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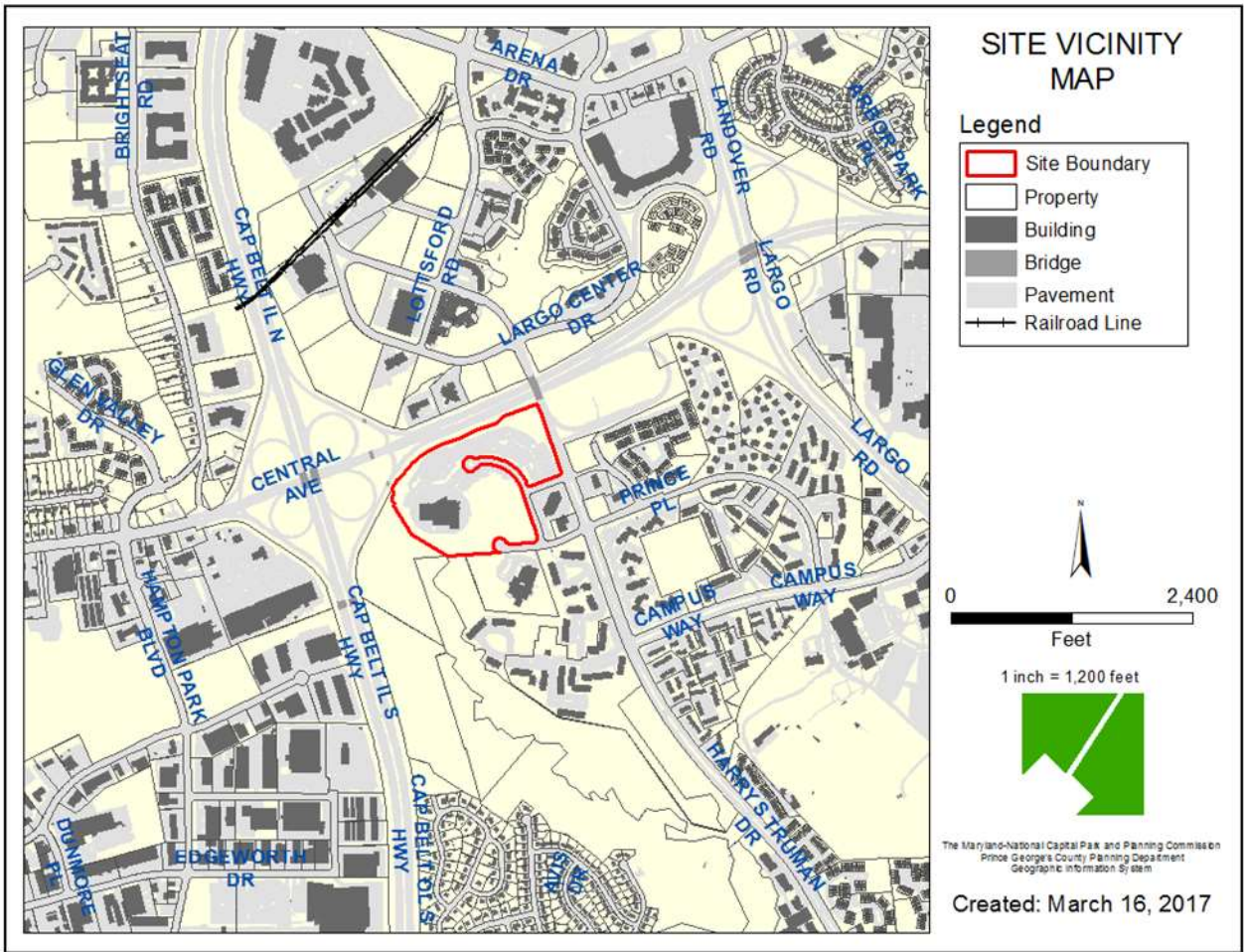
Detailed Site Plan (Infrastructure) Alternative Compliance

DSP-16041
AC-05008-01

Application	General Data	
Project Name: Capital Court Location: Located on the south side of Central Avenue (MD 214), approximately 448 feet west of the intersection of Capital Lane and Harry S Truman Drive Applicant/Address: Galaxy NC, LLC 448 Viking Drive, Suite 200 Virginia Beach, VA 23452	Planning Board Hearing Date:	06/22/17
	Staff Report Date:	06/07/17
	Date Accepted:	04/06/17
	Planning Board Action Limit:	Waived to 06/22/17
	Plan Acreage:	36.42
	Zone:	C-O
	Dwelling Units:	307
	Gross Floor Area:	N/A
	Planning Area:	73
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201NE08

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of June 15, 2017. Infrastructure DSP for 307 single-family attached units. Alternative Compliance from Section 4.1, Residential Requirements and Section 4.6, Buffering Residential Development From Streets of the 2010 <i>Prince George's County Landscape Manual</i> .	Informational Mailing:	11/08/16
	Acceptance Mailing:	03/27/17
	Sign Posting Deadline:	05/16/17

