



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-05082

Application	General Data
Project Name: SPRINGHILL LAKE Location: Southeast of Cherrywood Lane, southwest of the Capital Beltway, northwest of Edmonston Road, and north of Breezewood Drive in Greenbelt Applicant/Address: Springhill Lake Partnership 15800 Crabbs Branch Way, Suite 250 Rockville, MD 20855 Attn. David Douglas	Date Accepted: 01/04/06
	Planning Board Action Limit: N/A
	Plan Acreage: 165.08
	Zone: M-U-I/DDO
	Lots: 341
	Parcels: 59
	Planning Area: 67
	Tier: Developed
	Council District: 04
	Municipality: Greenbelt
	200-Scale Base Map: 211NE05/06

Purpose of Application	Notice Dates
MIXED-USE: TOWNHOUSE/MULTIFAMILY/LIVEWORK WITH A TOTAL OF 5,800 DWELLING UNITS	Adjoining Property Owners Previous Parties of Record Registered Associations: 10/04/05 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 12/11/06

Staff Recommendation		Staff Reviewer: Tom Lockard	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	CONTINUANCE
			X

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-05082
Springhill Lake Lots 1-341 and 59 parcels

OVERVIEW

This application was denied by the Planning Board on May 25, 2006, due to inadequate fire and rescue services pursuant to Section 24-122.01(e) of the Subdivision Regulations. The Planning Board granted a reconsideration of the application on September 7, 2006. Because this application is being considered as part of a reconsideration, there is no mandatory action timeframe.

The property is located in the City of Greenbelt, and is located within the limits of the *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area* (CR-63-2001). The application is for the redevelopment of Springhill Lake, an existing rental-housing complex constructed in the 1960s, consisting of 2,889 dwelling units, and a public school site (Springhill Lake Elementary School). The proposal is to raze all of the existing development and construct a total of 5,800 dwelling units consisting of townhouses, multifamily, live/work dwelling units, and a minimum of 15,000 square feet of mixed-use retail. The proposed dwelling units are to be a mix of rental and for-sale units.

The subject property received District Council approval with conditions for the required Conceptual Site Plan (CSP-05001) on January 27, 2006, to redevelop the existing apartment complex and school site subject to agreement from the Board of Education. With the approval of CSP-05001 the District Council rezoned the property to the M-U-I/D-D-O Zone, from the R-18 and C-A Zones. CSP-05001 was approved with 39 conditions that include a requirement that prior to the approval of the preliminary plan of subdivision the applicant would demonstrate the intent of the Board of Education to transfer interest in the existing school board property to the applicant for redevelopment. Also required is that the preliminary plan shall address mandatory dedication of parkland requirements. In general, the applicant is required to construct specific public recreational facilities on site for conveyance to the City of Greenbelt subject to the city's agreement. At the writing of this staff report the applicant has not obtained agreement from the Board of Education. The City of Greenbelt, in a letter dated December 21, 2006, reports that the City Council voted 4 to 1 to support the application at their meeting of November 27, 2006. They attach a list of 34 conditions to that approval, to which the applicant agrees. Several of these conditions address the issues of parkland dedication and the school board site. Following are the relevant conditions of approval from CSP-05001, and comments on how they are being addressed in the latest approval from the city:

“3. The preliminary plan of subdivision shall address mandatory parkland dedication requirements. At a minimum, mandatory dedication shall include a 20,000-square-foot recreation center with a competition-sized gym; three competition-sized and equipped ball fields; and on-site, private recreation facilities sufficient in number, variety and location to service the needs of the future population of Springhill Lake. Alternatively, the Planning Board may require the

applicant to provide monetary contributions, land or a combination thereof to satisfy such requirements, if requested by the City of Greenbelt.”

“14. At the time of preliminary plan, the applicant shall provide evidence that there are adequate provisions to assure retention and a future maintenance of the proposed recreational facilities.”

Comment: The City of Greenbelt’s Conditions 10, 11 and 12 leaves the location, size and design of the recreational facilities undetermined, but commits the applicant to “lease, dedicate or define by other means of agreement approved by the city” the facilities outlined in Condition 3 of the District Council’s approval for CSP-05001. The City of Greenbelt has sole jurisdiction over the mandatory parkland dedication and recreational facilities agreements for this application. Their concurrence to an arrangement based on their proposed condition would seem to satisfy Condition 3. However, staff has not seen the material evidence of provisions for retention and maintenance called for in Condition 14.

“7. Prior to the approval of the preliminary plan of subdivision, the applicant shall provide documentation from the Prince George’s County Public Schools of their transfer or intent to transfer interest in the existing School Board property to the applicant.”

Comment: In lieu of the required documentation prior to approval of the preliminary plan, the City of Greenbelt has suggested a condition (Condition 24) that the applicant be required to provide it prior to approval of the detailed site plan for the 2,900th residential unit. While staff understands the city’s desire for the development to move forward, this proposal directly contradicts the District Council’s imposed and agreed to Condition 7 in CSP-05001. A preliminary plan of subdivision, that has no possibility of appeal to or call-up by the District Council is not the vehicle through which the council’s conditions can be modified. The city and Planning Board do not have the ability to modify this condition.

Individually, these issues are substantive to the staff recommendation resulting in a recommendation of disapproval of the preliminary plan of subdivision.

The subject property is located on Tax Map 26, Grids A-4, B-2, B-3, B-4, C-3 and C-4, and is known as Parcels 1–7, 9–14, and 60. The referral comments received to date are attached for informational purposes.

SETTING

The subject property is located southeast of Cherrywood Lane, southwest of the Capital Beltway (I-95/I-495), northwest of Edmonston Road, and north of Breezewood Drive in Greenbelt. Beltway Plaza Shopping Center abuts the site to the south; to the north is the Capital Beltway (I-495); to the east is Edmonston Road and existing offices; to the west is Cherrywood Lane and the existing City of Greenbelt Recreational Center. Beyond Cherrywood Lane to the west is the Greenbelt Metro Station and the proposed Greenbelt Metro Center, a Planned Metro Community with an approved conceptual site plan (CSP-01008).

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

Zone	EXISTING	PROPOSED
Use(s)	M-U-I/DDO	M-U-I/DDO
	Multifamily and school	Townhouses/ multifamily/ mixed use
Acreage	165.08	165.08
Lots	0	341
Parcels	12	59
Dwelling Units:		
Townhouse	0	253
Multifamily	2,899 (to be razed)	5,499
Live-work units	0	48 (TH/retail)
Retail Commercial		29,000 square feet
Public Safety Mitigation Fee		No

RECOMMENDATION

DISAPPROVAL DUE TO THE LACK OF COMPLIANCE WITH THE CONDITIONS OF APPROVAL FOR CSP-05001 OR **CONTINUANCE** UNTIL SUCH TIME THAT COMPLIANCE WITH THE CONDITIONS OF APPROVAL FOR CSP-05001 CAN BE ESTABLISHED.