



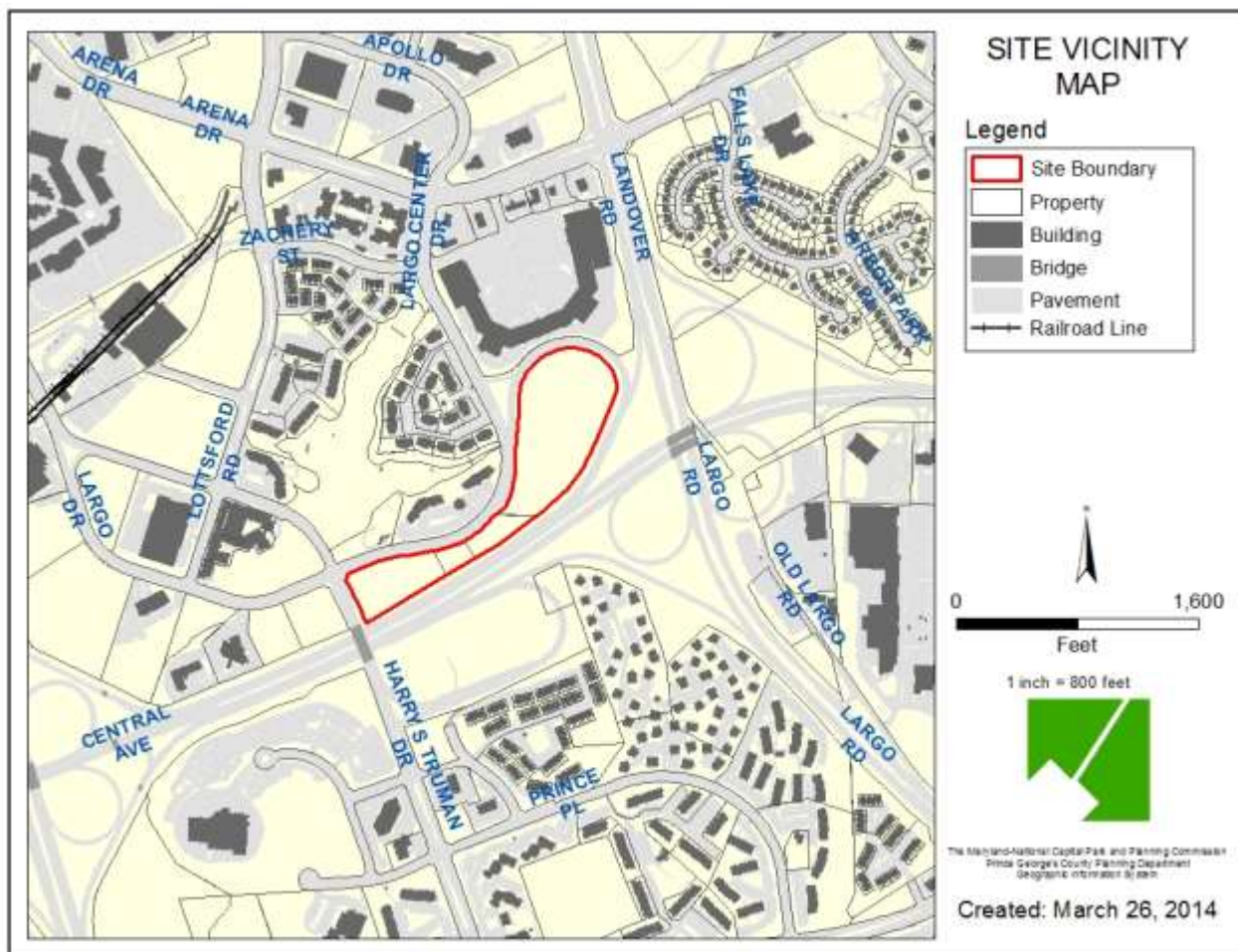
*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-13028 Reconsideration Hearing