Staff Recommendation		Staff Reviewer: Jill Kosack, RLA, ASLA Phone Number: 301-952-4689 E-mail: Jill.Kosack@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: Detailed Site Plan (Infrastructure) DSP-16041
Alternative Compliance AC-05008-01
Type II Tree Conservation Plan TCPII-159-04-01
Capitol Court

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Office (C-O) Zone and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-16031;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

- 1. **Request:** The application is for approval of an infrastructure detailed site plan (DSP) for 307 single-family attached (townhouses) and a parcel for future multifamily residential development in the Commercial Office (C-O) Zone. The infrastructure DSP includes the location and design of the roadways, the lot layout for the townhouse development, on-street parking, landscaping, utility location, fencing and sidewalks.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-O	C-O
Use	Vacant	Residential
Total Acreage	36.42	36.42
Total Townhouse Units	0	307

OTHER DEVELOPMENT DATA

Parking Requirements

Parking Required at 2.04 x 307 townhouse units:	627
Total Parking Provided:	708
Garage/Tandem Spaces (2 spaces per unit)	614
Parallel On-Street Parking	87
Parking Lot	7

3. **Location:** The subject site is located in the southeastern quadrant of the intersection of Central Avenue (MD 214) and the Capital Beltway (I-95/495), on the south side of Central Avenue (MD 214). The site is also located in Council District 6 and in Planning Area 73.
4. **Surrounding Uses:** The subject property is bounded to the west by vacant property in the R-O-S (Reserved Open Space) Zone owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC), with the Capital Beltway beyond; to the north, by the public right-of-way of Central Avenue (MD 214), with vacant and commercially-developed land in the M-U-I (Mixed-Use Infill) and D-D-O (Development District Overlay) Zones beyond; to the northeast by the public right-of-way of Harry S. Truman Drive, with vacant land in the I-3 (Planned Industrial/Employment Park) Zone beyond; to the southeast by the public rights-of-way of Capital Lane and Capital Court with the Largo-Kettering Public Library in the C-O Zone beyond; and to the south by the public right-of-way of Prince Place with the Phyllis E. Williams Elementary School in the R-80 (One-Family Detached Residential) Zone and vacant land in the R-30 (Multifamily Low Density Residential) Zone beyond.
5. **Previous Approvals:** This property was part of a larger 58-acre parcel which was the subject of a Preliminary Plan of Subdivision (PPS) 4-86201, approved by the Planning Board on January 29, 1987. On May 9, 2005, a Detailed Site Plan DSP-04046 for the subject property was approved by the District Council for a church with 4,150 seats, as well as an Alternative Compliance application AC-05008 for relief from Section 4.3 of the Landscape Manual. Construction was commenced on this church in approximately 2006, but it was never completed or used. The 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* retained the subject property in the Commercial Office (C-O) Zone.

The project is the subject of a new Preliminary Plan of Subdivision (PPS) 4-16031 is scheduled to be heard by the Planning Board on June 15, 2017. The site is also the subject of approved

Stormwater Management Concept Plan No. 60156-2016, which was approved on March 6, 2017 and is valid through March 6, 2020.

6. **Design Features:** The subject application proposes the first phase of the development for the Capital Court project consisting of 36.42 acres of land. The DSP for infrastructure proposes to include most elements of the project including the location and design of the private roadways and alleys, lot layout for the 307-unit townhouse development, on-street parking for future residents, landscaping, utility location, fencing and sidewalks. This infrastructure plan also provides for the balancing of the earthwork on this site, including grading on the proposed Parcel 1 for the future multifamily development. Stormwater is being accommodated in an existing pond on the M-NCPPC-owned property located to the west, and by additional on-site infiltration, extended detention and submerged gravel wetlands.

The submitted site plan shows the proposed alleys with a pavement width of 20 feet, even in cases where the townhouse lots front on private streets and the alleys will only serve as access to garages. Staff recommends that the proposed alley pavement width be reduced to 18 feet, wherever possible, to minimize impervious surfaces and help establishing a hierarchical street system. A condition has been included in the Recommendation section of this report requiring the alley widths be reduced.

Recreational Facilities

No recreational facilities are included in the subject application. The Preliminary Plan of Subdivision requirement for mandatory parkland dedication is being met through land that was previously dedicated to M-NCPPC to the west of the subject property. At this time, no passive or active recreational facilities are developed on that property.

Therefore, staff recommends that on-site active recreational facilities, including attractively designed tot-lots and/or combined tot-lot and pre-teen age play areas, would be appropriate to provide for the youngest population within the community. Such facilities should be incorporated into the multifamily parcel design at the time of DSP review for that parcel. Within the townhouse development, Parcels EE and BB, as shown on the DSP, provide appropriate spaces for such facilities in the southern and western sections, respectively. In the northern portion of the townhouse area, Parcel R is potentially suitable for such facilities, if modified to provide more open space. A condition has been included in the Recommendation section of this report requiring the incorporation of on-site recreational facilities at the time of future DSPs for the full development of the property.

Architecture

No architecture is included in the subject application. Architecture will be reviewed in future full-scale DSP.

