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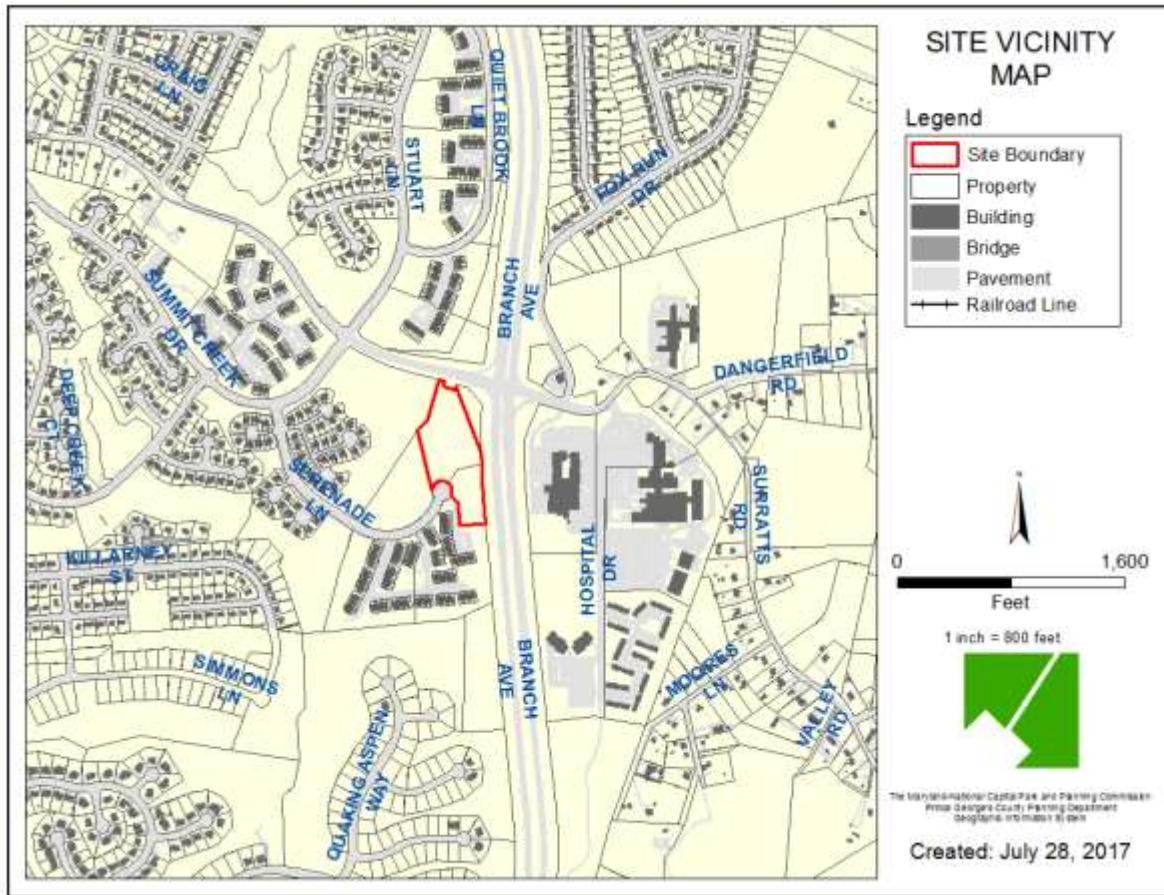
Detailed Site Plan Alternative Compliance

**DSP-17031
AC-17021**

Application	General Data	
Project Name: Blue Ocean Cedar Pointe Location: At the terminus of Serenade Lane, approximately 1,850 feet east of its intersection with Summit Creek. Applicant/Address: Blue Ocean Realty, LLC 6609 Reisterstown Road, Suite 100 Baltimore, MD 21215	Planning Board Hearing Date:	01/04/18
	Staff Report Date:	12/20/17
	Date Accepted:	10/13/17
	Planning Board Action Limit:	01/05/18
	Plan Acreage:	6.70
	Zone:	R-T/ M-I-O
	Dwelling Units:	34
	Gross Floor Area:	81,600 sq. ft.
	Planning Area:	81A
	Council District:	09
	Election District:	09
	Municipality:	N/A
	200-Scale Base Map:	213NE07

Purpose of Application	Notice Dates	
To construct 34 single-family attached townhouse units. Alternative Compliance (AC-17021): From the requirements in Section 4.10(c)(1) and Section 4.6(c)(1) of the 2010 <i>Prince George's County Landscape Manual</i> .	Informational Mailing:	08/02/17
	Acceptance Mailing:	09/12/17
	Sign Posting Deadline:	12/04/17

Staff Recommendation		Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 E-mail: Andrew.Bishop@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 DSP-17031
Type 2 Tree Conservation Plan TCP2-032-17
Alternative Compliance AC-17021
Blue Ocean Cedar Pointe

The Urban Design staff has completed the review of the subject application for the construction of 34 single-family attached townhouse units in the Townhouse (R-T) Zone. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Townhouse (R-T) Zone and site design guidelines;
- b. The requirements of the Military Installation Overlay (M-I-O) Zone;
- c. The requirements of Preliminary Plan of Subdivision 4-16020;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design Section recommends the following findings:

1. **Request:** The detailed site plan (DSP) is for 34 single-family-attached dwelling units in the R-T Zone on a 6.70-acre site, as required by Section. 27-433(k)(1) of the Zoning Ordinance.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-T	R-T
Use(s)	Vacant	Residential
Total Acreage	6.70	6.70
Residential Units	0	34

OTHER DEVELOPMENT DATA

Parking Requirements

Parking Required (2.04 per 34 units)	70
Total Parking Provided:	72*
Garage Spaces (2 per unit)	68
Total On-Street Parking	4
Handicap Parking Required (1 space per 25 spaces)	2
Total Handicap On-Street Parking Provided:	2

*Note: There are an additional 31 possible parking spaces, as most dwelling unit's driveways are large enough to accommodate one parking space.