Application	General Data	
<b>Project Name:</b> Crescents at Largo Town Center  <b>Location:</b> West of Central Avenue (MD 214), east of Largo Center Drive, and north of Harry S. Truman Drive.  <b>Applicant/Address:</b> Largo Crescents, LLC 10100 Business Parkway Lanham, MD 20706  <b>Property Owner:</b> Largo Crescents, LLC 10100 Business Parkway Lanham, MD 20706	Planning Board Hearing Date:	03/05/15
	Memorandum Date:	02/23/15
	Reconsideration Granted:	12/04/14
	Planning Board Action Limit:	N/A
	Mandatory Action Timeframe:	N/A
	Plan Acreage:	18.01
	Zone:	M-U-I
	Gross Floor Area:	N/A
	Lots/Dwelling Units:	84/434
	Parcels:	31
	Planning Area:	73
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201NE08

Purpose of Application	Notice Dates	
<b>RECONSIDERATION HEARING:</b> The Preliminary Plan was approved by the Planning Board on September 11, 2014, and the resolution (PGCPB 14-98) was adopted and then mailed out on October 28, 2014. Arthur J. Horne, Jr. of Shipley & Horne, P.A. requested a waiver and reconsideration on December 2, 2014 which was granted by the Planning Board. This reconsideration hearing is limited to the addition of eight lots and matters relating.	Previous Parties of Record (Applicant)	11/06/14
	Previous Parties of Record (M-NCPPC)	02/20/15

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Whitney Chellis <b>Phone Number:</b> 301-952-4325 <b>E-mail:</b> Whitney.Chellis@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



February 23, 2015

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Whitney Chellis, Supervisor Subdivision Section, Development Review Division

SUBJECT: Reconsideration Hearing for Crescents at Largo Town Center  
Preliminary Plan of Subdivision 4-13028

The preliminary plan of subdivision (PPS) was approved by the Planning Board on September 11, 2014 and the resolution (PGCPB No. 14-98) was adopted and mailed out on October 28, 2013. Arthur J. Horne, Jr. of Shipley & Horne, by letter dated November 6, 2014 and received on November 7, 2014, requested a waiver of the Planning Board's Rules of Procedures, Section 10, and a reconsideration of the PPS for the addition of eight townhouse (TH) lots and all matters relating. The Planning Board granted the waiver and request for reconsideration for other good cause in furtherance of substantial public interest (Rules of Procedure, Section 10(e)) on December 4, 2014.

On January 21, 2015, staff received additional information from the applicant including a revised PPS, a Type 1 tree conservation plan (TCP1), a stream restoration design plan, supplemental variations and variances, and a primary management area (PMA) impact justification all reflecting and relating to the addition of eight lots.

The Planning Board approval included 350 multifamily dwelling units and 76 TH lots on 18.01 acres zoned Mixed Use–Infill (M-U-I). The 76 TH lots are located within two pods of development. The first pod (Pod 1) contains 33 TH lots and the second (Pod 2) contains 43 TH lots. This reconsideration request is to add an additional eight lots to Pod 2 for a total of 51 TH lots in Pod 2. If approved, the PPS would be for a total of 434 dwelling units, including 350 multifamily and 84 THs.

The approval (PGCPB Resolution No. 14-98) of this case included an adequacy analysis that will support the addition of eight lots. The Planning Board's adequacy findings associated with the PPS include mandatory dedication (Section 24-134 of the Subdivision Regulations), transportation (Section 24-124), and bicycle and pedestrian (Section 24-124.01).

Prior to the original Planning Board hearing, the applicant redesigned Pod 2 which resulted in the loss of eight lots. At the hearing on September 11, 2014, the applicant advised the Planning Board of their intent to request a reconsideration (see Condition 2.b.) to re-coup the loss of the eight lots in the southern area of Pod 2 abutting the PMA.

The addition of the eight lots has been analyzed consistent with the methodology as previously approved by the Planning Board and found consistent with the previous findings of the resolution of approval (PGCPB No. 14-98). For purposes of staff's recommendation of approval of the addition of eight lots in Pod 2, including the variances and variations, the Planning Board findings are incorporated herein by reference.