Lighting

The photometric plan indicates the use of a decorative (light-emitting diode) LED full cut-off fixture on a 12-foot-high black pole. Details of the proposed lighting fixture and photometrics are provided on the plans. However, some of the proposed alleys were not lighted. Therefore, a condition is included in the Recommendation section of this report requiring this to be provided.

Signage

The submitted site plan shows proposed entrance sign locations, but does not provide any details for the signage. Given this is an infrastructure plan, these signs should be removed from the

subject application and can be shown and approved as part of a future DSP. A condition has been included in the Recommendation section of this report requiring the sign locations to be removed.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-O Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject DSP is in conformance with Section 27-461, Uses Permitted in Commercial Zones; Section 27-453, C-O Zone (Commercial Office); and Section 27-462, Regulations in Commercial Zones of the Zoning Ordinance. Townhomes, two-family dwellings, and multifamily units are permitted in the C-O Zone pursuant to Footnote 65 of Section 27-461(b) which states:

Provided:

- (A) **The residential component of Townhouses, Two Family Dwelling Units and Multi-family dwelling units shall be located on a lot(s) or parcel(s) of less than forty (40) acres in size;**

Comment: The subject DSP proposes townhouses and multifamily dwelling units on 36.42 acres of the subject property. Therefore, the DSP conforms to this requirement.

- (B) **The property is located at the intersection between: a roadway with a functional transportation classification of arterial; an expressway; and the Capital Beltway (I-495);**

Comment: The subject property is located at the intersection of Central Avenue, an expressway and the Capital Beltway (I-495). Therefore, the DSP conforms to this requirement.

- (C) **A boundary of the property is located within three-quarters (3/4) of a mile from a metro station, and does not include property within the boundaries of a sector plan originally approved after January 1, 2013;**

Comment: The subject property is located within three-quarters of a mile of the Largo Town Center Metro Station, and is within the boundaries of the 2004 Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas. Therefore, the DSP conforms to this requirement.

- (D) **A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;**

Comment: The subject application has been submitted in conformance with this requirement.

- (E) **Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family and townhouse dwellings shall not apply. These dimensional (bulk) requirements shall be those approved by the Planning Board (or**

District Council after review) in the Detailed Site Plan. However, those standards shall include a minimum lot size of 1,200 square feet;

Comment: The specified regulations are shown in the General Notes on the Coversheet of the DSP as follows:

- Lot size: 1,200 square foot minimum
- Lot/width frontage: 16 feet minimum
- Front setback from public right-of-way: 5 feet minimum
- Front setback from private right-of-way: 0 feet minimum
- Side setback: None
- Rear setback: None
- Corner setback from right-of-way: None
- Townhouse Building height: 50 feet maximum
- Density: 15.58 dwelling units/acre

The following standards were not specified at this time, but will be part of the full DSPs that include architecture: lot coverage, green area, accessory buildings, and encroachments. The conformance green area with the above regulations will be found at that time.

- (F) The Detailed Site Plan shall include an architectural review in order to ensure the compatibility of the development with the existing neighborhood. Bike and pedestrian connections to mass transit stations, roadways, parks, and other public facilities, as established by Section 24-124.01 of this Code, shall be evaluated as part of the detailed site plan review and approval; and**

Comment: The submitted DSP is for infrastructure only and does not include any architecture. Therefore, the review for neighborhood compatibility will happen with future DSPs for the property that include architecture. Section 24-124.01 of the Subdivision Regulations only applies to properties within Centers and Corridors as designated by the General Plan. This site is not within a Center or Corridor; therefore, this section does not apply.

- (G) The site plan shall include a community facility of two (2) floors with separate access for each floor. The Detailed Site Plan may include any additional standards or requirements for inclusion at the time by the Prince George's County Planning Board or District Council.**

Comment: The submitted DSP is for infrastructure only and therefore, does not include any buildings or architecture. There are homeowner's association parcels proposed that are sufficient in size to include a community facility on future DSPs.

- b. The DSP is in general conformance with the applicable site design guidelines as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For instance, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers. Streetscape amenities contribute to an attractive, coordinated development that is appropriately scaled for user comfort. Additionally, the public spaces are designed to allow for potential recreational facilities and are readily accessible to potential users.

8. **Preliminary Plan of Subdivision 4-16031:** This DSP application is being processed concurrently with Preliminary Plan of Subdivision 4-16031 for the development of a residential community. The two applications are to be heard by the Planning Board on June 15, 2017. The Subdivision Section provided a review of the DSP that is incorporated into Finding 12(d) below, recommending approval with conditions that have been included in the Recommendation section of this report, to ensure that the DSP is in conformance with the proposed preliminary plan.
9. **2010 Prince George's County Landscape Manual:** The proposed residential development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees along Private Streets, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
 - a. **Section 4.1, Residential Requirements**—Section 4.1 requires a minimum number of trees be provided per townhouse lots, which can be provided on lots or in common open space. The correct schedule is provided on the DSP showing this requirement not being met. The applicant filed a request for Alternative Compliance, AC-05008-01, from Section 4.1 for a reduction in the amount of ornamental/evergreen trees provided.

REQUIRED: Section 4.1 Residential Requirements, for the townhouses.

