



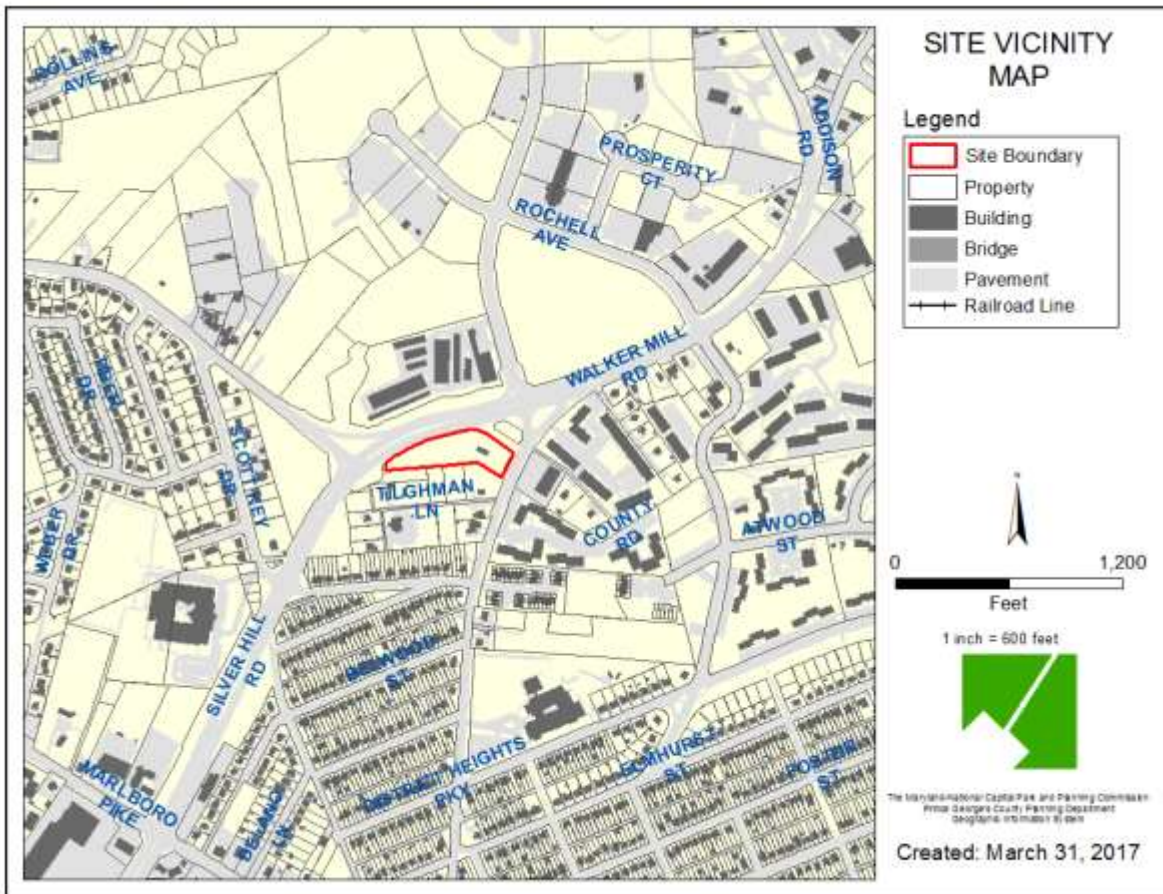
*Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.*