### **Environmental**

Pod 2 contains significant PMA, which results in site constraints which limit the development potential of this area. The PMA is degraded and the woodland in this area has a low survival potential due to the significant amount of invasive plant species, as set forth in the resolution of approval of the PPS. The resolution of approval in Condition 2.b. specifically anticipated this reconsideration request to address the number of TH lots in Pod 2:

**2. Prior to signature approval, the preliminary plan of subdivision (PPS) shall be revised to convert the portion of the property from the southern boundary of Parcel H (primary management area) to the northern property line (Townhouse Pod 2) into either:**

- a. Outlot A which shall require a new PPS approval prior to detailed site plan approval of that portion of the property for the development of townhouses. The final plat shall contain the following note:**

**“Townhouse development of Outlot A shall require a new preliminary plan of subdivision.” or**

- b. Revise Pod 2 to be consistent with the design shown on Applicant's Exhibit 1, showing 43 lots (in Pod 2). Any additional lots proposed by the applicant shall require a reconsideration or new PPS.**

Condition 22 enumerated additional information that was required as part of the detailed site plan review process to address the PMA and possible additional impacts. However, Condition 22 also provided that the applicant could submit this additional information with a new PPS, and in this case with the reconsideration anticipated with Condition 2 above.

On January 23, 2015, the applicant submitted a comprehensive stream restoration plan, an invasive species management letter, a geotechnical report, a revised PPS and TCP1, and additional justification which included items a - c, below.

**22. At time of detailed site plan the applicant shall:**

- a. Submit a comprehensive stream restoration design to address existing problems within the stream valley including, but not limited to, invasive species removal, slope stability, the removal of existing rip-rap, and reforestation. The stream restoration plan shall be incorporated into the stormwater management design and approved by the county for any stormwater credits used for stormwater management purposes.**

- b. Submit a geotechnical report to address the stability of the slope located between the head of the on-site stream and the proposed private Road B, identified in the Stream Corridor Assessment Report dated April 25, 2013, as Problem Area 1. The report shall be signed by a professional engineer.**
- c. A comprehensive invasive species management plan shall be submitted.**

**At the time of submittal of any future preliminary plan of subdivision, the applicant may submit the above information in support of the opportunity for additional impacts to the primary management area.**

In the review of this reconsideration, the applicant and staff have cooperatively identified additional stream restoration measures, which exceed that which would have been required under Condition 22 and far exceeds any stormwater management requirement. The proposed redesign, with the addition of eight lots uses environmental site design (ESD) techniques to provide water quantity and quality controls as well as providing in-stream and riparian habitat enhancement within the PMA.

As described in the Environmental Planning Section referral dated February 18, 2015 (Reiser to Chellis), the applicant is proposing stream mitigation measures over and above what is required for stormwater management or the previous Planning Board action. The only component of Condition 22 that has not been addressed is to have the proposed stream restoration plan reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and approved as part of the stormwater management plan. Staff recommends amending Condition 22 to ensure that occurs.

The original PPS approval for the site included the approval of 0.07 acre of PMA impact for two stormwater outfalls. The current reconsideration includes a request to impact 1.65 acres of PMA on-site for the proposed grading associated with stream restoration, stabilization, invasive species management, and for a portion of eight additional TH lots.

The applicant has proffered to provide stream restoration above what has been required of them as an off-set for their request to add an additional eight TH lots to be located partially within the PMA. Proposed impacts to the PMA as a result of the placement of these lots has been somewhat reduced by the proposed use of retaining walls at the rear of the lots. Staff supports the proposed addition of lots located partially within the PMA because the stream restoration proffered by the applicant will provide ecological value that may not otherwise be implemented.

The Planning Board originally approved variances for the removal of three specimen trees in accordance with Section 25-122(b)(1)(G) of the Prince George's County Code, Finding 19. Staff has evaluated the applicant's supplemental variance request for the removal of one additional specimen tree and finds that the Planning Board's original findings support the additional variance.

### **Urban Design**

The Planning Board approved a number of variations and variances with the approval of the PPS. The Planning Board approved three variations. Two variations to provide an alternative to the standard ten-foot-wide public utility easement (Sections 24-128(b)(12) and 24-122 of the Subdivision Regulations) were granted pursuant to Finding 16 (PGCPB Resolution No. 14-98). The Planning Board's findings support the addition of the eight lots and are recommended for approval.

The additional eight lots are subject to Section 24-121(a)(4) of the Subdivision Regulations, which requires a 300-foot lot depth. The Planning Board fully analyzed the variation for Pod 2 as set forth in Finding 21. The Planning Board's original findings support the placement of the additional eight lots.