ARCHITECTURAL TYPES (BASE FINISHED FLOOR AREA)

20-foot x 38-foot plan	1,832 square feet
20-foot x 42-foot plan	2,104 square feet

3. **Location:** The subject property is located at the terminus of Serenade Lane, approximately 1,850 feet east of its intersection with Summit Creek.
4. **Surrounding Uses:** The site is bounded to the north by Surratts Road and vacant property in the C-S-C (Commercial Shopping Center) Zone; to the west by an open space parcel in the R-S (Residential Suburban Development) Zone and vacant property in the R-T (Townhouse) Zone; to the south by vacant property in the R-T (Townhouse) Zone; and to the east by the public right-of-way of MD 5 (Branch Avenue).
5. **Previous Approvals:** On May 4, 2017, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-16020 (PGCPB Resolution No. 17-73) for the property subject to 27 conditions. The site is also the subject of approved Stormwater Management Concept Plan 49366-2016-00, approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on December 27, 2016 and valid until December 27, 2019.
6. **Design Features:** The subject DSP proposes the construction of 34 single-family attached dwelling units and associated recreational and stormwater management facilities. The subject property is irregular in shape and constrained by MD 5 on the eastern boundary of the property, and a tributary of Piscataway Creek on the northwestern property line. The main access to the subject site will be located at the terminus of Serenade Lane, which is located off Summit Creek Drive. This access road proposes a single 26-foot-wide spine road into the community, which is intersects with multiple private streets within the community in a looped configuration. Rear-loaded garage townhomes are served by these private drives and a network of open space and

pedestrian sidewalks provide connectivity in the community. The site is generously landscaped along its shared property line with Branch Avenue and proposes several stormwater management facilities on the periphery of the development including swales, micro-bioretenment areas, and a submerged gravel wetland.

Recreational Facilities: One private on-site recreational area is proposed for the development, and is located in between Lots 28 and 29. The application proposes an approximate 2,600-square-foot tot-lot with play equipment. This area has been evaluated and should adequately serve the younger residents of the community. The tot-lot should be constructed when the community has reached 33 percent completion. A condition has been included in the Recommendation section requiring that the on-site recreational area, including all amenities, be completed prior to issuance of the 12th building permit.

Staff notes that no passive recreational amenities are proposed with this application for older residents to enjoy, such as a community open space, community garden, a gazebo, benches, picnic tables, or outdoor grills. Staff recommends that the design of the proposed recreational area be re-examined to include amenities for the enjoyment of residents of all ages, or incorporate additional passive recreational amenities elsewhere in the community. A proposed condition has been included in the Recommendation section of this report to require that additional passive recreational amenities be provided.

Architecture: One house type is proposed for the 34 units, but there are ten different front elevation options. The different elevations are specified as to which lot they can go on, such that there will be a variety of exterior finishes and roof design. The base size of the unit will be 20 feet wide, 38 feet deep, and approximately 39 feet high with a minimum base finished area of 1,832 square feet and a rear-loaded two-car garage as a standard feature. The proposed elevations feature high-quality design elements including shutters, balanced fenestration, enhanced window and door trim, standing seam metal-roofed porches over the front doors with decorative columns, cross gables, and dormers. The buildings have been designed to incorporate a variety of materials, including brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses. Notes on the architecture require that 60 percent of all building façades be finished in full brick or stone, with the remaining offering a combination of vinyl siding and cedar shake shingles. Specific side elevations have included side entries, with brick or stone on the first story, and a covered patio, which wraps around the face of the unit, providing an added architectural accent and improving the streetscape of the property. Rear decks are proposed as standard on all units with architectural shingles proposed for all roofs. The rear elevations feature vinyl siding with sliding glass doors on the first floor, a door on the second-floor level leading to the deck, and a variety of additional windows. Given the visibility of the garage doors throughout the development, staff recommends a condition requiring that all garage doors have a carriage-style appearance.

Lighting: This DSP proposes pole-mounted lighting throughout the site to illuminate the private streets, parking areas, and open spaces on the site. However, staff notes that a photometric plan has not been submitted to show that adequate lighting is provided throughout the community, and demonstrate that the proposed lighting will not spillover onto neighboring properties. Therefore, a condition has been included in the Recommendation section of this report requiring that a photometric plan be submitted prior to certification.

Signage: One proposed four-foot-high, eight-foot-wide, freestanding monument sign is shown on the DSP, facing the private entrance road, which includes two stone piers flanking a decorative stucco panel with metal letters featuring the community's name. The entrance sign includes a

planter box along the façade with seasonal plantings. The sign appears to generally be in conformance with Section 27-624 of the Zoning Ordinance, which governs gateway signs in residential subdivisions. However, staff notes that the sign area and planter box dimensions have not been shown and should be reflected on the plan for clarification. Therefore, a condition has been included in the Recommendation section of this report requiring the signage area and additional dimensions be shown.

Noise Discussion: A Phase II noise analysis relative to the noise impact of Branch Avenue was provided with this application. Staff noted that the development proposed on the property is at a higher elevation than Branch Avenue and a sound wall of varying height is proposed in multiple locations, including 136 linear feet of the boundary with Branch Avenue, to help mitigate the noise. A condition has been included in the Recommendation section requiring that the site plan be revised to provide tops, bottoms, and heights of the noise wall and retaining walls on the site plan to clarify the locations. The sound wall has been proposed to maintain noise levels below the exterior limit of 65 dBA Ldn. All 34 lots proposed in this application will also require some modification to the proposed building construction to achieve the interior noise level of 45 dBA Ldn. Modifications include specific building products and exterior wall treatments such as noise reducing windows, sliding doors, and enhanced wall construction techniques. A table was provided with the Phase II noise analysis listing the units that require additional building modifications and specify the type of modifications that need to be made. A note should be provided with the DSP showing which units will require these modifications, and a condition has been included in the Recommendation section of this report.

Staff notes that the site plan should provide a phasing plan for the construction of units within the community, to ensure that the interior and exterior dBA Ldn levels will be met. The units closest to MD 5 (Branch Ave) should be constructed in the community first, because their building mass will help to mitigate the noise levels in the community. A condition has been included in the Recommendation section of this report to require a phasing plan for the construction of the units.

Additionally, it was noted that a six-foot-high free-standing sound wall is proposed near Lot 22, along the north side of the building, facing Ashley Heights Way. This sound wall extends north from the face of the building across the lot toward the public sidewalk. The placement of this wall is intended to be an extension of the noise attenuation measures created by the building. However, the placement of the wall on Lot 22 is undesirable as it will be highly visible from the entrance to the community along Ashley Heights Way, and creates both a safety and maintenance issue for the owner of this home. A condition has been included in the Recommendation section of this report to remove or relocate this sound wall.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-T (Townhouse) Zone for the subject property and with the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441 of the Zoning Ordinance, which governs uses in the R-T (Townhouse). The proposed townhouses are a permitted use in the R-T Zone.
 - b. Section 27-548.50 of the Zoning Ordinance sets forth criteria for the M-I-O Zone. The subject property is located within the Joint Base Andrews M-I-O Zone area. The property

is within Height Surface 'B,' establishing a height limit of approximately 350 feet above the runway surface. All the proposed single-family attached houses are lower than 40 feet in height and, therefore, meet the requirements of the M-I-O Zone.