Number of dwelling units	307
Number of trees required per unit	1.5 shade trees 1 ornamental/evergreen
Total number of trees required	461 shade trees 307 ornamental/evergreen

PROVIDED: Section 4.1 Residential Requirements, for the townhouses.

Number of dwelling units	307
Number of trees provided per unit	1.5 shade trees 1 ornamental/evergreen
Total number of trees provided	394 shade trees 262 ornamental/evergreen 136 existing shade trees

Justification of Recommendation:

The underlying DSP proposes infrastructure for development of 307 townhouses on the western portion of existing Parcel B. The applicant is requesting Alternative Compliance from Section 4.1, Residential Requirements, of the Landscape Manual for a reduction in the number of ornamental/evergreen trees provided. Section 4.1 would require one ornamental or evergreen tree per dwelling unit be located on the lots or in common open space, for a total of 307 trees. As an alternative to the normal requirements of Section 4.1, the applicant is proposing only 262 ornamental or evergreen trees (a shortage of 45) and is proposing an additional 69 shade trees, including the retention of 136 shade trees. These existing trees have been specified on the landscape plan and are all a minimum of 2.5-inch diameter at breast height (dbh) and located within 75 feet of a dwelling unit as required.

The Planning Director agrees that the retention of existing shade trees proximate to the proposed dwelling units is desirable since they will more quickly contribute to the aesthetic appearance of the neighborhood and help create privacy. Given the provision of the additional existing shade trees, the Planning Director finds the applicant’s proposed alternative compliance measures to be equally effective as normal compliance with Section 4.1 of the Landscape Manual for Parcel B.

The Planning Director recommends APPROVAL of Alternative Compliance from Section 4.1, Residential Requirements of the 2010 *Prince George’s County Landscape Manual*, for Capital Court, Parcel B.

- b. **Section 4.6, Buffering Development from Streets**—Section 4.6 requires buffering where rear yards of townhouses are oriented to streets, such as along the sides of Lots 19 and 40 where they are visible from Capital Court. No plantings are provided at this time, but they will be required on future DSPs that include buildings.

Additionally, Section 4.6 requires a buffer between the rear yards of townhouses and Central Avenue, which is classified as an expressway adjacent to the subject property. The correct schedule is provided on the DSP showing this requirement not being met. The applicant filed a request for Alternative Compliance, AC-05008-01, from Section 4.6 for a reduction in the provided buffer width.

REQUIRED: Section 4.6 Buffering Residential Development from Streets, along Central Avenue, an expressway

Length of buffer:	796 feet
Minimum buffer width:	75 feet
Fence or wall	Yes
Number of plants required:	32 shade trees*
	80 evergreen trees
	160 shrubs

*The required number of plant units has been reduced by 50 percent as allowed with the provision of a minimum six-foot-high opaque fence in accordance with Section 4.6(c)(1)(D).

PROVIDED: Section 4.6 Buffering Residential Development from Streets, along Central Avenue, an expressway

Length of buffer:	796 feet
Buffer width:	34-70 feet*
Fence or wall	Yes, 8 feet high
Number of plants provided:	37 shade trees
	85 evergreen trees
	180 shrubs

*Approximate measurements, as dimensions were not provided on the landscape plan.

Justification of Recommendation:

The applicant is requesting Alternative Compliance from Section 4.6, Buffering Residential Development from Streets of the Landscape Manual for a reduction in the provided buffer width where the rear yards of the townhouses are oriented towards Central Avenue, an expressway. Section 4.6 requires a 75-foot-wide buffer planted with 32 shade trees, 80 evergreen trees, and 160 shrubs, which is half of the standard requirement as allowed with the provision of the proposed eight-foot-high opaque fence. As an alternative to the normal requirements of Section 4.6, the applicant is proposing a 34- to 70-foot-wide buffer planted with slightly more than the required amount of plants and an eight-foot-high fence on top of a six-foot-tall berm. The applicant justifies this as an infill site that is impacted by multiple major roadways and the townhouse rear yards are generally set back more than 75 feet from the right-of-way. An intervening alley, providing access to these rear-loaded garage units, is located within a portion of the buffer area prohibiting the provision of the full width.

The Planning Director agrees that the proposed design including the fence, berm and additional plant units, will create an appropriate buffer of the rear yards of the townhouses. Given the provision of the additional plants, fence and berm, the Planning Director finds the applicant's proposed alternative compliance measures to be equally effective as normal compliance with Section 4.6 of the Landscape Manual along Central Avenue.

The Planning Director recommends APPROVAL of Alternative Compliance from Section 4.6, Buffering Development from Streets, along Central Avenue (MD Route 214), of the 2010 *Prince George's County Landscape Manual*, for Capital Court, Parcel B, subject to one condition which has been included in the Recommendation section of this report.

As part of the Section 4.6 buffer along Central Avenue, an eight-foot-high board and batten wooden fence is proposed along a portion of the frontage. In order to lessen visual and environmental impacts of the road and maintain a consistent appearance from the roadway, staff recommends that this fence be continued along the entirety of the townhouse section's frontage on Central Avenue. Therefore, a condition has been included in the Recommendation section of this report requiring the fence to be extended.