## Preliminary Plan of Subdivision 4-17013

Application	General Data	
<b>Project Name:</b> FMC, Fairmount Heights, Parcel A  <b>Location:</b> Located on the west side of County Road, approximately 300 feet south of the intersection of Walker Mill Road and County Road  <b>Applicant/Address:</b> Bowman Consulting Group, LTD 185 Admiral Cochrane Drive, Suite 215 Annapolis, MD 21401  <b>Property Owner:</b> Capitol Heights CME Church 103 Hemmings Way Lawnside, NJ 08045	Planning Board Hearing Date:	09/28/17
	Staff Report Date:	09/20/17
	Date Accepted:	06/23/17
	Planning Board Action Limit:	10/02/17
	Mandatory Action Timeframe:	70 days
	Plan Acreage:	2.24
	Zone:	C-O
	Gross Floor Area:	9,936 sq. ft.
	Lots:	0
	Parcels:	1
	Planning Area:	75A
	Council District:	07
	Election District	06
	Municipality:	N/A
	200-Scale Base Map:	203SE06

Purpose of Application	Notice Dates	
One parcel for the development of a medical clinic.	Informational Mailing	04/27/17
	Acceptance Mailing:	06/05/17
	Sign Posting Deadline:	08/29/17

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Amber Turnquest <b>Phone Number:</b> 301-952-3554 <b>E-mail:</b> Amber.Turnquest@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-17013  
Type 1 Tree Conservation Plan TCP1-061-97-01  
FMC, Fairmount Heights, Parcel A

OVERVIEW

The subject site is located on the south side of Walker Mill Road and west side of County Road, approximately 300 feet south of the intersection of the two roads. The subject site is currently vacant and is known as Parcel A of Capitol Heights CME Church Subdivision recorded in Prince George's County Land Records in Plat Book VJ 183-45 on May 29, 1998. The property is a total of 2.24 acres and is located in the Commercial Office (C-O) Zone. The applicant is proposing to construct a 9,936-square-foot, single-story medical clinic for dialysis, this use is permitted in the C-O Zone.

Pursuant to previously approved Preliminary Plan of Subdivision (PPS) 4-97100 for the subject site, there is a trip cap limiting development to a church use or any other permitted use generating the same or lesser number of trips. Therefore, this application has been filed in order to obtain a new determination of adequacy of transportation facilities. The proposed development would generate a greater number of trips.

Staff recommends APPROVAL of the PPS, with conditions based on the findings contained in this technical staff report.

SETTING

The property is located on Tax Map 81, Grid C1 in Planning Area 75A and is zoned C-O. The subject property is bordered to the north by Walker Mill Road, with properties further north in the Light Industrial Zone (I-1) developed with self-storage buildings; County Road is abutting to the east and the neighboring properties to the east are zoned Ancillary Commercial (C-A), developed with a shopping center, and Multifamily Medium Density Residential (R-18), developed with apartments. The abutting properties to the south and west are zoned One-Family Detached Residential (R-55), one lot has a single-family dwelling and the remainder are undeveloped.

## FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	EXISTING	PROPOSED
Zone	C-O	C-O
Use(s)	Vacant Land	Medical Clinic
Acreage	2.24	2.24
Gross Floor Area	0	9,936 square feet
Parcels	1	1
Outlots	0	0
Variance	No	No
Variation	No	No

**Note:** Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on July 14, 2017.

2. **Previous Approvals-** The property is subject to a previous Preliminary Plan of Subdivision (PPS) 4-97100 (PGCPB Resolution No. 97-351). The PPS was approved on December 4, 1997 for the development of a 300-seat church. The subject property was platted in accordance with PPS 4-97100 and recorded in the Land Records of Prince George's County in Plat Book VJ 183-45. The approval of this PPS (4-17013) will supersede the previous approval for the subject parcel.
3. **Community Planning**—The property is currently owned by Capitol Heights Christian Methodist Episcopal Church. The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (area master plan) designated all church-owned properties in the Institutional land use category, with the assumption that those properties would be developed consistent with church use. However, the church is selling the subject property to a non-church entity, as a contract purchaser, who proposes to develop the property consistent with the existing C-O Zone. Once the property is sold to a non-church entity for private, non-institutional development, the recommendation for Institutional land use is no longer appropriate.