- c. The subject project also conforms to the requirements of Section 27-433(d), R-T Zone, as follows:

(1) All dwellings shall be located on record lots shown on a record plat.

All dwelling units are located on lots approved with preliminary plan of subdivision 4-16020, and will be recorded on a future plat.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

There are not more than six, or less than three, dwelling units in a stick. All sticks meet this requirement.

(3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

The minimum width of all dwelling units is 20 feet.

(4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.

All dwelling units have a minimum gross living space of 1,832 square feet.

(5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.

All end walls have a minimum of two features and high-visibility lots are conditioned to have a minimum of three features with brick, stone, or stucco on the first floor, in a balanced composition. The subject application should be revised to indicate that the following units are considered high visibility: Lots 5, 17, 21, 22, 25, 28, 29, and 34.

These requirements have been included in the Recommendation section of this report to ensure that all models have the minimum number of architectural features and aesthetic appeal.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

A condition has been included in the Recommendation section of this report to include a note on the DSP prior to certification requiring the specified treatment of above-grade foundation walls.

- (7) **A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one “front.”**

The townhouse units are proposed to have a minimum of 60 percent finished with full front façades brick, stone, or stucco.

- (8) **One-family attached metropolitan dwellings shall be designed with a single architecturally integrated “Front Wall.” A minimum of one hundred percent (100%) of the “Front Wall”, excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.**

One-family attached metropolitan dwellings are not proposed, Therefore, this is not applicable.

- d. The DSP is in conformance with the applicable site plan site design guidelines contained in Section 27-274, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the subject development provides amenities that are functional and constructed of durable, low maintenance materials; pedestrian access is provided into the site from the right-of-way; and each unit employs a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials.
8. **Preliminary Plan of Subdivision 4-16020:** Preliminary Plan of Subdivision PPS 4-16020 was approved by the Planning Board and formalized in PGCPB Resolution No. 17-73, containing 27 conditions, adopted by the Planning Board on May 25, 2017. The relevant requirements of that approval are indicated in [boldface] type below, followed by staff comment.
5. **Total development shall be limited to uses which generate no more than 24 AM peak hour trips and 28 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.

This condition has been evaluated by the Transportation Planning Section, and it has been found acceptable. The condition establishes an overall trip cap for the subject property of 24 AM and 28 PM peak-hour trips. The 34 proposed townhouses would generate 24 AM and 28 PM peak-hour trips, which is within the overall trip cap.

- 6. At the time of final plat, the plat should clearly note that access is denied along the frontages of Branch Avenue (MD 5) and Surratts Road.**

This condition requires that the final plat clearly note that access is denied along the frontages of MD 5 and Surratts Road. While this is a condition of the plat, the submitted DSP shows this denial of access.

- 8. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall provide a note that includes all recommendations contained within the letter dated April 14, 2014 from the Maryland Department of Natural Resources, Natural Heritage Program, regarding the development and construction recommendations, for the purposes of protecting aquatic habitats downstream within Fox Run, which shall be listed on the TCP2.**

The Type 2 Tree Conservation Plan (TCP2) includes a note for the purposes of protecting aquatic habitats downstream within Fox Run.

- 12. A Type 2 tree conservation plan shall be approved at the time of detailed site plan. The following note shall be placed on the final plat of subdivision:**

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

The DSP application includes TCP2, which is a recommended for approval.

- 16. Prior to approval of the detailed site plan (DSP), the applicant shall submit a Phase II noise study that addresses the mitigated 65 dBA Ldn noise contour through the use of a barrier, consistent with the recommendations of the Phase I noise study dated February 8, 2017 and subsequent revisions thereto. The contiguous barrier shall be designed along the eastern boundary of the site as required, adjacent to Branch Avenue (MD 5). The noise mitigation measures shall be shown on the DSP and the appropriate details shall be provided. An adequate clear zone for inspection and maintenance shall be provided on-site.**

A Phase II noise study has been prepared and submitted with this DSP application. The traffic noise from MD 5 is being mitigated by a variable height wall along the eastern boundary of the site. Additionally, to maintain noise levels below interior limit of 45 dBA Ldn, modifications to the specific building products and exterior wall treatments, such as noise reducing windows, sliding

doors, and enhanced wall construction techniques are proposed. A table was shown in the Phase II noise analysis, listing the units that require additional building modifications, which should be provided on the DSP. A condition requiring this list has been included in the Recommendation section of this report.

- 18. Prior to certification of the detailed site plan (DSP), the limit of disturbance shall be consistent on all plans including, but not limited to, the DSP, the Type 2 tree conservation plan, and the stormwater management concept plan.**

The limit of disturbance is consistent between the DSP and the TCP2, but is not consistent with the stormwater management concept plan. An outfall shown on the TCP2 and DSP going from Micro-Bioretenion Area #2 directly into the Primary Management Area (PMA) is not reflected on the approved stormwater management concept plan. Therefore, a condition has been included in the Recommendation section of this report requiring that the limit of disturbance be consistent on all plans, including but not limited, to the DSP, the TCP2, and the stormwater management concept plan.

- 20. Prior to approval of any building permit for the subject property, the applicant and applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:**

- a. ADA-compatible sidewalk ramps and crosswalk treatments for the existing pedestrian crossing at Summit Creek Drive and Surratts Road intersection.**

Plans for the off-site improvements have been submitted to the M-NCPPC Planning Department staff and are acceptable. The Department of Public Works and Transportation (DPW&T) will have final approval.

- b. Complete the sidewalk along the entire cul-de-sac at the terminus of Serenade Court.**

Prior to signature approval, the plans shall be revised to show the sidewalk along the entire terminus of Serenade Court.

- c. At the time of the detailed site plan, provide an exhibit that illustrates the location and limits of all off-site improvements for review of the operating agencies. This exhibit shall show the location of all off-site sidewalk ramps, crosswalk treatments, pavement markings and signage. It shall also include all specifications and details used for the off-site improvements.**

An exhibit for the off-site improvements has been submitted to M-NCPPC Planning Department staff and is acceptable. The exhibit submitted by the applicant shows the necessary crosswalk and curb cut improvements. The Department of Public Works and Transportation (DPW&T) will have final approval on the improvements within their right-of-way.

21. **Provide a sidewalk or designated walkway along the road serving Lots 25-28, in order to provide pedestrian access to the proposed tot lot. If the tot lot is not required, the area between Lots 28 and 29 shall be converted to a passive open space element that should be connected to the internal sidewalk system.**

The proposed site plan has been revised to remove the pedestrian path to access the tot-lot that crossed the driveways on Lots 25–28. However, staff notes that this walkway has been relocated and is currently proposed on Lots 22–24 and 28. Pedestrian access crossing private lots will require the recordation of an easement or covenant to ensure the rights of pedestrians utilizing the walkway. A condition has been included in the Recommendation section of this report requiring this recordation.

