schedule from the landscape plan.
 - f. Provide a note on the landscape plan that requires removal of existing invasive species, in accordance with Section 4.9 of the 2010 *Prince George's County Landscape Manual*.
 - g. Identify the existing trees being retained in fulfillment of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) requirements and provide a Certificate of Landscape Maintenance in accordance with Section 1.7 of the Landscape Manual.

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 Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, March 8, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of March 2018.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:rpg