



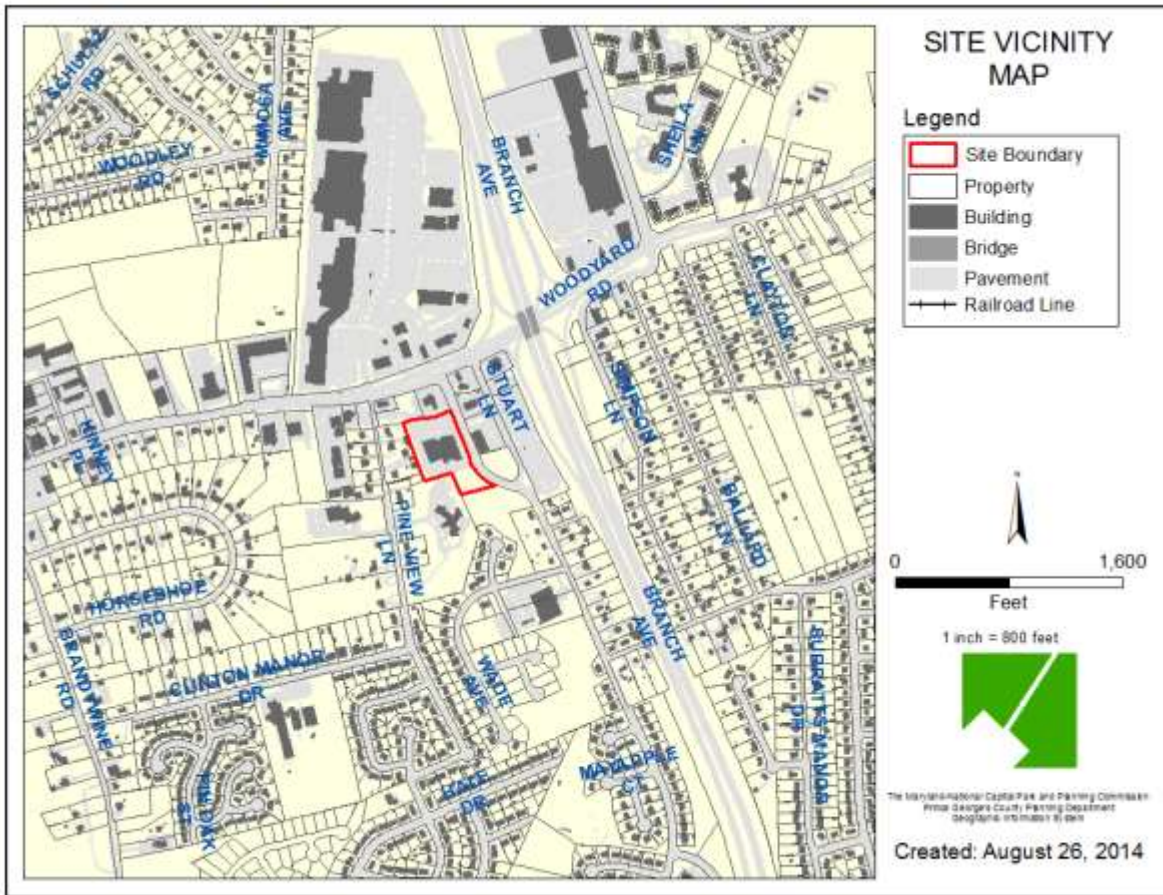
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-12006

Application	General Data	
Project Name: Clinton Gardens Location: West side of Woody Terrace, approximately 250 feet south of Woodyard Road (MD 223) Applicant/Address: FEM Woodyard Road, LLC 2 Changebridge Road, Ste. 201 Montville, NJ 07045 Property Owner: FEM Woodyard Road, LLC 2 Changebridge Road, Ste. 201 Montville, NJ 07045	Planning Board Hearing Date:	11/20/14
	Staff Report Date:	11/10/14
	Date Accepted:	09/09/14
	Planning Board Action Limit:	02/11/15
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	4.11
	Zone:	C-S-C
	Gross Floor Area:	34,147 sq. ft.
	Lots:	0
	Parcels:	2
	Planning Area:	269B
	Council District:	09
	Election District	27A
	Municipality:	N/A
	200-Scale Base Map:	212SE06