25. **The applicant and the applicant’s heirs, successors, and/or assignees shall provide:**

- b. **If at the time of detailed site plan, the Planning Board determines that a fee-in-lieu of on-site private recreational facilities is more appropriate, the applicant and the applicant’s heirs, successors, and/or assignees shall pay a fee-in-lieu, commensurate with constitutional requirements, of parkland dedication prior to the approval of the final plat of subdivision.**

Private on-site recreational facilities have been proposed with this application and found to be acceptable by staff.

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 residential lots, which can be provided on lots or in common open space for single-family attached dwellings. The correct schedule is provided on the DSP showing this requirement being met for the 34 proposed townhouse lots.
- b. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. However, the subject application is for residential units and not subject to Section 4.2. Therefore, a condition requiring the provided Section 4.2 schedule be removed has been included in the Recommendation section of this report.

- c. **Section 4.6, Buffering Development from Streets**—Section 4.6 requires that, when rear yards of single-family detached or attached dwellings are oriented toward a street, a buffer area should be provided between the yard and the street. The schedules and landscape plan do not reflect these requirements being met because they do not provide the required width for the landscape buffer. An Alternative Compliance was submitted and evaluated as discussed in Finding 9(g) below.
- d. **Section 4.7, Buffering Incompatible Uses**—The DSP is subject to the requirements of Section 4.7, Buffering Incompatible Uses, because it involves a new building and is directly adjacent to uses defined as incompatible in the Landscape Manual. Specifically, it is adjacent to a property in the C-S-C (Commercial Shopping Center) Zone on the northeastern property boundary, and a property in the R-S Zone to the west. The C-S-C zoned property is vacant and does not require a landscape buffer. Similarly, the R-S zoned property includes homes that are more than 200 feet away and is considered vacant. The appropriate bufferyards appear to have been proposed; however, the submitted plan does not provide schedules showing that requirements have been met along the northeastern or northwestern property lines. Therefore, a condition requiring these schedules has been included in the Recommendation section of this report.
- e. **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 ratio. The submitted landscape plan does not provide the required schedule and notes showing conformance with this section. Therefore, a condition requiring that the plans be revised as necessary, is included in the Recommendation section of this report.
- f. **Section 4.10, Street Trees Along Private Streets**—Section 4.10 provides specifics for the planting of street trees along private streets, which applies to the subject development. The submitted landscape plan provides the required schedules; however, the plan shows the requirements of this section are not met, and the applicant is seeking alternative compliance. This request has been evaluated and is discussed in Finding 9(g) below.
- g. **Alternative Compliance AC-17021:** The applicant has filed a request for Alternative Compliance from Section 4.10, Street Trees Along Private Streets, to allow an alternative configuration from the requirement in Section 4.10(c)(1) that states that “Street Trees shall be located in a space not less than five (5) feet wide between the street curb or edge of planting and the sidewalk.” Instead, the applicant requests to use an alternate sidewalk and green space configuration along the proposed private streets serving the townhouses within the site that would place the sidewalk along the street curb and the green space behind the sidewalk.

During the review of this request, other issues pertaining to the Landscape Manual were identified, and it was determined that the application does not comply with Section 4.6, Buffering Development from Streets. Section 4.6 requires that, when rear yards of single-family detached or attached dwellings are oriented toward a street, a buffer area should be provided between the yards and the street. The schedules and landscape plan do not reflect these requirements being met, because they do not provide the required distance for the landscape buffer adjacent to the right-of-way of MD 5 (Branch Avenue). The following analysis is provided:

Section 4.6, Buffering Development from Streets

REQUIRED: Section 4.6 (c)(1) Buffering Residential Development from Streets, along Branch Avenue

Length of bufferyard:	519 feet
Minimum bufferyard width:	75 feet
Shade Trees	21*
Evergreen Trees	52*
Shrubs	104*

* The use of a six-foot-high decorative, opaque fence or wall reduces the requirement for the plant materials by 50 percent.

PROVIDED: Section 4.6(c)(1) Buffering Residential Development from Streets, along Branch Avenue Road

Length of bufferyard:	519 feet
Bufferyard width:	35–55 feet
Shade Trees	21*
Evergreen Trees	52*
Shrubs	104*

* The use of a six-foot-high decorative, opaque fence or wall reduces the requirement for the plant materials by 50 percent.

Justification

The applicant does not meet the strict requirements of Section 4.6 (c)(1), Buffering Residential Development from Streets, along the rear of Lots 29–34, that back to Branch Avenue, which is classified as a Freeway and requires a 75-foot buffer width. The full width has not been provided, but plantings are located adjacent to the right-of-way to screen the views of the rear yards. It appears the primary reason for the reduced bufferyard width is because of space limitations including the location of the private street behind these units, and a WSSC right of way and easement located adjacent to Branch Avenue. Staff supports the application if certain conditions of approval are adopted to mitigate the reduced bufferyard width along the right-of-way.

The purpose of the Section 4.6, Buffering Residential Development from Special Roadways is to “Provide an attractive view of development from streets and special roadways by buffering those developments with appropriate landscaping.” As an alternative, the applicant is providing a six-foot-high fence and the required reduced amount of plant material with a variable bufferyard width ranging from 35 to 55 feet wide. However, the plan proposes a six-foot-high chain-link fence, and to claim a reduction in plant material, a six-foot-high decorative, opaque fence or wall is needed. The plan should be revised to propose the appropriate fence type. It should be noted that according to the Phase II Noise Study dated November 28, 2017, a three-foot-high wall is recommended along the right-of-way line. Staff recommends that the plans should be amended to propose a six-foot high wall along the entire length of the Section 4.6 bufferyard, instead of the three-foot wall that is currently proposed. With this revision, the Alternative Compliance Committee finds the proposal to be equally effective as normal compliance with Section 4.6 of the Landscape Manual.

