



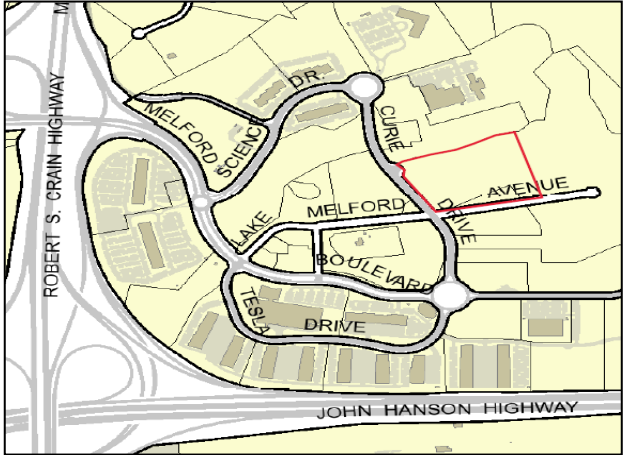
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Final Plat of Subdivision The Mansions at Melford Town Center

5-23076

REQUEST	STAFF RECOMMENDATION
Final plat of subdivision	<ul style="list-style-type: none">• Approval of Final Plat of Subdivision 5-23076• Approval of a Variation from Section 24-122(a)

Location: Approximately 700 feet north of Melford Boulevard, in the northeastern quadrant of the intersection of Curie Drive and Lake Melford Avenue.			
Gross Acreage:	10.47		
Zone:	TAC-E		
Zone Prior:	M-X-T		
Reviewed per prior Subdivision Regulations	Section 24-1704(a)		
Gross Foot Area:	N/A		
Lots:	N/A		
Parcels:	9		
Planning Area:	71B		
Council District:	04		
Municipality:	City of Bowie		
Applicant/Address: St. John Properties, Inc. Kenneth Findley 2560 Lord Baltimore Drive Baltimore, MD 21244		Planning Board Date:	06/22/2023
Staff Reviewer: Mahsa Vatandoost Phone Number: 301-952-4487 Email: Mahsa.Vatandoost@ppd.mncppc.org		Planning Board Action Limit:	07/13/2023
		Mandatory Action Timeframe:	30 days
		Staff Report Date:	06/13/2023
		Date Accepted:	06/13/2023
		Informational Mailing:	N/A
		Acceptance Mailing:	N/A
		Sign Posting Deadline:	N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Final Plat of Subdivision 5-23076
Variation from Section 24-122(a)
The Mansions at Melford Town Center

OVERVIEW

The subject property is located approximately 600 feet north of Melford Boulevard, in the northeastern quadrant of the intersection of Curie Drive and Lake Melford Avenue. The site is currently being improved under a larger development known as Melford Village, in accordance with Preliminary Plan of Subdivision (PPS) 4-16006, which was approved by the Prince George's County Planning Board on April 6, 2017 (PGCPB Resolution No. 17-45). The total acreage of Melford Village is 129.16 acres, and the project was approved for mixed-use development. Detailed Site Plan DSP-19052 was approved by the Planning Board on March 12, 2020, for 11.35 acres and contains the land area that is the subject of Final Plat of Subdivision 5-23076.

The subject final plat totals 10.47 acres within Melford Village and is located within the Town Activity Center-Edge (TAC-E) Zone; however, this application was submitted for review under the prior Prince George's County Zoning Ordinance and prior Prince George's County Subdivision Regulations, pursuant to Section 24-1704(a) of the Subdivision Regulations, because the PPS approval was obtained under the prior Subdivision Regulations, which remains valid. Under the prior Zoning Ordinance, the site was within the Mixed Use-Transportation Oriented (M-X-T) Zone. The final plat contains nine parcels.

The final plat of subdivision is in conformance with PPS 4-16006. However, the applicant is requesting the Planning Board's approval of a variation from Section 24-122(a) of the prior Subdivision Regulations, to eliminate the standard 10-foot-wide public utility easement (PUE) requirement on the southern boundaries of Parcels GG, HH, JJ, and MM, along Lake Melford Avenue, as discussed further below.

This variation request was previously approved by the Planning Board on July 8, 2021, with Final Plat of Subdivision 5-20110 for this property. However, the approved plat was not recorded within 180 days of the notice of approval by the Planning Board. Therefore, per Section 24-119(f)(2) of the prior Subdivision Regulations, the plat and accompanied variation became invalid, resulting in the need to file for a new approval, via this application.

Staff recommend **approval** of the final plat and variation, based on the findings contained in this technical staff report.

SETTING

The subject property is located in the City of Bowie on Tax Map 47, Grid F3, in Planning Area 71B. The subject property is bounded on all sides by other sections of Melford Village, which are also in the TAC-E Zone and previously the M-X-T Zone. To the north, the subject property abuts a vacant wooded parcel with commercial development beyond; to the west, the subject property is bound by Curie Drive and vacant partially wooded land beyond; to the east, the subject property abuts a series of ponds and vacant wooded land beyond; to the south, the subject site is bound by Lake Melford Avenue and vacant partially wooded land beyond. The surrounding vacant properties have existing approvals for future development, within the larger Melford Village development.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject final plat of subdivision application.