- c. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 requires a bufferyard between adjacent incompatible land uses, which occurs only along the short adjacency to the public school located to the south of the subject development. The DSP provides the correct schedule showing the requirements being met.
- d. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires certain percentages of native plants be provided on-site, along with no invasive plants and no plants being planted on slopes steeper than three to one. The submitted landscape plan provides the required schedule and notes showing the requirements of this section being met.

This section also offers guidance on diversity of plant species in order to enhance the environmental benefits. The submitted plan only offers two species for ornamental and evergreen trees, as well as shrubs. Staff recommends that an additional species be proposed for each plant type in order to diversify the environment. Therefore, a condition

has been included in the Recommendation section of this report requiring additional species.

- e. **Section 4.10, Street Trees Along Private Streets**—Section 4.10 provides specifics for the planting of street trees along private streets that apply to the subject development. The submitted landscape plan provides the required schedule, which indicates that some of the requirements, such as trees being located between the sidewalk and curb, are not being met. However, this section was not included in the Alternative Compliance (AC) request. Additionally, the schedule indicates that shade trees have been provided every 35 feet as required, but the plan does not support this fact as portions of Phoenix Drive and Albany Place have no street trees. Therefore, a condition has been included in the Recommendation section of this report requiring the plan be revised to conform to the requirements of this section, or obtain an AC approval. ACs are frequently granted for this issue in areas of dense development, such as the subject property.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type II Tree Conservation Plan, TCPII-159-04-01, has been submitted for review with this application. The 36.42-acre site contains 12.49 acres of existing woodland on the net tract and 0.18-acre of woodland within the 100-year floodplain. The site has a Woodland Conservation Threshold (WCT) of 5.43 acres, or 15 percent of the net tract, as tabulated. The TCPII shows a total woodland conservation requirement of 9.74 acres. The TCPII proposes to meet this requirement by providing 2.09 acres of on-site woodland preservation, 0.89-acre reforestation, 0.80-acre landscape credits, and the remaining 5.96 acres in off-site woodland conservation credits. The two specimen trees identified on the property are proposed to be removed. One specimen tree, shown as ST-2, was identified adjacent to the property and is proposed to be retained.
- The TCPII can be found in conformance with the Woodland Conservation Ordinance, with minor revisions which have been included as conditions in the Recommendation section of this report.
11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance (TCC), requires a minimum percentage of tree canopy coverage on projects that proposed more than 5,000 square feet of disturbance. Properties that are zoned C-O are required to provide a minimum of 10 percent of the gross tract area in tree canopy coverage. The subject property is 36.42 acres in size, resulting in a tree canopy coverage requirement of 3.64 acres, or 158,646 square feet. The TCC schedule provided on the DSP indicated the wrong requirement and provided numbers; however, per staff's analysis the requirement will be met on-site through a combination of woodland preservation, reforestation and proposed landscaping. Therefore, a condition has been included in the Recommendation section of this report requiring the TCC schedule to be revised to accurately reflect the proposal.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Archeological Review**—In a memorandum dated April 17, 2017, the archeology planner coordinator stated that the subject property was previously developed with a church and associated parking lots. Most of the property was extensively graded for the construction of the church and has been extensively disturbed. 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, historic resources or known archeological sites.

- b. **Community Planning**—In a memorandum dated May 2, 2017, the Community Planning Division provided the following summarized comments:

The subject application is within the 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* boundary. This sector plan focuses on recommendations concerning the future land use and development character within the identified core areas - at and adjacent to the Morgan Boulevard and the Largo Town Center Metro Stations, and a section of Central Avenue near Hill Road and Shady Glen Drive. The Sectional Map Amendment (SMA) also contains Development District Overlay standards for the core areas which establish consistent design framework to ensure quality in future development. As a result, the sector plan is silent on development policy recommendations outside of those identified focus areas, which includes the subject property. Therefore, the subject property does not have a land-use designation.

On March 3, 2017, the Prince George's District Council adopted County Council Bill CB-4-2017, permitting certain residential development within the C-O (Commercial Office) Zone, under certain specified circumstances. The subject property meets those specified circumstances. Findings of conformance with the master plan or general plan are not required with this application

- c. **Transportation Planning**—In a memorandum dated June 1, 2017, the Transportation Planning Section offered the following comments:

This property was part of a larger 58-acre parcel which was the subject of a Preliminary Plan of Subdivision (PPS 4-86201) approved on January 29, 1987. Pursuant to information within the record for that case, it was determined by the Transportation Planning staff that the development would generate a maximum of 1,255 AM peak-hour trips. However, this trip cap was not explicitly referenced in the resolution (PGCPB Resolution No. 87-82) for PPS 4-86201.