Purpose of Application	Notice Dates	
Division of one parcel into two; to allow for fee-simple ownership of land within a commercial shopping center.	Informational Mailing	01/17/14
	Acceptance Mailing:	09/08/14
	Sign Posting Deadline:	10/14/14

Staff Recommendation		Staff Reviewer: William Mayah Phone Number: 301-952-3554 E-mail: William.Mayah@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-12006
Type 1 Tree Conservation Plan TCP1-005-06
Clinton Gardens, Parcels E and F

OVERVIEW

The subject property is located on Tax Map 116 on Grid E-3 and is known as Parcel D – Clinton Gardens Shopping Center, recorded in Plat Book PM 220-99 on August 1, 2007. The property consists of 4.11 acres within the Commercial Shopping Center (C-S-C) Zone. The site is currently developed with 34,147 square feet of gross floor area (GFA) for two commercial uses. These two uses are contained within two attached buildings. The Preliminary Plan of Subdivision (PPS) proposes to locate each building on a separate parcel; Parcel E (2.76 acres) and Parcel F (1.35 acres), to allow for fee-simple ownership of the land. Both proposed parcels will have frontage on and direct access to Woody Terrace. No increase in GFA is proposed with this PPS. Pursuant to Section 24-107 of the Subdivision Regulations, “no land shall be subdivided within the Regional District in Prince George’s County until the subdivider or his agent shall obtain approval of the preliminary plan and final plat by the Planning Board,” resulting in this application.

The subject property is located within the 2009 *Approved Subregion 5 Master Plan and Proposed Sectional Map Amendment* (Subregion 5 Master Plan (SMA)) and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (Central Branch Avenue Corridor Sector Plan), which both recommend retaining the commercial uses on the property. There are no streams, wetlands or 100-year floodplain on the property.

The Preliminary Plan of Subdivision (PPS) 4-05087 was previously approved by the Planning Board on June 1, 2006 (PGCPB Resolution No. 06-130) for the development of 35,948 square feet of commercial retail on Parcel D. PPS 4-05087 was approved with a condition for DSP review, which is also recommended for this PPS and is further discussed in this report. Upon approval of this PPS, it will supersede the previous PPS approval which will no longer have any force and effect.

SETTING

The subject site is located on the west side of Woody Terrace, approximately 250 feet south of Woodyard Road (MD 223). To the north and east of the site is C-S-C zoned property currently developed with commercial/retail uses. To the south and west of the site is R-80 zoned land developed with single-family dwellings.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	EXISTING	PROPOSED
Zone	C-S-C	C-S-C
Use(s)	34,147 square feet of GFA for commercial retail	34,147 square feet of GFA for commercial retail
Acreage	4.11 acres	4.11 acres
Lots	0	0
Outlots	0	0
Parcels	1	2
Dwelling Units:	0	0
Public Safety	No	No
Variance	No	No
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) meeting of September 26, 2014.

2. **Community Planning**—This application is located within the designated Established Communities area per the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). Plan Prince George's 2035 makes no relevant recommendations influencing a development application on this property. The 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* both recommend retaining the commercial uses on the property. The PPS, therefore, is in conformance with the relevant community plans.

The property is located within the Joint Base Andrews Interim Land Use Controls (ILUC) Imaginary Runway Surface Area E, and the nearest edge of the property is roughly 4,750 feet away from the beginning of Area E on a straight line between the nearest edge of Area A and the nearest edge of the property. The property is at roughly 250 feet elevation at its highest point, compared to a 280 feet elevation of the Joint Base Andrews runways. Overall, buildings and structures on the Clinton Gardens property are subject to a 417.5 feet maximum height requirement, and are existing two-story structures.

3. **Urban Design**—The creation of two parcels, where one currently exists, does not affect the site's conformance with the requirements of the Zoning Ordinance. A development site may be comprised of one or more lots or parcels. With this subdivision, the site will remain one cohesive commercial development.

Conformance with the Requirements of Previous Approvals

On March 15, 2007, the Planning Board approved Detailed Site Plan DSP-06056 for Clinton Gardens (PGCPB Resolution No 07-64). The detailed site plan (DSP) approved a commercial shopping center for a Walgreens (proposed Parcel E) and an Office Depot (proposed Parcel F). There are no conditions of approval that are applicable to the subject preliminary plan of subdivision.