The Planning Board may find (Section 24-121(a)(5)) that events have occurred to render the relevant land use recommendation of an institutional use no longer appropriate. Based on the facts in this case, that the institutional land use recommendation of the Master Plan was tied to ownership, which is now changing, and that the land use proposed with this application is permitted by right, staff finds that intervening events are occurring to render the land use recommendation of the master plan no longer appropriate for the development of this property, as reviewed with this application.

4. **Stormwater Management**—Stormwater Management Concept Plan 56662-2016-00 was approved for this site on January 17, 2017. Proposed stormwater management features include micro-bioretenment for water quality, and bio-filtrerra for water quantity control. The project requires \$5,333.00 fee-in-lieu of providing on-site attenuation/ quality control measures. Development of the site should conform to the approved stormwater management concept plan or any subsequent revisions, to ensure that the development of the site does not result in on-site or downstream flooding.

5. **Parks and Recreation**—Pursuant to Section 24-134(a) of the Subdivision Regulations, the PPS is exempt from the requirement of Mandatory Dedication of Parkland because the proposed subdivision is for nonresidential use.
6. **Trails**—The PPS has been reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* in order to implement planned trails, bikeways, and pedestrian improvements.

Two master plan trails issues impact the subject site. A sidepath or wide sidewalk is recommended along Walker Mill Place (see MPOT map). A sidepath/wide sidewalk is recommended along the site's frontage of Walker Mill Road. The text included in the MPOT is copied below:

**Walker Mill Road Sidepath/Wide Sidewalk: This project should be implemented as a shared-use side path or wide sidewalk. This facility will connect to the existing wide sidewalk along Ritchie Marlboro Road at the Capital Beltway interchange. This facility will provide access to Walker Mill Regional Park, John H. Bayne Elementary School, and Walker Mill Business Park (MPOT, page 29).**

The area master plan expands upon this recommendation with the following strategy:

**Walker Mill Road:** Implement bike lanes and sidepath from Marlboro Pike to Silver Hill Road (area master plan, page 102).

Bike lanes or other compatible bicycle accommodations (wide outside curb lane or shared-lane markings) can be considered by Department of Public Works and Transportation (DPW&T) at the time of road resurfacing. The type of bicycle facility will be determined based on the available curb to curb space and whether existing lanes can be narrowed or reduced.

The Complete Streets Section of the MPOT reinforces the need for accommodating all modes of transportation as frontage improvements are made by including the following policies regarding sidewalk construction and the accommodation of pedestrians.

**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 existing sidewalk along Walker Mill Road is narrow, immediately behind the curb and does not appear to meet current County specifications and standards. Staff recommends that it be replaced with an eight-foot-wide sidepath or wide sidewalk. County Road does not currently have a sidewalk and sidewalk construction is recommended. Staff recommends that a sidepath or wide sidewalk be implemented along Walker Mill Place, either as part of roadway construction or as a short sidewalk connection linking Walker Mill Road with County Road.

7. **Transportation**—The proposed development will consist of a commercial subdivision to create a single parcel for the development of a medical office building of 9,936 square feet. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by staff, consistent with the “Transportation Review Guidelines, Part 1, 2012” and supported by traffic counts dated May 2017.

The use would generate 29 AM (23 in, 6 out) and 38 PM (12 in, 26 out) peak-hour trips in accordance with the *Guidelines*. This trip generation will be used for the analysis and for formulating the trip cap for the site:

The traffic generated by the proposed PPS would impact the following intersections, interchanges, and links in the transportation system:

- Walker Mill Road and County Road/Hazelwood Drive (unsignalized)
- MD 458 (Silver Hill Road) and Walker Mill Road (signalized)

The subject property is located within Transportation Service Area (TSA) 1, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

- **Links and signalized intersections:** Level of Service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the *Guidelines*.
- **Unsignalized intersections:** The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using *The Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. Once the CLV exceeds 1,150, this is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