On February 17, 2005, a Detailed Site Plan DSP-04046, was approved for the subject property by the Planning Board. Based on information provided in PGCPB Resolution No. 05-49, staff has determined that the total trip cap for the original 58-acre parcel was 1,255 AM and 1,161 PM peak-hour trips. Subsequent to these previous PPS and DSP approvals, the following table represents an allocation of trips relative to the trip cap:

Application	Development Quantity	Status	AM Trip Generation	PM Trip Generation
Trip Cap per DSP-04046 (PGCPB Resolution No. 05-49)			1,255	1,161
DSP-88027	50,400 sq. ft. library	Built	53	357
Pending 4-16031	568 dwelling units	Proposed	351	402
Total trips allocated			404	759
Remaining Trip Cap Balance			851	402

As of this writing of this technical staff report, a new PPS 4-16031 for the subject property is currently going through the development review process. The proposed PPS is projected to generate no more than 351 AM and 402 PM peak-hour trips. The subject DSP is proposing one fewer residential unit than was proposed in the pending PPS. Consequently, staff concludes that both the pending PPS as well as the proposed DSP application will generate traffic that are well within the original trip cap established by the previously approved PPS 4-86201, as well as DSP-04046.

The proposed site layout appears to be very similar to the one presented in the pending PPS. Staff finds this layout to be acceptable from a circulation perspective. Regarding the number of access points, staff has no issues.

Overall from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a Detailed Site Plan.

- d. **Subdivision Review**—In a memorandum dated May 31, 2017, the Subdivision Review Section provided the following comments on the subject application:

The PPS includes 308 townhouse lots and 32 parcels for townhouse and multifamily development totaling 568 dwelling units. To develop the property as proposed, the applicant is proposing the vacation of part of Prince Place and part of Capital Court. The review and recommendation of the PPS and DSP is predicated on the vacation of these roadways being approved prior to final plat. The infrastructure proposal and site layout included in the subject DSP is consistent with that evaluated with the PPS.

Several conditions are recommended with the PPS and, if adopted by resolution of the Planning Board, the following are applicable to the review of the subject DSP for infrastructure:

- b. **Relocate the storm drain and easement off of Lot 271 and ensure that the proposed terminus of Albany Place does not interfere with the driveway access to Lot 271, or remove Lot 271.**
- c. **Show a 10-foot PUE along the proposed terminus of Capital Court and Prince Place.**
- d. **Create an additional parcel, 50 feet wide, from the southern property line extending west from Prince Place to the western property line. The parcel shall be labeled with the next available alphabetic parcel designation and indicate the parcel is to be conveyed to the HOA or M-NCPPC.**
- e. **Provide a note that all existing water, sewer and storm drain lines, easements and paving on the proposed lots are to be removed except for the existing storm drain easement that extends through Alley 9.**
- f. **Remove the plat reference from the existing PUEs shown on the plan.**
- g. **Revise and minimize the right-of-way line, sidewalk and PUE along the north side of Phoenix Drive to provide more usable space within proposed Parcel R.**

- h. **Revise the plan to provide room for future landscape buffering between the end of the pavement of Alleys 2 and 9 and the public utility easements along Capital Court, if feasible, by adjusting the lot lines of the units along the alleys.**
- i. **Label all HOA parcels to be conveyed to the HOA instead of to be dedicated to the HOA.**

The above revisions should be made prior to certification of the DSP, consistent with the PPS.

The Subdivision Section recommends the following conditions to ensure DSP conformance with the PPS:

- (1) Prior to certification of the DSP:
 - (a) The Preliminary Plan of Subdivision 4-16031 shall be signature approved.
 - (b) The Detailed Site Plan shall be revised to conform to the approved PPS.

The DSP should be revised to address the above conditions of the PPS, if adopted by the Planning Board.

All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues.

Comment: The recommended conditions have been included in this staff report.

- e. **Trails**—In a memorandum dated April 20, 2017, the trails planner stated that he had reviewed the subject detailed site plan and had the following comments with respect to trails requirements:
 The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas* (area master plan). The approximate corridor boundaries for Central Avenue shown on PGAtlas appears to indicate that the site is partially within the Central Avenue Corridor. However, the 2002 *Prince George's County Approved General Plan*, which set the boundaries for the designated corridors, indicates that the MD 214 corridor ends at the Capital Beltway, not to the east of it. While the boundary of the corridor extends for one-half mile to the north and south of the road, because the General Plan specified that the corridor ends at the Capital Beltway, staff concludes that it is reasonable to assume that the Central Avenue Corridor does not extend beyond the beltway to the subject site. This conclusion is based on Map 2 of the 2002 General Plan. Because the site is not located in either a designated center or corridor, the concurrently submitted Preliminary Plan 4-16031 is not subject to the requirements of CB-2-2012 or the "Transportation Review Guidelines, Part 2, 2013."

Three master plan trails are recommended in the vicinity of the subject site. The MPOT recommends on-road bike facilities along MD 214, designated bike lanes and continuous sidewalks along Harry S. Truman Drive and a stream valley trail along Southwest

Branch. Due to its proximity to the beltway interchange, the site does not have access onto MD 214. However, the entire frontage of the subject site includes a wide paved shoulder to accommodate bicycle traffic and Maryland State Highway Administration (SHA) has posted bicycle signage along the corridor. Harry S. Truman Drive currently has standard sidewalks in the vicinity of the subject site and designated bike lanes can be considered by the Department of Public Works and Transportation (DPW&T) at the time of road resurfacing or as part of the Complete Green Street Project currently under consideration for the corridor. The stream valley trail along Southwest Branch, while near the site, is beyond the limits of the subject application.