Section 4.10 Street Trees Along Private Streets

REQUIRED: 4.10 Street Trees Along Private Streets, along Ashley Heights Way

Length of street frontage	450 feet
Street trees (1 per 35 linear feet)	12

PROVIDED: 4. 10 Street Trees Along Private Streets, along Ashley Heights Way

Length of street frontage	450 feet
Street trees (1 per 35 linear feet)	12

REQUIRED: 4.10 Street Trees Along Private Streets, along Roxy Run

Length of street frontage	20 feet
Street trees (1 per 35 linear feet)	1

PROVIDED: 4. 10 Street Trees Along Private Streets, along Roxy Run

Length of street frontage	20 feet
Street trees (1 per 35 linear feet)	1

REQUIRED: 4.10 Street Trees Along Private Streets, along Jill View Way

Length of street frontage	385 feet
Street trees (1 per 35 linear feet)	11

PROVIDED: 4. 10 Street Trees Along Private Streets, along Jill View Way

Length of street frontage	385 feet
Street trees (1 per 35 linear feet)	11

Total Number of Street Trees Provided for the Entire Subdivision

REQUIRED: 4.10 Street Trees Along Private Streets

Length of street frontage	1,709 feet
Street trees (1 per 35 linear feet)	24

PROVIDED: 4.10 Street Trees Along Private Streets

Length of street frontage	1,709 feet
Street trees (1 per 35 linear feet)	24

Justification

The applicant is requesting Alternative Compliance from Section 4.10, Street Trees Along Private Streets, along all private roads on the site for the location of the proposed

street trees. The 2010 *Prince George's County Landscape Manual* requires that street trees be located in a space not less than five feet in width between the curb and the sidewalk, in order to subdivide the streetscape, increasing pedestrian comfort and, create sufficient room for canopy growth. In some areas of the site, the relocation of the sidewalk to the curb is due to a matter of simply not having enough space. In other areas, the site plan should be amended to relocate the sidewalk to provide for the required location for street trees, where spacing permits. For example, at the entrance to the community near Lots 5 and 25, an integral curb and sidewalk directly adjacent to the street curb is proposed and there is ample space for the sidewalk to be set back from the street. Additionally, proposed street trees in this area should be planted behind the curb at a 30- to 35-foot interval along Ashley Heights Way and the proposed evergreen trees replaced with shade trees to promote a sense of place, enhance the walkability and streetscape in this area because it is the primary access to the community.

The applicant is proposing to meet the required number of street trees on the project. The Alternative Compliance Committee recommends that, with the proposed conditions, the proposed alternative compliance measures will be equally effective as normal compliance with Section 4.10 of the Landscape Manual Along Private Streets in Blue Ocean Cedar Pointe.

The Planning Director recommends APPROVAL of Alternative Compliance for Section 4.6 along Branch Avenue and Section 4.10, along Ashley Heights Way, Jill View Way, and Roxy Run of the 2010 *Prince George's County Landscape Manual*, subject to three conditions, which are included in the Recommendation section of this report.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** In comments dated December 12, 2017, the Environmental Planning Section stated that the property under discussion is subject to the environmental regulations of the Zoning Ordinance that came into effect on September 1, 2010 because it is for a new Detailed Site Plan. 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 it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-032-17) was submitted with the current application.

- a. **Tree Conservation**—This site was part of previously approved Detailed Site Plan (DSP-05107) and associated Type II Tree Conservation Plan (TCPII-029-95-01). A revision to the Type II Tree Conservation Plan (TCPII-029-95-02) was approved to remove Parcels 2 & 3 from the previously approved TCPII, and a new TCP2 is now proposed for the site, in conformance with the TCP1 approved with PPS 4-16020.

The site has a woodland conservation threshold of 20 percent of the net tract, which is 1.16 acres. According to the worksheet, the cumulative woodland conservation requirement, based on proposed clearing of 3.65 acres, is 2.50 acres. The TCP2 proposes to meet the requirement with 0.54 acres of on-site preservation, 0.59 acres of on-site afforestation/reforestation, and 1.37 acres of off-site woodland conservation credits. The plans require technical revisions, to demonstrate compliance with the WCO and the requirements of the Environmental Technical Manual.

The plan shows 0.55 acres of reforestation/afforestation and 0.58 acres of woodland preservation, which is inconsistent with the quantities stated in the woodland conservation worksheet. The afforestation planting schedule is based on a total acreage of

0.61, which is inconsistent with the quantity shown on the plan and the worksheet. The total amount of reforestation/afforestation and woodland preservation on the TCP2 worksheet shall be reconciled with the quantities shown on the TCP2 plan.

The TCP2 shows clearing within the floodplain which is not addressed in the worksheet. The TCP2 worksheet shall be revised to include the acreage of clearing within the floodplain. A portion of text associated with the table entitled “Afforestation Area #1” underneath the “Percent of Stocking” column is missing. The table shall be revised so all associated text is included and clearly legible.

The limits of disturbance on the TCP2 plan extend offsite onto Parcel Z to the west. The worksheet proposes 0.01 acre of off-site clearing. A single Property Owners Awareness Certificate has been included on the TCP2 for the owner of the subject site. A second certificate is required for the owners of land off-site where grading and/or clearing is proposed, and must be signed by all impacted property owners or owner’s representative prior to signature approval of the TCP2, and certification of this detailed site plan. The legend provides one symbol for tree protection signage; however, details for both woodland preservation area signs and reforestation area signs are specified elsewhere on the plan. Differentiated symbols for each type of tree protection signage shall be included in the legend and on the plan to indicate where each type of sign will be located on-site.

There is a tree protection device located outside of the micro-bioretenention area for ESD#3 that is not associated with any preservation or reforestation/afforestation area. This sign shall be relocated along the northeastern edge of the proposed 0.11-acre afforestation area adjacent to the northeastern most proposed outfall. Additional signage shall also be placed along the shared boundaries of woodland preservation and afforestation areas with the proposed WSSC sewer connection. Any associated WSSC right-of-way shall be identified on the plan as necessary.

The easternmost portion of the PMA that extends off-site on the TCP2 is not consistent with the delineation shown on the approved Natural Resource Inventory (NRI). The PMA shall be revised to be consistent with the NRI plan. There are minor plan, notes and table revisions required. Conditions have been included in the Recommendation section of this report requiring the necessary technical revisions to the TCP2, prior to certification.

- b. **Specimen Trees**—Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted County Code effective on September 1, 2010.

A Subtitle 25 Variance Application, and a statement of justification in support of a variance for the removal of all six specimen trees located on-site was approved by the Planning Board on May 4, 2017 in association with the approval of Preliminary Plan 4-16020 and Type 1 Tree Conservation Plan TCP1-011-2016.

However, staff notes that prior to signature approval of the TCP2, the following note shall be added to the plan under the Specimen Tree Table:

“A Subtitle 25 variance for the removal of specimen trees #1, 2, 3, 4, 5, and 6 was approved by the Planning Board on May 4, 2017 with the approval of Preliminary Plan 4-16020 and Type 1 Tree Conservation Plan TCP1-011-2016.”