	EXISTING	PROPOSED
Zone(s)	TAC-E	TAC-E (Reviewed per prior M-X-T zoning)
Use(s)	Vacant	Residential
Acreage	10.47	10.47
Lots	0	0
Outlots	0	0
Parcels	2	9
Variance	No	No
Variation	No	Yes Section 24-122(a)

The requested variation from Section 24-122(a) was received on May 12, 2023, and heard on May 26, 2023, at the Subdivision and Development Review Committee meeting, as required by Section 24-113(b) of the prior Subdivision Regulations, as a companion request to this final plat of subdivision.

2. **Variation**—The applicant filed a variation request from Section 24-122(a) to eliminate the required 10-foot-wide PUE along the southern boundary of Parcels GG, HH, JJ, and MM, abutting Lake Melford Avenue, as a companion request to this final plat of subdivision. The variation request was dated January 31, 2023, and received on May 12, 2023.

The variation is necessary to accommodate the compact development required by Conceptual Site Plan CSP-06002-01, which was analyzed and approved with the PPS and DSP for the site. The variation has now been filed to meet the technical submittal requirements, and the findings for approval of the variation are outlined below.

Section 24-122 Public Facilities Requirements.

- (a) **When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:**

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

The standard requirement for PUEs is a 10-foot-wide easement along both sides of all public rights-of-way, to ensure adequate and continuous utility access and provision for all development. The subject property's southern and western boundaries abut the public rights-of-way of Curie Drive and Lake Melford Avenue. The applicant is proposing to provide the required 10-foot-wide PUE on the properties along Curie Drive, but not along Lake Melford Avenue. The subject site is currently vacant and partially wooded and is proposed to be developed with several multifamily residential buildings. In lieu of providing the required PUE along Lake Melford Avenue on Parcels GG, HH, JJ, and MM, utilities will be provided within the public right-of-way of Lake Melford Avenue, in order to conform with the specific design guidelines set forth for development of the site.

Section 24-113 sets forth the required findings for approval of a variation request.

There are four criteria that must be met for this variation to be approved (a fifth criterion is not applicable to the zoning of the subject property), which are addressed by the applicant's variation request dated January 31, 2023, incorporated by reference herein. The criteria, with discussion, are noted below.

Section 24-113. Variations.

(a) Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:

(1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;

In this particular case, not providing the required PUE in its standard location will not be detrimental to public safety, health, or welfare, or injurious to other properties, as the utilities will be provided within the public right-of-way of Lake Melford Avenue. The utilities will be available to serve the subject site and surrounding properties, even if the easement is not in its standard location and, therefore, will not be detrimental to the public safety, health, or welfare, or injurious to other property.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

The applicant's variation request states that the conditions of the overall

Melford Town Center property are unique, due to existing environmental constraints, the existing Melford historic site, and the compact design guidelines required, in accordance with CSP-06002-01. Environmental constraints and the presence of historic features do not specifically occur on the subject property; however, staff find that the existing requirements of the compact design guidelines imposed on this development are elements that are arguably unique. The property is subject to CSP-06002-01, which approved the Melford Village design guidelines. These guidelines call for the compact design of the subject site and adjacent properties which may require nonstandard design of rights-of-way, where utilities are placed within the right-of-way and not on the subject properties themselves. The applicant's request to eliminate the PUE requirement along Lake Melford Avenue is warranted, given the unique nature of the design guidelines imposed on the subject property and the existing planned alignment of utilities within the right-of-way.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and

There is no known law, ordinance, or regulation that would be violated by this request. Furthermore, this variation request is in line with Condition 2a of PGCPB Resolution No. 2020-24 from DSP-19052. The variation from Section 24-122(a) is unique to the Subdivision Regulations and under the sole authority of the Planning Board.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

The applicant's variation request states that the development proposal is respectful to the existing environmental constraints, the historic setting, and the compact design guidelines, and that implementation of the standard PUE location requirement would result in a hardship on the owner. Staff find that the requirements of the compact design guidelines imposed on this development are features that are arguably unique. In this particular case, the standard PUE requirement would negatively impact the owner's ability to meet the mixed-use and compact development scheme approved in CSP-06002-01 for the subject site and surrounding properties. DSP-19052 approved the multifamily buildings on Parcels GG, HH, JJ, and MM to be set back less than 10 feet from the proposed right-of-way of Lake Melford Avenue, which supports compact and walkable developments. As a result, implementing the standard 10-foot-wide PUE requirement would impact the compact design of the approved buildings and be contrary to the Melford Village design guidelines approved via CSP-06002-01, resulting in a particular hardship.

By virtue of positive findings for each of the criteria for variation approval, staff find that a variation from Section 24-122(a), for elimination of the standard 10-foot-wide PUE requirement along the northern side of Lake Melford Avenue, is supportable and

recommend that the absence of the required PUE on the subject plat be approved.

3. **Referral and Comments from other Entities**—The Melford property has prior approval from the City of Bowie to locate the utilities within the right-of-way. The requested variation was also referred to the Potomac Electric Power Company, the Washington Suburban Sanitary Commission, Washington Gas, Baltimore Gas and Electric Company, Comcast, Verizon, and AT&T, none of which have opposed this request.

RECOMMENDATION

- Approval of Final Plat of Subdivision 5-23076
- Approval of a Variation from Section 24-122(a)