Conformance with the 2010 Prince George's County Landscape Manual and the Tree Canopy Coverage Ordinance

The site is exempt from the requirements of the 2010 *Prince George's County Landscape Manual* and the Tree Canopy Coverage Ordinance, because no site disturbance, increase in gross floor area, or increase in the intensity of the existing uses is proposed.

4. **Environmental**—The Environmental Planning Section has reviewed the Preliminary Plan of Subdivision and a copy of the approved Type I Tree Conservation Plan, TCPI-005-06, stamped as received on September 10, 2014. Because this is a new PPS, a new revised Tree Conservation Plan Type 1 in conformance with the current Woodland Conservation Ordinance is required.

The subject property was previously reviewed by the Environmental Planning Section as part of Preliminary Plan of Subdivision 4-05087 (PGCPB Resolution No.06-130), and Tree Conservation Plans TCPI-05-06, TCPII-004-07, and Detailed Site Plan DSP 06056 (PGCPB Resolution No.07-64) for the Clinton Gardens Shopping Center which included all of Parcel D which is approximately 4.11 acres and the subject of this application. The current application proposes to subdivide Parcel D into two parcels (E and F). This area is currently developed with two attached buildings surrounded by surface level parking, two entrances to Woody Terrace and a stormwater management pond. The project is subject to the current regulations of Subtitle 25 that came into effect on September 1, 2010 and February 1, 2012 because the application is for a new preliminary plan.

There are no streams, wetlands or 100-year floodplain on the property. The site eventually drains into Piscataway Creek in the Potomac River watershed. According to the 2005 *Approved Countywide Green Infrastructure Plan*, none of the property is in or near any Regulated Area, Evaluation Area or Network Gap. The predominant soils found to occur on-site, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Downer-Hammonton-Urban land complex and Sassafras-urban land complex. Marlboro clay does not occur in the area. This information is provided for the applicant's benefit.

According to information obtained from the Maryland Department of Natural Resources Sensitive Species Review layer, rare, threatened, or endangered species do not occur in the vicinity of this property. No designated historic or scenic roads are affected by this proposal. Woodyard Road is an adjacent source of traffic-generated noise however noise is not regulated for this site because it is a nonresidential use. The site is currently located within the Established Communities Area of the Growth Policy Map and Environmental Strategy Area 2 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Master Plan Conformance

The site is located within 2009 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. In the approved Subregion 5 Master Plan and (SMA) and 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, the Environmental Infrastructure Section contains goals, policies, recommendations, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is from the master plan and the plain text provides comments on plan conformance.

Woodlands, Wildlife and Habitat Policies

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and**

regulations.

- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**
- **Protect, preserve and enhance the identified green infrastructure network within Subregion 5.**

The project site does not contain regulated environmental features or woodland areas. The site does not contain any elements of the 2005 *Approved Countywide Green Infrastructure Plan* with regards to Environmental Site Design; the site has a detention pond that was previously constructed and required as part of the stormwater management approval.

Agriculture Policies

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such as wetlands and headwater areas of streams.**

This proposal is to subdivide an existing parcel that contains existing commercial buildings. The stormwater management concept approval was previously approved with the DSP and constructed as designed. A new stormwater management concept approval letter has been issued for this project by the Department of Permits, Inspections, and Enforcement (DPIE).

The Stormwater Management Concept Plan (21295-2014-00), submitted with the subject application, requires one detention pond which is constructed. The site does not contain any wetlands or streams nor would any be directly affected by the proposed concept.

Chesapeake Bay Critical Area Policies

- **Enhance the county's Critical Area protection management in response to local, regional, and statewide initiatives and legislative changes.**

The subject property is not located in the Chesapeake Bay Critical Area.

Air Quality and Green House Gas Emissions Policies

- **Reduce air pollution through transportation demand management (TDM) projects and programs.**
- **Promote "climate-friendly" development patterns through the planning processes and land use decisions.**
- **Increase awareness of the sources of air pollution and green-house gas emissions.**

Air Quality is a regional issue that is currently being addressed by the Council of Governments.

Green Building and Energy Efficiency

Policies

- **Encourage the use of green building techniques that reduce resource and energy consumption.**

No new construction is proposed as part of this application.

Noise Intrusion

Policies

- **Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion.**

No new construction is proposed as part of this application.