A condition has been added to the Recommendation section of this report requiring the above reference note be added prior to the signature approval of the TCP2.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The site is subject to the Prince George's County Tree Canopy Coverage (TCC) Ordinance. The Ordinance requires that, based on the R-T zoning of the site, 15 percent of the site be covered in tree canopy. The overall net site area measures 6.70 acres, requiring 1.00 acres, or 43,777.80 square feet, of the site be in tree canopy. The site plan does not provide the appropriate schedule indicating that this requirement is being met on-site. However, it appears that the plan is proposing more than the required amount of tree canopy through woodland preservation on-site. The applicant is required to provide the TCC schedule, to show conformance with Section 25-128 of the County Code. Therefore, a condition has been included in the Recommendation section of this report requiring this to be provided.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation**—In a memorandum dated October 13, 2017 (Berger to Bishop), staff noted that the subject property and the vicinity has been extensively graded and disturbed over time, as shown in aerial photographs of the property starting in 1938. 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 known Prince George's County Historic Sites, Historic Resources, or archeological resources.
- b. **Community Planning**—In a memorandum dated October 30, 2017 (Zamore to Bishop), the Community Planning Division provided the following summarized comments:

The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* recommends residential-medium to high land uses on the subject property. Findings of conformance to the Master Plan or General Plan are not required with this application. However, the Sector Plan offers the following recommendations:

- (1) Incorporating crime prevention through environmental design (CPTED) principles into new development by designing buildings to maximize visibility by providing unobscured windows, clearly visible entrances, porches, and outdoor activity areas; using proper lighting, signage, and fences to direct the flow of people; providing clear sightlines along sidewalks and low-level lighting along sidewalks, pathways, parking lots, and alleys; and elevating the ground floors of residential dwellings.
- (2) Including good-site design by orienting building façades to face the street; varying setbacks slightly to maximize streetscape interest; placing parking at the rear or side of all buildings; and utilizing landscaping to beautify streets, parking islands, and public spaces.
- (3) Using good building design by designing all buildings with high-quality materials, such as brick; including architectural variety on building façades; encouraging the use of environmentally friendly building materials and practices; incorporating projections and recesses to add interest to buildings; and providing

pedestrian-oriented street lighting that is compatible with the architectural style of the development.

- (4) Improving connectivity by providing sidewalks and seeking opportunities to connect sidewalks to the existing trail network.
- (5) Creating a sense of place by providing street furniture such as bicycle racks, benches, and trash receptacles; and including a ground mounted monumental sign, constructed of high-quality materials and accented with landscaping to mark a residential gateway.
- (6) Using environmentally sensitive development techniques in new development projects, including the use of bioretention landscaping, minimizing impervious surfaces, and using grass channels and swales to reduce runoff and sheet flow into stream and wetland buffers.
- (7) Mitigating noise created by transportation uses on future residential communities through building placement or construction materials.

Additionally, it was noted that this property is located within the Military Installation Overlay Zone (MIOZ) Height Surface 'B' South End, which has an approximate height limit of 350 feet. This will not impact the proposed townhouses, which are 39 feet and 11 inches in height.

- c. **Transportation Planning**—In a memorandum dated November 20, 2017 (Masog to Bishop), the Transportation Planning Section discussed applicable conditions of the PPS 4-16020 that have been incorporated into Finding 8 above along with the following additional summarized comments:

The site plan is a requirement for attached residences in the R-T Zone per Section 27-433(k) of the Zoning Ordinance. The requirement for a site plan for this use in this zone is specifically to address barrier-free accessibility and street lighting issues as well as general detailed site plan requirements. There are no specific transportation-related requirements associated with this use in this zone, and so any transportation requirements are related to issues of access and circulation, as defined by the site design guidelines in Section 27-274(a)(2)(C) of the Zoning Ordinance.

Master Plan Rights-of-Way – MD 5 and Surratts Road

MD 5 is a master plan freeway facility with a proposed interchange at Surratts Road, which is a master plan collector facility. Adequate dedication consistent with master plan needs has already occurred. The exception is that ramps are proposed in the southwest quadrant of the MD 5/Surratts Road intersection; adjacent Parcel A is in reservation for the purpose of accommodating those ramps.

Master Plan Rights-of-Way – Future Transit Facility

The *Approved Countywide Master Plan of Transportation* shows a proposed transit line parallel and adjacent to MD 5. This line represents the Southern Maryland Rapid Transit (SMRT) Study being conducted by the Maryland Transit Administration (MTA) of the Maryland Department of Transportation. This study seeks to complete location and initial design for a proposed transit facility linking the Branch Avenue Metrorail Station with Charles County. Both bus rapid transit (BRT) and light rail transit (LRT) alternates are

under study by MTA. At this time, no alternatives are under review that affect the west side of MD 5 in this area.

Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a detailed site plan as described in the Zoning Ordinance.

- d. **Subdivision Review**—In a memorandum dated November 6, 2017, (Onyebuchi to Bishop) the Subdivision Review Section discussed applicable conditions of the Preliminary Plan of Subdivision 4-16020 that has been incorporated into Finding 8 above, along with the following additional summarized comments:

The subject property is known as Parcel 2 and Parcel 3 located on Tax Map 125 in Grid E-2 and consists of a total of 6.7 acres in the R-T (Townhouse) Zone. Parcels 2 and 3 is the subject of a plat recorded in Plat Book WWW 178-61, approved on November 14, 1996.

The applicant proposes the development of thirty-four single-family attached dwelling units (townhouses). Site access is proposed at the terminus of Serenade Lane to the west of the subject property.

Recommended Subdivision conditions have either been addressed through revisions to the plans or are included as conditions in the Recommendation section of this report. 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.

- e. **Trails**—In a memorandum dated December 11, 2017, (Lewis-DeGrace to Bishop), the trails planner provided comments regarding conformance with trails-related PPS conditions, which has been incorporated into Finding 8 above. Additional summarized comments from the trails planner are as follows:

The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, (area sector plan).

The subject property, located in the Branch Avenue Corridor, was subject to the requirements Section 24-124.01 of the Subdivision Regulations and the “Transportation Review Guidelines, Part 2, 2013.” The approved Preliminary Plan 4-16020 included conditions of approval related to on- and off-site pedestrian improvements.

The Complete Streets element of the MPOT reinforces the need for internal sidewalks and the accommodation of pedestrians as road improvements are made and new roads constructed.

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 recommended trails condition has been included in the Recommendation section of this report.

- f. **Permit Review**—In a memorandum dated October 27, 2017 (Glascoe to Bishop), the Permit Review Section offered numerous comments that have been addressed by revisions to the plans, or are included as conditions in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated December 12, 2017 (Juba to Bishop), the Environmental Planning Section offered a summary of the environmental site description and a discussion of the DSP's conformance with the Woodland and Wildlife Habitat Conservation Ordinance, as discussed in Finding 10 above, and the following summarized comments:

Natural Resource Inventory / Environmental Features: A valid approved NRI (NRI-073-14-01), with a detailed forest stand delineation (FSD), was submitted with the application. This site contains 4.72 acres of woodlands on the gross tract, including six specimen trees. Regulated environmental features that include steep slopes, 100-year floodplain, wetlands, streams, and associated buffers are located on the site, which are included in the delineated Primary Management Area (PMA).