The applicant received approval of five variances related to the proposed TH lots as set forth in Finding 18 (PGCPB Resolution No. 14-98):

- a. **Section 27-442(b), Table VII, Density**
- b. **Section 27-442(b), Table I, Minimum Lot Size**
- c. **Section 27-433(d)(2), Building Width of End Units**
- d. **Section 27-433(d)(3), Building Width of Dwellings**
- e. **Section 27-433(e)(1)(B), Width of Private Streets**

The Planning Board approved variances for the TH lots for density (Section 27-442(b), Table VII, Density), lot size (Section 27-442(b), Table I, Minimum Lot Size), and building width (Section 27-433(d)(2) and (3)) for lots below 24 feet wide; and lots below 20 feet wide to accommodate minimum building widths of no less than 16 feet wide; and the width of private streets (Section 27-433(e)(1)(B)).

The addition of eight lots in Pod 2 (Lots 31–38, Block C) has been analyzed consistent with the methodology as previously approved by the Planning Board and found consistent with the previous findings of the resolution of approval (PGCPB No. 14-98) which are incorporated herein by reference for purposes of staff’s recommendation of approval, including the variances and variations.

If the reconsideration is approved, staff will prepare an amended resolution reflecting the amended and deleted conditions (see below), and adjustment of appropriate findings relating to the addition of eight lots for a total of 84 TH lots and 350 multifamily dwelling units.

## RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised to make the following technical corrections:
  - a. Correct MD 214, to remove “Rte.”
  - b. Revise the Parcel Area Summary. The multifamily will not have a homeowners association (HOA), but will be “Multifamily Parcel.” Include the total area of parcels to be conveyed to the HOA, not including the lots.
  - c. Revise General Note 13 to be consistent with the density summary table, and provide specific reference to the variance to density if approved by the Planning Board.
  - d. Label the number of multifamily units proposed on each parcel.
  - e. Label Pods 1 and 2, as discussed in the technical staff report.
  - f. Correctly delineate the lot depth from E-1 and Harry S. Truman Drive, which includes the ramp, on each sheet of the PPS (see PGAtlas transportation layer).
  - g. Label clearly the unmitigated 65 dBA Ldn, and the mitigated noise contour based on the noise wall location which does not include the dwelling units (see noise study).

- h. More clearly label the denial of access along the property's entire street frontage, with the exception of the entrance drive location.
  - i. Provide additional dimensions from lots to surrounding property lines.
  - j. Provide reference to variations and variances as approved by the Planning Board.
  - k. Revise Block D's lotting pattern to accommodate the extension of sidewalks from Block C, through Block D.
2. ~~Prior to signature approval, the preliminary plan of subdivision (PPS) shall be revised to convert the portion of the property from the southern boundary of Parcel H (primary management area) to the northern property line (Townhouse Pod 2) into either:~~
- a. ~~Outlot A which shall require a new PPS approval prior to detailed site plan approval of that portion of the property for the development of townhouses. The final plat shall contain the following note:~~

~~"Townhouse development of Outlot A shall require a new preliminary plan of subdivision." or~~
  - b. ~~Revise Pod 2 to be consistent with the design shown on Applicant's Exhibit 1, showing 43 lots (in Pod 2). Any additional lots proposed by the applicant shall require a reconsideration or new PPS.~~
- [3.] 2. Prior to issuance of permits, a Type II tree conservation plan shall be approved.
- [4.] 3. Development of this site shall be in conformance with approved Stormwater Management Concept Plan 39406-2005-01 and any subsequent revisions consistent with the approved preliminary plan of subdivision.
- [5.] 4. At the time of final plat, the applicant shall grant a ten-foot-wide public utility easement (PUE) along the public right-of-way of Largo Center Drive and along Harry S. Truman Drive, not including Pod 2. The PUEs along all private rights-of-way and alleys shall be as reflected on the approved detailed site plan consistent with the preliminary plan of subdivision.
- [6.] 5. Nonresidential development of the subject property shall require approval of a new preliminary plan of subdivision prior to approval of permits.
- [7.] 6. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall pay a fee-in-lieu of parkland dedication in accordance with Section 24-135 of the Subdivision Regulations.
- [8.] 7. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association (HOA) has been established for the townhouse portion of the property and that the common areas have been conveyed to the HOA.