Conformance with the 2005 Approved Countywide Green Infrastructure Plan

Neither the subject property nor any adjacent properties are within the designated Green Infrastructure Network.

Environmental Review

A Natural Resource Inventory (NRI) Equivalency Letter (NRI-106-13) was submitted with this application. There are no streams, wetlands or 100-year floodplain on the property. The site previously had a forest stand of 2.71 acres of low quality woodlands. According to the 2005 *Approved Countywide Green Infrastructure Plan*, none of the property is in or near any Regulated Area, Evaluation Area or Network Gap.

The site has an approved type II tree conservation plan (TCPII) that was approved as part of the Detailed Site Plan DSP-06056 application. The site has met its previously approved woodland conservation requirement by purchasing 1.67 acres of off-site woodland credits. No woodlands are currently located on the property. A new TCP1 in conformance with the current Woodland Conservation Ordinance and Environmental Technical Manual is required to be submitted showing this proposed lot line on the TCP1 and to recertify all existing and proposed information pertaining to the site. Therefore, prior to signature approval of the Preliminary Plan the TCP1 should be revised showing the proposed lot line and all required information for a TCP1. The TCP1 is recommended for approval.

5. **Stormwater Management**—The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has approved a Stormwater Management Concept Plan 21295-2014-00 to ensure that development of this site does not result in on-site or downstream flooding. The plan shows a detention pond where the existing pond is located and also shown on the submitted TCP1 in the southeastern corner of the site. No storm water management fee is required. No further action regarding stormwater management is required.

The 2010 *Approved Water Resources Functional Master Plan* contains policies and strategies related to the sustainability, protection and preservation of drinking water, stormwater, and wastewater systems within the county, on a county wide level. These policies are not intended to be implemented on individual properties or projects and instead will be reviewed periodically on a countywide level. As such, each property reviewed and found to be consistent with the various countywide and area master plans, county ordinances for stormwater management, 100-year

floodplain and woodland conservation, and programs implemented by the Prince George's County Department of Permitting, Inspections & Enforcement (DPIE), Prince George's County Department of Health, Prince George's County Department of Environmental Resources (DER), Prince George's Soil Conservation District, Maryland-National Park and Planning Commission (M-NCPPC) Planning Department and Washington Suburban Sanitary Commission (WSSC) are also deemed to be consistent with this master plan.

6. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, mandatory dedication of parkland is not required for the subject site because it consists of nonresidential development.
7. **Trails**—This PPS has been reviewed for conformance with Section 24-123 of the Subdivision Regulations, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (sector plan) in order to implement planned trails, bikeways, and pedestrian improvements. The subject property is not located in a General Plan Corridor or Center based on the *Plan Prince George's 2035 Approved General Plan*. transition maps and is therefore not subject to Section 24-124.01 of the Subdivision Regulations of County Council Bill (CB-2-2012).

The Branch Avenue sector plan provides a vision for the area within which the subject site is located, which includes an improved pedestrian and bicycle network that would connect to area land uses and a proposed transit station east of Branch Avenue near Woodyard Road. The proposed transit station would be within a comfortable walking distance from the subject property.

The site has frontage on Woody Terrace, which contains an existing sidewalk. The sector plan recommends that the road contain a sidepath, however there are no County CIP projects at this time that would implement the sidepath. Additionally, there have been no feasibility studies to determine which side of the road that a sidepath should be placed. The full right-of-way dedication for Woody Terrace has been met and no dedication is recommended with this PPS. Any further improvements within the right-of-way are under the jurisdiction of the operating agency. Frontage improvements are existing.

It is recommended that the applicant consider providing bicycle parking on the subject property because of the numerous bicyclists in the area. Bicycle parking should be anchored into a concrete base and located close to the main entrances of the building.

8. **Transportation**—The Transportation Planning Section has reviewed the PPS for the above-referenced property. No expansion of the existing building or uses is being contemplated by this application.