This site is within a Sensitive Species Protection Review Area (SSPRA) based on a review of the GIS layer prepared by the Wildlife and Heritage Service, Maryland Department of Natural Resources (MDNR). According to General Note#10, the MDNR Wildlife and Heritage Program issued a letter stating that the site drains into Fox Run where there are documented fish and aquatic species that are rare, threatened or endangered (RTE), and provides recommended guidance for development and construction on the site to protect sensitive aquatic habitats. The recommended guidance has been included on the TCP2.

Preservation of Regulated Environmental Features/Primary Management Area: Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

The site contains regulated environmental features. According to the detailed site plan and the approved stormwater management concept plan, impacts to the 100-year floodplain are proposed for a storm drain outfall, sewer connection, and associated

grading. A statement of justification for these impacts was previously reviewed and approved by the Planning Board in conjunction the approval of Preliminary Plan 4-16020 and Type 1 Tree Conservation Plan TCP1-011-2016.

The impacts proposed with the current application are found to be in conformance with those approved at time of PPS plan approval. No further information is required regarding the proposed impacts to regulated environmental features at this time.

Noise: The site is adjacent to MD 5 (Branch Avenue), a freeway which is a known traffic noise generator. A Traffic Noise Impact and Barrier Analysis for Cedar Pointe, prepared by Polysonics and dated November 28, 2017 was submitted with the current application.

Existing traffic noise levels were measured and calculated by Polysonics using the Federal Highway Administration's Traffic Noise Model (TNM) Version 2.5. In accordance with the noise model, the unmitigated 65dBA Ldn noise contour was delineated on the DSP.

A meeting between staff and the applicant's representatives was held November 8, 2017, where both parties agreed to allow proposed buildings to be used as noise barriers in the mitigated noise model, if a construction phasing plan was submitted showing units proposed as noise barriers to be the first units constructed on-site. Although the Phase 2 noise study submitted includes the proposed units as part of its mitigated 65 dBA Ldn noise contour calculations, no phasing plan was submitted as required. A construction phasing or sequence plan is required prior to certification of the DSP indicating the sequence of construction.

The proposed lot layout shows all the proposed lots and the tot-lot falling within the unmitigated 65 dBA Ldn noise contour and affected by noise levels of 65dBA Ldn or higher. Table 5 of the noise study indicates that, all units will require special architectural treatments to mitigate interior noise to acceptable levels.

Various noise barriers between three and eight feet high are proposed to mitigate outdoor noise. Details for proposed noise barriers have been included on the DSP; except for the panel retention details associated with the sound barrier, which are not included. The report specifies that under future upper level noise levels, the houses located at Lots 5 through 34 are expected to be impacted by interior noise levels exceeding 45 dBA Ldn. For impacted residential units, upgraded architectural treatments are likely to be compulsory to ensure that interior noise level requirements will be met.

The report further indicates that the tot-lot will meet the Prince George's County requirements without a barrier with the construction of the proposed units and other sound barriers on-site.

Soils: The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Marr-Dodon complex (15-20% slopes), Morr-Dodon-Urban land complex (5-15% slopes), Udorthents highway (0-65% slopes), and Widewater and issue soils frequently flooded. According to available information, soils containing Marlboro clay and Christiana complexes are not found on this property.

This information is provided for the applicant's benefit. A soils report may be required by the Prince George's County Department of Environmental Resources during the permit process review.

Stormwater Management: The site has an approved stormwater management concept letter and plan (49366-206-00) that expires on December 23, 2019. A fee payment of \$8,500.00 is required in lieu of providing on-site attenuation/quality control measures. Two bio-swales, three dry wells, and two micro-bioretenment ponds are proposed on-site. One outfall structure is proposed within the PMA to convey stormwater off-site into the natural drainage course system. There is also an existing storm drain easement and pipe to remain on-site that will continue to convey stormwater from properties located across MD 5 into the on-site PMA.

The approved concept plan is not consistent with the limits of disturbance shown on the TCP2, or DSP. Proposed grading associated with an outfall for ESD #4, Micro-Bio #2, and proposed sewer house connection are not shown consistently on the TCP2, DSP, and the approved stormwater management concept plan. At time of permitting, the final stormwater management plan, detailed site plan and the TCP2 must reflect the same limits of disturbance.

- h. **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.
 - i. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated November 28, 2017, DPIE offered numerous comments that have been provided to the applicant. These comments will be addressed through DPIE's separate permitting process.
 - j. **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.
 - k. **Prince George's County Health Department**—In a memorandum dated October 30, 2017, the Health Department provided comments on the subject application that have been addressed or are included as conditions in this report.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated April 28, 2016, WSSC provided a standard response on issues such as pipe and easement requirements.
 - m. **Verizon**—At the time of the writing of this technical staff report, Verizon did not offer comments on the subject application.
 - n. **Potomac Electric Power Company (PEPCO)**—At the time of the writing of this technical staff report, PEPCO did not offer comments on the subject application.
 - o. **Washington Gas Commission (WSSC)**—In an e-mail dated October 13, 2017, the Washington Gas Commission stated that they had no issues with the subject application.
13. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of

Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

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).

In a memorandum dated December 12, 2017 (Juba to Bishop), the Environmental Planning staff indicated that this site contains regulated environmental features, including steep slopes, 100-year floodplain, wetlands, streams, and associated buffers, which are required to be protected under Section 27-285(b)(4) of the Zoning Ordinance. It has been determined that the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on consistency with the limits of disturbance shown on the Preliminary Plan 4-16020 and TCP1-011-2016.

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 Detailed Site Plan DSP-17031, Type 2 Tree Conservation Plan TCP2-032-17 and Alternative Compliance AC-17020, Blue Ocean Cedar Pointe, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) or provide the specified documentation as follows:
 - a. Submit a photometric plan showing conformance with Section 27-274(a)(3) of the Zoning Ordinance.
 - b. Add a note to the plans regarding the entrance sign stating, "Per Section 27-624(a), a maintenance agreement approved by The Department of Permitting, Inspections and Enforcement (DPIE), will be required to demonstrate the maintenance of the gateway sign will be the responsibility of a Homeowners' Association, or other entity or person designated in the agreement."
 - c. Indicate the garage outlines on the site plan, including one-car and two-car garages with dimensions.
 - d. Provide dimensions on the driveways.
 - e. Reflect the required public utility easement along Road Parcel A, within the vicinity of Lots 1 through 5.
 - f. Reflect that all parcels are to be conveyed to the homeowners' association.
 - g. Provide the area for each lot and parcel and bearings and distances on all lot and parcel boundaries.