The following critical intersections, interchanges and links identified above, when analyzed with existing traffic using counts taken in May 2017 and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
Walker Mill Road/County Road/Hazelwood Drive	+999*	+999*	--	--
MD 458 (Silver Hill Road) and Walker Mill Road	471	596	A	A
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the <i>Guidelines</i> , delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

### Background Traffic

None of the critical intersections identified above are programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation “Consolidated Transportation Program (CTP)” or the Prince George’s County “Capital Improvement Program (CIP).” Background traffic has been developed for the study area using three approved but unbuilt developments within the study area. A 0.5 percent annual growth rate for a period of two years has been assumed. The critical intersections, when analyzed with background traffic and existing lane configurations, operate as follows:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
Walker Mill Road/County Road/Hazelwood Drive	+999*	+999*	--	--
MD 458 (Silver Hill Road) and Walker Mill Road	498	616	A	A
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. According to the <i>Guidelines</i> , delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

### Total Traffic

The development has been analyzed with the following trip distribution: 20 percent south along County Road, 35 percent east along Walker Mill Road, 20 percent northwest along Walker Mill Road, and 25 percent southwest along MD 458 (Silver Hill Road). The following critical intersections, interchanges and links identified above, when analyzed with the programmed improvements and total future traffic as developed using the “Transportation Review Guidelines,” including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
Walker Mill Road/County Road/Hazelwood Drive	+999*	+999*	No pass	No pass
Maximum Vehicle Delay (seconds)	71	80	Pass	Pass
Maximum Minor Street Approach Volume	503	619	A	A
MD 458 (Silver Hill Road) and Walker Mill Road	503	619	A	A
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy. The maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, and if this number is less than 100, the intersection operates adequately, notwithstanding the computed delay.				

It is found that the critical intersections operate acceptably under total traffic in both peak hours. A trip cap consistent with the trip generation assumed for the site, 29 AM and 38 PM peak-hour vehicle trips, is recommended.

#### **Access**

Access is shown onto County Road and is acceptable at this time; nevertheless, the configuration and location of any access will be reviewed more fully at a later time. The County and/or the State Highway Administration (SHA) has the final authority to determine the location and design of access to this site. The portion of County Road where the proposed access will be located is in the SHA right-of-way. An Access Permit will be required by the applicant before construction of the proposed access can begin. It is noted that the current plan reflects a denial of access to Walker Mill Road. Staff supports that denial, and recommends that any future plats retain this note.

#### **Master Plan, Right-of-Way Dedication**

Walker Mill Road is a master plan arterial facility. Adequate right-of-way dedication of 60 feet from centerline has already been dedicated and is shown on the plan. Walker Mill Place is a dedicated undesignated roadway that has never been built, and the plan reflects the existing right-of-way of 50 feet. County Road is a dedicated undesignated roadway, and the plan reflects the existing right-of-way of 80 feet (with prior dedication of 40 feet from centerline). Therefore, no further dedication of master plan or other roadways is required of this plan.

Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision as required in accordance with Section 24-124 of the Subdivision Regulations if the application is approved with conditions.

8. **Schools**—This PPS has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the Adequate Public Facilities Regulations for Schools (County Council Resolutions CR-23-2001 and CR-38-2002) and concluded that the subdivision is not subject to a review for schools because it is a nonresidential use.
9. **Fire and Rescue**—This PPS 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 calls for service during the preceding month.”

The proposed project is served by District Heights Fire/ EMS Co. 826, a first due response station (a maximum of seven (7) minutes travel time), located at 6208 Marlboro Pike.

“In the Fire/EMS Department’s Statement of Adequate Apparatus, as of July 15, 2016, the Department states they have developed an apparatus replacement program to meet all the service delivery needs of the County.”

#### **Capital Improvement Program (CIP)**

There are no CIP projects for public safety facilities proposed in the vicinity of the subject site.