Traffic Evaluation and Access

The creation of these two parcels, with no increase in GFA, will not result in any increase in vehicular traffic. Based on recommendation from Trip Generation Manual, 9th edition (Institute of Transportation Engineers), the existing building currently generates the following trips:

Background

On June 1, 2006, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS 4-05087) for the subject property. Based on PGCPB Resolution No. 06-130, the previous PPS was approved with several conditions, including the following:

7. **Any development on the subject property generating greater impact than 47 AM or 173 PM peak hour trips shall be subject to a new adequacy test of transportation facility pursuant to a new preliminary plan of subdivision.**

Trip Generation		AM			PM		
		In	Out	Total	In	Out	Total
Retail	34,147 square feet	50	31	81	140	152	292
	<i>Less pass-by (40%)</i>	<i>20</i>	<i>12</i>	<i>32</i>	<i>56</i>	<i>61</i>	<i>117</i>
Total Retail (net trips)		30	19	49	84	91	175

It is determined that the proposal to create two parcels would generate no net trips beyond the existing trip generation. However, that the current trip generation manual shows a slightly higher trip generation than the previous trip generation manual which was the basis of the previous trip cap established in 2006. It is the standard practice of staff to use the most up to date information in making an adequacy finding. Therefore, it is recommended that the trip generation shown in the table above be placed as a condition of approval.

Regarding access to the proposed Parcel E and F, both parcels will have frontage and a direct access to Woody Terrace, a public street. However, an easement agreement between the two potential owners of Parcels E and F may be appropriate order to ensure cross vehicular access however, is not required for adequacy. No additional right-of-way will be required from either parcel.

The Transportation Planning Section concludes that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the application is approved, with conditions.

9. **Schools**—The subdivision has been reviewed for impact on public school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002) and concluded that the subdivision will have no impact on public schools because it is a nonresidential use.
10. **Fire and Rescue**—The preliminary plan of subdivision has been reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulations. Section 24-122.01(e)(1)(E) states that “A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month.”

The proposed project is served by Clinton Fire/EMS Co. 25. This first due response station, located at 9025 Woodyard Road, is within the maximum of seven minutes travel time.

Capital Improvement Program (CIP)

The Capital Improvement Program for Fiscal Years 2014–2019 provides funding for rehabilitating existing Clinton Fire/EMS Station No. 25 at 9025 Woodyard Road.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the “Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.”

11. **Police Facilities**—The proposed development is within the service area of Police District V, Clinton. There is 267,660 square feet of space in all of the facilities used by the Prince George’s County Police Department and the July 1, 2013 (U.S. Census Bureau) county population estimate is 890,081. Using the 141 square feet per 1,000 residents, it calculates to 125,501 square feet of space for police. The current amount of space 267,660 square feet is within the guideline.
12. **Water and Sewer Categories**—Section 24-122.01(b)(1) of the Subdivision Regulations states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary plan or final plat approval.” The 2008 *Water and Sewer Plan* designates this property in Water and Sewer Categories 3, Community System, and will therefore be served by public systems.
13. **Health Department**—The PPS was referred to the Prince George’s County Health Department for review. Review comments had not been received at the time of the writing of the technical staff report.
14. **Public Utility Easement (PUE)**—In accordance with Section 24-122(a) of the Subdivision Regulations, when PUEs are required by a public utility company, the subdivider should include the following statement on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The PPS correctly delineates a ten-foot-wide PUE along the public right-of-way as required, which will be reflected on the final plat of subdivision. This PUE should be re-established consistent with the existing PUE reflected on the current record plat, and the approved PPS.

15. **Historic**—The subject property is located at 9001 Woody Terrace in Clinton, Maryland. A Phase I archeological survey is not recommended on the property. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites or resources, documented properties, or any known archeological resources.
16. **Use Conversion**—The subject application is not proposing any residential development; however, if a residential land use were proposed, a new PPS is recommended. There exists different adequate public facility tests comparatively between residential and nonresidential uses, and there are other considerations for a residential subdivision not considered in the review of commercial, industrial, and mixed-use development including the recreational components, noise, and access. A new PPS is recommended if residential development is to be proposed.
17. **Washington Suburban Sanitary Commission (WSSC)**—The PPS was referred to WSSC for review and comment. A memorandum from the agency was received on September 22, 2014. The following comment was provided:

A single service connection for two or more buildings in a single lot/parcel or multiple lots/parcels requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.

WSSC has confirmed that the covenant will be established during the site utility process and no

further action is required at this time.

18. **Detailed Site Plan**—A commercial retail use, as permitted in the C-S-C Zone, does not require a DSP. However, the previously approved PPS for the subject site (4-05087) in Finding 5 of PGCPB Resolution No. 06-130 (4-05087) required a detailed site plan to evaluate the relationship between the commercial development of this site and the abutting residential development which still exists. Finding 5 discuss the recommendation for DSP review.