The Complete Streets element of the MPOT reinforces the need for sidewalk construction as frontage improvements are made by including the following policies:

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 subject site includes six-foot-wide sidewalks along both sides of all roads (excluding alleys) and five-foot-wide sidewalks where the sidewalk is not within the road right-of-way. Sidewalks exist along the subject site's frontage of Harry S. Truman Drive, Capital Court and Capital Lane. The sidewalks along Capital Court do not appear to meet current county specifications.

It should also be noted, that the submitted plans reflect a 35-foot-wide Public Use Trail Easement that extends from the end of Prince Place to the dedicated parkland to the west of the subject property. This appears to be to accommodate future trail access to the Southwest Branch Stream Valley Trail. Prince Place could ultimately serve as the northern terminus for this master plan trail.

Trail Recommendations

- (1) Prior to signature approval of the Detailed Site Plan (DSP), the plan shall be revised to include:
 - (a) The existing sidewalks along the subject site's entire frontage of Capital Court shall be reconstructed to meet current county specifications and standards, unless modified by DPIE.
 - (b) Revise the plans to include a buffer between the sidewalk along Capital Court and the terminus of Alley 9.

Comment: The recommended conditions have been included in this approval.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR did not provide comments on the subject application. However, they did provide comments on the associated Preliminary Plan of Subdivision.

- g. **Permit Review**—In a memorandum dated April 25, 2017, the Permit Review Section offered numerous comments that have been addressed by revisions to the plans.
- h. **Environmental Planning**—In a memorandum dated May 25, 2017, Environmental Planning staff offered a discussion of the DSP’s conformance with the Woodland and Wildlife Habitat Conservation Ordinance as discussed in Finding 11 above, and the following additional comments:
- (1) **Site Description:** This 36.42-acre site is located on the southeast corner of I-95/495 (Capital Beltway) and Central Avenue (MD 214) with frontage to the east on Harry S Truman Drive. A review of available information indicates that there are no streams located on the property, however, the site does contain 100-year floodplain and 15 percent slopes. The site is within the Patuxent River watershed and drains toward the Southwest Branch, to the south. Nontidal wetlands are mapped on this property. The Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program shows no rare, threatened, or endangered species found to occur on, or near this property, however, potential Forest Interior Dwelling Species (FIDS) habitat is mapped on-site. The approved Resource Conservation Plan shows that the majority of the property falls within the Evaluation area with portions located within the Regulation area, associated with the ephemeral streambeds and the existing storm water management pond on the adjacent, M–NCPPC-owned property and off-site streams.
 - (2) **Natural Resource Inventory:** The Natural Resources Inventory, NRI-194-2016, was approved and signed on November 17, 2016. The regulated environmental features onsite include non-tidal wetlands, floodplain and specimen trees. The TCP1, TCP1I, Preliminary Plan and Detailed Site Plan are not consistent with the information shown on the NRI. Floodplain limits and the associated Primary Management Area (PMA) are shown differently on the NRI. During a meeting subsequent to the preliminary plan submittal, the applicant disclosed that since the time of the NRI approval, updated floodplain information was provided to the applicant offering a revised location of the boundary. Therefore, a condition requiring a correction to the NRI has been included in the associated PPS 4-6031.
 - (3) **Specimen Trees:** The removal of specimen trees requires a variance to Section 25-122(b)(1)(G) as part of the development review process. The specimen tree table on the NRI identified two on-site specimen trees, ST-1 and ST-6, and one off-site specimen tree, ST-2. The plan shows the two on-site trees are within the limits of disturbance and designated to be removed. A Subtitle 25 variance application, a statement of justification in support of a variance, and a tree removal plan were received for review on March 28, 2017. The required variance is recommended for approval as part of the associated PPS 4-16031 application.
 - (4) **Environmental Impacts:** Impacts to regulated environmental features should be limited to those that are necessary for the development of the property. The site contains regulated environmental features. According to the TCP1I, impacts to the primary management area (PMA) are proposed for a sanitary sewer connection within the stream buffer. A statement of justification has been received for the proposed impacts to the PMA, stream buffer, and nontidal

wetlands. These impacts are recommended for approval as part of the associated PPS 4-16031 application.

- (5) **Soils:** 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 Adelphi-Holmdel-Urban land complex (0-5 percent slopes), Collington-Wist-Urban land complex (0-5 percent slopes), and Croom-Urban land complex (5–15 percent slopes). Based on available information, Marlboro clay is not found to occur on or in the vicinity of this property, nor are Christiana complexes.
- (6) **Stormwater Management:** An approved Stormwater Management Concept approval letter was submitted with the subject application. Stormwater Management Concept 60156-2016 was approved on March 6, 2017, with conditions of approval requiring the use of the existing pond, infiltration, extended detention and submerged gravel wetlands. The concept approval expires March 6, 2020.

Comment: The Environmental Planning Section (EPS) recommended approval of this infrastructure DSP with conditions that have been included in the Recommendation section of this report.