- [9-] 8. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association (HOA) land as identified on the approved preliminary plan of subdivision. Land to be conveyed shall be subject to the following:
- a. A copy of the unrecorded special warranty deed for the property to be conveyed shall be submitted to the Subdivision Review Section of the Development Review Division (DRD), Upper Marlboro, along with the final plat.
  - b. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
  - c. The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
  - d. Any disturbance of land to be conveyed to a HOA shall be in accordance with an approved detailed site plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
  - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD in accordance with the approved detailed site plan.
  - f. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
- [10-] 9. The detailed site plan shall reflect all proposed utility easements prior to Planning Board approval and shall be consistent with the approved preliminary plan of subdivision. If the utility companies do not consent, the detailed site plan shall reflect the standard ten-foot-wide public utility easement along all public and private streets.
- [11-] 10. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment*, and the required findings of Section 24.124.01 of the Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following as part of the restriping/ reconstruction of Largo Center Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and the Prince George's County Department of Public Works and Transportation (DPW&T):
- a. Two 12-foot travel lanes.
  - b. Two five-foot bike lanes.
  - c. Two eight-foot parking lanes.
  - d. Two crosswalks with ADA (Americans with Disabilities Act) ramps.



- e. Milling and repaving of Largo Center Drive.
  - f. Standard sidewalk construction along the north side of Largo Center Drive from the easternmost crosswalk to the existing sidewalk to the north.
  - g. For the reconstruction of Largo Center Drive, all improvements to the property's immediate frontage and the half-section of road abutting that frontage counts as on-site improvements. All other improvements count as off-site.
  - h. If it is determined that a concrete median is not required by DPW&T, raised pedestrian refuges shall be provided within the striped median at each crosswalk.
- [12.] 11. The detailed site plan for multifamily dwellings shall include bicycle rack(s) accommodating a minimum of 15 bicycle parking spaces at Building A (Parcel 1) and a minimum of five bicycle parking spaces at Buildings B (Parcel 2), C (Parcel 3), and D (Parcel 4).
- [13.] 12. Total development on this property shall be limited to uses which generate no more than 241AM and 279 PM peak hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.
- [14.] 13. Prior to issuance of any building permits within the subject property, the following improvements shall (a) have full financial assurances; (b) have been permitted for construction through the operating agency's permitting process; and (c) have an agreed-upon timetable for construction with the operating agency: the reconstruction of Largo Center Drive within the dedicated 80 foot right-of-way to include: two 12-foot travel lanes, one in each direction; a 16-foot raised concrete median with left-turn lanes at intersections and pedestrian refuge islands at designated pedestrian crossings; two five-foot on-road bike lanes; and on-street parking on both sides of the street, unless modified in any way by Department of Permitting, Inspections and Enforcement (DPIE) and/or the Department of Public Works and Transportation (DPW&T).
- [15.] 14. Prior to issuance of any building permits within the subject property, the applicant shall provide the following improvements the provision of wide crosswalks along Largo Center Drive on both sides of the main access driveway and raised concrete pedestrian refuge islands in the middle of Largo Center, and the provision of a new pedestrian crosswalk along Largo Center Drive south of the on- ramp to eastbound Central Avenue (MD 214), and extension of sidewalk on both approaches to this crossing and along the south side of Largo Center Drive to connect with existing sidewalks unless modified in any way by Department of Permitting, Inspections and Enforcement (DPIE) and/or the Department of Public Works and Transportation (DPW&T).
- [16.] 15. The final plat shall reflect the denial of access as reflected on the approved preliminary plan of subdivision which is consistent with the record plat (Plat Book VJ 188, page 22).
17. ~~Prior to signature approval of the preliminary plan of subdivision, the natural resources inventory shall be revised to reflect a primary management area based on a 50-foot wide stream buffer.~~