10. **Police Facilities**—The subject property is within the service area of Police District III, Palmer Park. 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, 2016 (U.S. Census Bureau) County population estimate is 908,049 residents. Using the 141 square feet per 1,000 residents, it calculates to 128,034 square feet of space for police. The current amount of space 267,660 square feet is within the guideline.

11. **Water and Sewer**—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 or final plat approval.”

The 2008 *Water and Sewer Plan* placed part of this property in Water and Sewer Category 3, Community System. The property is within Tier 1 under the Sustainable Growth Act and will therefore be served by public systems.

12. **Use Conversion**—The subject application is proposing the development of a commercial building on a single parcel. If a substantial revision to the use on the subject property is proposed that affects Subtitle 24 adequacy findings as set forth in the resolution of approval, a new PPS should be required, prior to approval of any building permits.

13. **Public Utility Easement (PUE)**—In accordance with Section 24-122(a) of the Subdivision Regulations, when utility easements are required by a public company, the subdivider should include the following statement in the dedication documents recorded 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 public utility easement along the public rights-of-way.

14. **Historic**—The subject property was previously used as farmland. 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. There are no historic sites or resources on or adjacent to the subject property. This proposal will not impact any historic sites, historic resources or known archeological sites.
15. **Environmental**—Staff previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-97100	TCP1-061-97	Planning Board	Approved	12/4/1997	97-351
TCP2-122-97	N/A	Staff	Approved	12/08/1997	N/A
NRI-146-2016	N/A	Staff	Approved	7/29/2016	N/A
4-17013	TCP1-061-97-01	Planning Board	Pending	Pending	Pending

### **Proposed Activity**

The current application is for construction of a medical office building and associated infrastructure.

### **Grandfathering**

The project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the application is for a new PPS.

### **Site Description**

The 2.24-acre site is located on the west side of County Road, approximately 300 feet south of the intersection of Walker Mill Road and County Road. Based on available information, and the approved NRI, no regulated environmental features are located on-site. The site is located in the Lower Beaverdam Creek watershed within the Anacostia River Basin. The predominant soils found to occur according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Beltsville-Urban land complex, Sassafras-Urban land complex, and the Udothents-Urban land complex. Based on available information, Marlboro and Christiana clays are not found to occur on or in the vicinity of this property. There are no designated scenic or historic roads in the vicinity of the site. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened and endangered species are not found to occur in the vicinity of the site. The site contains Evaluation areas within the designated network of the Countywide Green Infrastructure Plan. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 1 (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 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Subregion 4 Master Plan and SMA), does not indicate any environmental issues associated with this property. The environmental requirements for woodland preservation and stormwater management are addressed in the Environmental Review section below.

### **Prince Georges County Resource Conservation Plan: A Countywide Functional Master Plan (2017)**

The Countywide Green Infrastructure Plan section was approved with the adoption of the 2017 *Approved Prince George's Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved Countywide Green Infrastructure Plan, the subject site contains an Evaluation Area within the designated network of the plan. While the Green Infrastructure elements mapped on the subject site will be impacted, there are no associated regulated environmental features located on-site. The site also has previous approvals that include clearing of on-site woodland. Based on aerial photographs, the previously approved Type 2 tree conservation plan (TCP2), appears to have been partially implemented. The current application is in general conformance with the previously approved TCP2-122-97, and the design of the site meets the zoning requirements and the intent of the growth pattern established in the General Plan.

### **Environmental Review**

As revisions are made to the plans submitted, the revision boxes on each plan sheet should be used to describe what revisions were made, when, and by whom.

### **Natural Resources Inventory/Existing Conditions**

An approved Natural Resources Inventory, NRI-146-2016, which was approved July 29, 2016, was submitted. No revisions are required for conformance to the NRI.

### **Woodland and Wildlife Habitat Conservation Ordinance**

This project is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance, because the site has a previously approved Type 1 Tree Conservation Plan (TCP1-061-97) and Type 2 Tree Conservation Plan (TCP2-122-97) associated with it. A revised TCP1 has been submitted and reviewed.

