

October 20, 2010

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Meika Fields, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-03039-02 and Alternative Compliance AC-10027
University Plaza West—Additional/Revised Conditions

Urban Design staff would like to make the following correction to Finding 13(f) of the technical staff report under the Environmental Planning Section referral comments:

In referrals dated September 22 and October 13, 2010, the Environmental Planning Section stated that the detailed site plan revision does not require any amendment to the approved TCPII.

The site is subject to Subtitle 25, Division 3, the Tree Canopy Coverage (TCC) Ordinance, which requires that a minimum percentage of a site is covered by tree canopy, as determined by a property's zone. The applicant has submitted a variance request (VTC-03039-02) from the TCC requirement because the amount of plant material on the commercial site has been maximized. The request also states that while the subject site is zoned R-10, the less restrictive tree canopy coverage standards of the C-S-C Zone should apply, since commercial uses are fully permitted on the site with no maximum lot coverage. Environmental Planning staff recommends that the variance request be approved, and that the applicant add a tree canopy coverage schedule to the landscape plan which demonstrates that the ten percent TCC requirement has been fulfilled.

New Condition 1(t)

- t. Add a tree canopy coverage schedule to the landscape plan which demonstrates that a 10 percent tree canopy coverage requirement has been fulfilled.

Revised Condition 3

3. Prior to the release of the use and occupancy permit for “Lot 2,” the applicant shall submit a site inventory of all missing site furnishings and all missing, dead or diseased plant material, and shall certify that all such material has been replaced in accordance with the approved detailed site plan.

RECOMMENDATION

Urban Design staff suggests that the Planning Board adopt the recommended conditions as described in the technical staff report for the project, with the two revisions described above.