18. ~~Prior to signature approval of the preliminary plan of subdivision, an updated wetland delineation report and wetland delineation plan shall be submitted and the appropriate plan (Type 1 tree conservation plan and/or natural resources inventory) corrected as appropriate.~~
- [19.] 16. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
- a. Revise the woodland conservation worksheet as follows:
    - (1) To reflect an area of existing woodland that is consistent with the approved natural resources inventory (NRI) (9.62 acres), or if the existing woodland has changed, the NRI and forest stand delineation shall be revised.
    - (2) To reflect an area of “woodland retained not part of requirements” consistent with the area graphically reflected on the plan.
  - b. Revise the plan to show all woodland that is not proposed to be cleared as “woodland retained not part of requirements.”
  - c. Revise the plan to graphically show the area of “woodland retained not part of requirements” consistent with the area reflected in the worksheet.
  - d. Add the symbol to the legend for specimen trees to be removed.
  - e. Revise the specimen tree table to include a column for the proposed disposition of each tree (to remain or to be removed).
  - f. Revise the TCP approval block to show the assigned plan number with an Arabic number and dashes (TCP1-004-14).
  - g. Remove the “General Notes” from the plan.
  - h. Revise the TCP1 notes as follows:
    - (1) Revise the title of the notes to match the standard language: “Standard Type 1 Tree Conservation Plan Notes.”
    - (2) Revise Note 1 to reference the correct preliminary plan of subdivision number (4-13028).
    - (3) Revise Note 8 to list Largo Road (MD 202) as a historic road.
    - (4) Revise Note 9 to add to the list, Largo Road (MD 202) as an expressway and to list the ramp from Largo Center Drive onto Central Avenue (MD 214) as an expressway (in addition to the roads currently listed in the note).
    - (5) Revise Note 11 to include the standard language for the entire stormwater management note.
    - (6) Add the standard note for land to be dedicated as Note 11.

- i. Have the qualified professional who prepared the plan sign and date it, and update the revision box with a summary of the revisions.

[20-] 17. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-004-14. 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 (TCP1-004-14), 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.”

[21-] 18. Prior to the recommendation of approval by The Maryland-National Capital Park and Planning Commission (M-NCPPC) of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

~~22- At time of detailed site plan the applicant shall:~~

- ~~a. Submit a comprehensive stream restoration design to address existing problems within the stream valley including, but not limited to, invasive species removal, slope stability, the removal of existing rip rap, and reforestation. The stream restoration plan shall be incorporated into the stormwater management design and approved by the county for any stormwater credits used for stormwater management purposes.~~
- ~~b. Submit a geotechnical report to address the stability of the slope located between the head of the on-site stream and the proposed private Road B, identified in the Stream Corridor Assessment Report dated April 25, 2013, as Problem Area 1. The report shall be signed by a professional engineer.~~
- ~~c. A comprehensive invasive species management plan shall be submitted.~~

~~At the time of submittal of any future preliminary plan of subdivision, the applicant may submit the above information in support of the opportunity for additional impacts to the primary management area.~~

[22-] 19. Prior to the approval of the detailed site plan, the applicant shall submit a stormwater management plan approved by DPIE that incorporates the stream restoration design conceptually approved with the Preliminary Plan of Subdivision.

- ~~[23-]~~ 20. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

- ~~[24-]~~ 21. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
- ~~[25-]~~ 22. Prior to signature approval, a Phase II noise report shall be filed which evaluates a continuous wall along the entire E-1 facility (MD 214 and its ramp) on a ten-foot-wide parcel for maintenance, outside of any public utility easements, with a location appropriate for landscaping. The wall shall provide mitigation for all outdoor activity areas to be below 65 dBA Ldn.
- ~~[26-]~~ 23. Prior to approval of building permits for residential buildings located within the unmitigated 65 dBA Ldn noise contour, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures have been designed to reduce interior noise levels to 45 dBA Ldn or less.
- ~~[27-]~~ 24. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised to show the unmitigated and the mitigated 65 dBA Ldn noise contours, as well as the proposed mitigation measures, based on the Addendum to Noise Report #140606 dated August 4, 2014.
- ~~[28-]~~ 25. At the time of detailed site plan, a trail connection shall be considered from the end of Road B to the easternmost proposed crosswalk of Largo Center. If such trail connection can be accommodated it may be conditioned at that time.

Staff Recommends **Approval** of Type 1 Tree Conservation Plan TCP1-004-14, and

Variances to:

- a. Section 27-442(b), Table VII, Density
- b. Section 27-442(b), Table I, Minimum Lot Size
- c. Section 27-433(d)(2), Building Width of End Units
- d. Section 27-433(d)(3), Building Width of Dwellings
- e. Section 27-433(e)(1)(B), Width of Private Streets
- f. Section 25-122(b)(1)(G) Specimen Tree removal, and

Variations to:

- a. Sections 24-128(b)(12), Public utility easement (private streets)
- b. Sections 24-122, Public utility easement (public streets)
- c. Section 24-121(a)(4) Lot depth