- i. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide comments on the subject application.
- j. **Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not provide any comments on the subject application. Therefore, a condition has still been included in the Recommendation section of this report requiring that prior to certification, documentation be provided from DPIE to confirm that the DSP is in conformance with the approved stormwater concept plan.
- k. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject application.
- l. **Prince George’s County Health Department**— At the time of the writing of this technical staff report, the Health Department did not provide comments on the subject application.
- m. **Maryland State Highway Administration (SHA)**—In an e-mail dated April 25, 2017, SHA indicated that they are reviewing the Traffic Impact Study (TIS) for the subject development.
- n. **Prince George’s County Public Schools**—At the time of the writing of this technical staff report, the County Public Schools did not provide comments on the subject application.
- o. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not provide comments on the subject application.

- p. **Verizon**—At the time of the writing of this technical staff report, Verizon did not provide comments on the subject application.
 - q. **Potomac Electric Power Company (PEPCO)**—At the time of the writing of this technical staff report, PEPCO did not provide comments on the subject application.
- 13. As required by Section 27-285(b)(3) of the Zoning Ordinance, this Detailed Site Plan for Infrastructure satisfies the applicable site design guidelines as contained in Section 27-274 of the Zoning Ordinance, prevents off-site property damage, and prevents environmental degradation to safeguard the public’s health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.
 - 14. As required by Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a detailed site plan is as follows:

The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Comment: In a memorandum dated May 25, 2017, the Environmental Planning Section indicated that, based on the level of design information currently available, the limits of disturbance shown on the TCPII and the impact exhibits, it has been determined that the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Infrastructure Detailed Site Plan DSP-16041, Type II Tree Conservation Plan TCPII-159-04-01, and Alternative Compliance AC-05008-01 for Capital Court, subject to the following conditions:

- 1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made or information provided:
 - a. Obtain signature approval of Preliminary Plan of Subdivision 4-16031 and revise the DSP accordingly.
 - b. Provide documentation from the Department of Permitting, Inspections and Enforcement (DPIE) to confirm that the DSP is in conformance with the approved stormwater management concept plan.
 - c. Revise the photometric plan to show Alleys 2, 8 and 9 being adequately lighted.
 - d. Reduce the pavement width in the alleys to 18 feet, wherever feasible.
 - e. Continue the fence along proposed Parcel GG’s entire frontage on Central Avenue or the Capital Beltway, excluding areas of regulated environmental features.
 - f. Remove the proposed signs from the plan.

- g. Revise the landscape plan as follows:
- (1) Revise the Tree Canopy Coverage schedule to correctly list the specifics of this DSP.
 - (2) Provide a landscaped bufferyard between the sidewalk along Capital Court and the terminuses of Alleys 2 and 9.
 - (3) Add a minimum of one more species type of ornamental trees, evergreen trees, and shrubs.
 - (4) Remove off-site trees from any calculations or requirements.
 - (5) Demonstrate conformance with the requirements of Section 4.10, or obtain approval of an Alternative Compliance.
 - (6) Provide dimensions and labels on the plan indicating the location of the Section 4.6 buffer.
- h. The Type II tree conservation plan (TCPII) shall be revised as follows:
- (1) Enter "TCPII-159-04-01" in the approval block.
 - (2) Correct the TCPII name and enter the TCPII number in the space provided, on the forest conservation worksheet.
 - (3) Remove the preservation/reforestation area between Lots 74 and 75 from consideration. This area does not meet the minimum 50-foot-width requirement for a woodland conservation area.
 - (4) Remove areas of existing Washington Suburban Sanitary Commission (WSSC) easement, storm drain easement, and trail easement from areas to be preserved. These areas will be impacted periodically for maintenance and improvement and cannot be valued as woodland preservation. If any of these easements are proposed to be vacated, provide notations on all plans.
 - (5) Remove areas of Landscape Credit where the width is less than 35 feet, noting that the WSSC easement cannot overlap.
 - (6) Remove areas of preservation, where the limits of disturbance extend into the existing woodland. These areas can be counted toward reforestation, if the disturbance is temporary.
 - (7) Correct the Specimen Tree Table on Sheet 1 of 7. The scientific and common name column headings are transposed.
 - (8) Correct the Primary Management Area to follow the boundary of the floodplain on Sheet 5 of 7 and the stream buffer and floodplain on Sheet 6 of 7.
 - (9) Include the following note to the plan on the same plan sheet where the woodland conservation worksheet is provided:

“NOTE: A variance application to Section 25-122(b)(1)(G) was approved by the Planning Board in association with the approval of the PPS 4-16031 to allow removal of specimen trees ST-1 and ST-6.”

- (10) Add the owner’s awareness certificate for all affected private property owners.
 - (11) Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
- 2. At the time of full-scale DSP, on-site active recreational facilities shall be included.
 - 3. Prior to signature approval of the TCPII for this property, pursuant to Section 25-122(d)(1)(B), all woodland preserved, planted, or regenerated on-site shall be placed in a woodland conservation easement recorded in land records and the Liber/folio of the easement shall be indicated on the TCPII. The following note shall be placed on the TCPII:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber folio revisions to this TCPII may require a revision to the recorded easement”.