This subdivision plan is oddly configured. Many properties abutting the site are residentially zoned, and are both developed and undeveloped. Therefore, the main community planning issue is one of either integrating or buffering the future commercial development on this site with or from the abutting residential uses. If the plan recommendation for a mixed-use development at this location is to be implemented, then there should be an emphasis on pedestrian connections between the commercial and residential uses, since without mixed-use zoning in place to allow the vertical mixing of uses, it will be a horizontal mixed-use development. The approved design should ensure that the scale of development is pedestrian-oriented, and parking should not dominate the landscape. If development at this location is to develop conventionally, however, then the separation of new commercial uses from the abutting residential uses will determine the design of development. Landscape buffers and screens will define the relationship between these disparate uses. In either case, a detailed site plan is recommended in order for this issue to be fully evaluated at the time of development.

The following requirement for DSP review was conditioned with the approval of PPS 4-05087, which should be carried forward with the approval of this PPS:

- 10. Prior to issuance of any building permits, the applicant, his heirs, successors and/or assignees shall have a detailed site plan approved by the Planning Board. The detailed site plan shall include, but not be limited to:**
- a. Landscaping, buffering and screening between the future commercial development and the abutting residential development.**
 - b. The proposed stormwater management facility including possible fencing, if deemed appropriate, and landscaping to ensure pleasing views from the abutting residential land and Woody Terrace.**
 - c. To ensure development is pedestrian-oriented and that parking does not dominate the landscape.**
 - d. Architecture of all proposed buildings and signage.**
 - e. Buffering and screening of dumpsters, trash compactors and loading spaces from the adjacent nursing home and any residentially zoned land.**

As the geographical conditions that necessitated the DSP requirement of PPS 4-05087 still exist today, more specifically, the close proximity of this site to adjacent residential uses, staff recommends that this condition be carried forward with this PPS for future development or redevelopment of the site. Condition 8 of this staff recommendation for DSP is identical to the

previous Planning Board Condition 10 of PPS (4-05087, PGCPB Resolution No. 06-130) for the DSP.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised to make the following technical corrections:
 - a. Revise General Note 15 to reflect 34,197 square feet of existing and proposed GFA.
 - b. Clarify on the plan that adjacent Parcels B and C are not part of the PPS.
 - c. Remove the TCP # and PPS # from the signature approval block.
 - d. Add the digital approval block to the plan.
 - e. Provide use of abutting properties.
 - f. Revise general notes to include breakdown of parcels in acreage and square footage.
2. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.
3. Development of this site shall be in conformance with the Stormwater Management Concept Plan 21295-2014-000, and any subsequent revisions.
4. Prior to signature approval of the PPS, the TCP1 should be revised to show the proposed lot line and all required information for a TCP1.
5. The following note shall be placed on the Final Plat of Subdivision:

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan TCP1-005-06), 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 Conservation Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005.”
6. Total development within the subject property, including the proposed Parcel E and Parcel F shall be limited to a mix of retail development or equivalent development which generates no more than 49 (30 in; 19 out) AM peak-hour trips, and 175 (84 in; 91 out) PM peak-hour trips. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
7. Approval of this PPS shall supersede PPS 4-05087 (PGCPB Resolution No. 06-130) for the development of the site.
8. Prior to issuance of any building permits, the applicant, his heirs, successors and/or assignees

shall have a detailed site plan approved by the Planning Board. The detailed site plan shall include, but not be limited to:

- a. Landscaping, buffering and screening between the future commercial development and the abutting residential development.
 - b. The proposed stormwater management facility including possible fencing, if deemed appropriate, and landscaping to ensure pleasing views from the abutting residential land and Woody Terrace.
 - c. To ensure development is pedestrian-oriented and that parking does not dominate the landscape.
 - d. Architecture of all proposed buildings and signage.
 - e. Buffering and screening of dumpsters, trash compactors and loading spaces from the adjacent nursing home and any residentially zoned land.
9. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant and re-establish a ten-foot public utility easement (PUE) along the public right-of-way, in conformance with the existing plat of subdivision and PPS.

STAFF RECOMMENDS APPROVAL OF:

- Type 1 Tree Conservation Plan TCP1-005-06.