The Woodland Conservation Threshold (WCT) for this 2.24-acre property is 15 percent of the net tract area or 0.34 acres. The total overall woodland conservation requirement based on the amount of clearing shown is 0.89 acres. The requirement is proposed to be met with 0.46 acres of on-site preservation and 0.43 acres of off-site woodland conservation.

The plan requires minor technical revisions to be in conformance with the Woodland and Wildlife Habitat Conservation Ordinance. The proposed utility lines including water and sewer connections must be shown on the plan. The TCP1 approval block must be moved to the lower right corner of the plan. The woodland conservation worksheet must be made larger on the plan so that the numbers are legible. The worksheet must also be revised to reflect accurate woodland conservation required acreage of 0.59 for the previously approved phase. After all revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions made.

16. **Urban Design**—The proposed medical clinic is a permitted use in the C-O Zone and does not require the approval of a detailed site plan application. The following criteria will be evaluated at the time of permit review:

### **Conformance with the Requirements of the Zoning Ordinance**

The application is subject to the requirements of Section 27-461, Uses Permitted, of the Zoning Ordinance. Conformance with the Zoning Ordinance regulations is required for the proposed development at time of permit review:

- Section 27-453, C-O Zone (Commercial Office);
- Section 27-461, Uses permitted (Commercial Zones);
- Section 27-462, Regulations (Commercial Zones);
- Part 11 Parking and Loading, and;
- Part 12 Signs.

### **Conformance with the 2010 Prince George's County Landscape Manual**

The proposed development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, the proposal is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Conformance to the requirements will be evaluated at the time of permit review.

### **Conformance with the Tree Canopy Coverage Ordinance**

The proposed development is subject to the Tree Canopy Coverage Ordinance (TCC) because it will require a building and/or grading permit that proposes more than 5,000 square feet of disturbance. The TCC Ordinance requires 10 percent tree canopy coverage for properties zoned C-O. Therefore, the subject 2.23-acre property must provide 0.22 acres (9583.2 square feet) of site area to be covered by tree canopy. This requirement can be met either through woodland conservation, proposed on-site landscaping and street trees, or a combination of the above, and will be evaluated at the time of permit review.

## RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the following technical corrections shall be made to the plan:
  - a. Show all existing and proposed water and sewer connections to the property.
2. At the time of permitting, the following improvements shall be made:
  - a. Provide an eight-foot-wide sidepath along the subject site's entire frontage of Walker Mill Road, unless modified by the Department of Permitting, Inspections and Enforcement (DPIE).
  - b. Provide a standard sidewalk along the subject site's entire frontage of County Road, unless modified by DPIE.
  - c. Provide an eight-foot-wide sidewalk along the right-of-way for Walker Mill Place, unless modified by DPIE.
  - d. Provide a bike rack accommodating a minimum of five bicycles at a location convenient to the building entrance.
3. Prior to signature approval of the preliminary plan, the TCP1 shall be revised as follows:
  - a. Show all proposed utility lines and connections.
  - b. Move the Type 1 Tree Conservation Plan (TCP1) approval block to the lower right-hand corner of the plan.
  - c. Revise the worksheet as follows:
    - (1) To be larger and more legible;
    - (2) To reflect accurate woodland conservation acreage for the previously approved phase of the worksheet.
  - d. Have the plan signed and dated by the qualified professional who prepared it.
4. Total development shall be limited to uses which generate no more than 29 AM peak-hour trips, and 38 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.
5. At the time of final plat, the applicant shall:
  - a. Reflect denial of access to Walker Mill Road.
  - b. Grant a 10-foot-wide public utility easement (PUE) along the public rights-of-way.

6. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan 56662-2016-00 or subsequent revisions.

STAFF RECOMMENDS:

- Approval of PPS 4-17013
- Approval of Type 1 Tree Conservation Plan TCP1-061-97-01