- h. Revise the plans to include a standard sidewalk around the terminus of Serenade Court.
- i. Provide a schedule demonstrating conformance with the Tree Canopy Coverage Ordinance.
- j. Provide a schedule demonstrating conformance with Section 4.9 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
- k. Remove the schedule for Section 4.2 of the Landscape Manual.
- l. Provide a note listing the units requiring building modifications and treatments to address noise impacts.
- m. Provide additional passive recreational amenities, such as a gazebo, benches, or a community garden.
- n. Show the signage area of the monument sign and provide additional dimensions for the proposed landscape planters, if attached.
- o. Provide tops and bottoms and heights of the noise wall and retaining walls on the site plan.
- p. Revise the site plan to provide open spaces and "pet friendly" amenities for pets and their owners including safe playing grounds, signage, fencing, and a minimum of one pet refuse disposal stations.
- q. Revise the site plan to add the following notes:
 - "During the construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."
 - "During the construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR)."
- r. Revise the limit of disturbance to be consistent on all plans including, but not limited to, the DSP, the TCP2, and the stormwater management concept plan.
- s. Provide a note on the DSP and TCP2 that identifies all units that will function as a noise barrier.
- t. Provide a construction sequence or phasing plan that requires units proposed as noise mitigation barriers to be constructed prior to other units on-site.
- u. Include the panel retention details referenced by the sound barrier detail on the detailed site plan.
- v. Include schedules demonstrating conformance with Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual*.

- w. Provide street trees along private streets to be located in a five-foot-wide strip between the street curb and sidewalk along the western portion of Ashley Heights Way.
 - x. Provide a six-foot-high wall along the entire Section 4.6(c)(1) bufferyard and provide concurrence from the Washington Suburban Sanitary Commission (WSSC) to locate the wall and the associated landscaping within the WSSC right-of-way and construction easement.
 - y. Replace the proposed evergreen trees at the community's entrance on Ashley Heights Way with shade trees.
 - z. Relocate or remove the sound wall adjacent to Lot 22.
2. Prior to certification, the applicant shall revise the architecture or provide the specified documentation as follows:
- a. A minimum of two dwelling units in any horizontal, continuous, attached group shall have a roof feature containing either a cross gable or dormer window(s).
 - b. The high-visibility lots shall be noted as follows: Lots 5, 17, 21, 22, 25, 28, 29, and 34. The endwalls of units on highly-visible lots shall have brick or stone at least up to the top of the ground floor elevation and a minimum of three architectural features. The following lots shall also include a side entry: Lots 5, 6, 17, 22, 24, and 25.
 - c. A minimum of 60 percent of the townhouse units shall have a full front façade of brick, stone, or stucco.
 - d. All garage doors shall have a carriage-style appearance.
 - e. Above-ground foundation walls shall either be clad with finish materials compatible with the primary façade, or textured/formed to simulate a clad finished material.
3. Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan shall be revised as follows:
- a. Revise the plan and worksheet so that the amount of proposed reforestation/afforestation and woodland preservation are consistent.
 - b. Revise the afforestation planting schedule, so the quantity is consistent with the woodland conservation worksheet, and ensure all associated text is included and clearly legible.
 - c. Revise the worksheet to include the acreage of clearing within the floodplain.
 - d. Differentiate between proposed woodland preservation signage and proposed reforestation signage on the plan and legend.
 - e. Locate all woodland preservation and reforestation signage only along the boundaries of woodland preservation and afforestation/reforestation areas.

- f. Provide additional woodland preservation and afforestation/reforestation signage along the shared boundaries of woodland preservation and reforestation with the limits of the proposed Washington Suburban Sanitary Commission (WSSC) sewer connection.
- g. Show the location of proposed WSSC rights-of-way on the plan.
- h. Revise the PMA to be consistent with the approved NRI.
- i. Add the property owner's awareness certificate to the plan and have it completed by all property owners located on and off-site that are directly impacted by the TCP2.
- j. Revise the plan and woodland conservation worksheet as necessary to correctly calculate the site requirement, reconcile quantity discrepancies and demonstrate how the requirement is being met.
- k. Have the qualified professional who prepared the TCP2 sign and date it and update the revision box with a summary of the revisions made.
- l. Add the following note to the plan under the Specimen Tree Table:

“A Subtitle 25 variance for the removal of specimen trees #1, 2, 3, 4, 5, and 6 was approved by the Planning Board on May 4, 2017 with the approval of Preliminary Plan 4-16020 and Type 1 Tree Conservation Plan TCP-011-2016.”
4. Prior to the signature of the TCP2, the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of law, and submitted for recordation to the Office of Land Records. The following note shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements 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 TCP2 may require a revision to the recorded easement.”
5. The proposed private recreational facilities shall be constructed in accordance with the following schedule, which shall be incorporated in the recreational facilities agreement (RFA):
 - a. The on-site recreational area, including all amenities, shall be completed prior to issuance of the 12th building permit.
6. Prior to recordation of the final plat of subdivision, the plat shall provide the specified documentation as follows:
 - a. Reflect the delineation of and note the recording reference of an easement or covenant across Lots 22–24, and 28 for pedestrian access in accordance with the approved detailed site plan.
 - b. Provide that the Declaration of Covenants for the residential property, in conjunction with the formation of a homeowners' association, includes language notifying future contract purchasers of dwellings located on-site of the exposure to ground level

traffic-related noise levels above 65 dBA Ldn or higher in the outdoor areas along the front and rear of the lots. The Declaration of Covenants shall include the Traffic Related Noise Disclosure Notice. Upon execution of all purchase contracts for homebuyers, the contract purchaser shall sign an acknowledgement of receipt of the declaration. The liber and folio of the recorded Declaration of Covenants shall be noted on the final plat along with a description of the proximity of the development to MD 5 (Branch Avenue).

7. Prior to the issuance of the first grading permit, copies of the recorded easement documents with the liber and folio shall be provided to the Environmental Planning Section, and the liber and folio of the recorded woodland conservation easement shall be added to the TCP2.
8. At the time of building permit issuance, applications for building permits shall include an acoustical certification prepared by a professional engineer with competency in acoustical analysis using the certification template. The certification shall confirm that the necessary noise mitigation measures to reduce interior noise levels to 45 dBA Ldn or less for residential units within the unmitigated 65 dBA Ldn or higher noise impact area have been incorporated into the architecture.