



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

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

## Detailed Site Plan Alternative Compliance Mill Branch Road Crossing

**DSP-20003  
AC-21024**

REQUEST	STAFF RECOMMENDATION
Construction of 408 multifamily residential units and 190 single-family attached townhouse units.	APPROVAL with conditions

**Location:** In the northeast quadrant of the intersection with Mill Branch Road and US 301 (Robert Crain Highway).

Gross Acreage: 70.11

Zone: C-S-C

Dwelling Units: 598

Gross Floor Area: N/A

Planning Area: 71B

Council District: 04

Election District: 07

Municipality: Bowie

200-Scale Base Map: 205NE14

**Applicant/Address:**

Green Branch, LLC  
2191 Defense Highway, Suite 202  
Crofton, MD 21106

**Staff Reviewer:** Andrew Bishop

**Phone Number:** 301-952-4897

**Email:** Andrew.Bishop@ppd.mncppc.org



Planning Board Date: 03/24/2022

Planning Board Action Limit: 03/24/2022

Staff Report Date: 03/09/2022

Date Accepted: 12/28/2021

Informational Mailing: 04/06/2021

Acceptance Mailing: 12/22/2021

Sign Posting Deadline: 02/22/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

[http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/).

Please call 301-952-3530 for additional information.

## Table of Contents

EVALUATION.....	3
FINDINGS .....	3
1. Request.....	3
2. Development Data Summary.....	4
3. Location .....	5
4. Surrounding Uses .....	5
5. Previous Approvals.....	5
6. Design Features .....	6
COMPLIANCE WITH EVALUATION CRITERIA.....	13
7. Prince George’s County Zoning Ordinance.....	13
8. Preliminary Plan of Subdivision PPS 4-19050.....	14
9. 2010 Prince George’s County Landscape Manual .....	18
10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance .....	22
11. Prince George’s County Tree Canopy Coverage Ordinance.....	22
12. Referral Comments .....	22
RECOMMENDATION .....	27

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
  
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT:      Detailed Site Plan DSP-20003  
                 Alternative Compliance AC-21024  
                 Type 2 Tree Conservation Plan TCP2-014-2020-02  
                 Mill Branch Crossing

The Urban Design staff has completed the 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 report.

**EVALUATION**

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

- a.      The requirements of the Prince George's County Zoning Ordinance in the Commercial Shopping Center (C-S-C) Zone, and the site design guidelines.
- b.      The requirements of Preliminary Plan of Subdivision 4-19050.
- 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 evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1.      **Request:** This application is a detailed site plan (DSP) for construction of 190 single-family attached (townhouses) and 408 multifamily dwelling units in six buildings as part of an overall mixed-use development. Infrastructure improvements are proposed on the remainder of the site for the future commercial component.

## 2. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Use(s)	Agriculture	Single-Family Attached and Multifamily Dwelling Units
Gross Acreage	70.11	70.11
<b>Single-Family Attached Dwelling Units</b>	<b>0</b>	<b>190</b>
<b>Multifamily Dwelling Units</b>	<b>0</b>	<b>408</b>
1 Bedroom Units		132
2 Bedroom Units		204
3 Bedroom Units		72

### Parking and Loading Data

	REQUIRED	PROVIDED
<b>Total Townhouse Parking Spaces (2.04 spaces per unit)</b>	<b>388</b>	<b>692</b>
29 – 20-foot-wide Rear-loaded Units (2 Garage, 2 Driveway Spaces)		116
33 – 22-foot-wide Rear-loaded Units (2 Garage, 2 Driveway Spaces)		132
10 – 24-foot-wide Rear-loaded Units (2 Garage, 2 Driveway Spaces)		40
43 – 20-foot-wide Front-loaded Units (1 Garage, 1 Driveway Space)		86
57 – 22-foot-wide Front-loaded Units (2 Garage, 1 Driveway Space)		171
18– 24-foot-wide Front-loaded Units (2 Garage, 2 Driveway Spaces)		72
On-Street Parking Spaces*		75

	REQUIRED	PROVIDED
<b>Total Multifamily Parking Spaces (6 buildings)</b>	<b>990</b>	<b>1,002</b>
132 – 1 Bedroom (2.00 Spaces/ Unit)	264	-
204 – 2 Bedroom (2.50 Spaces/ Unit)	510	-
72 – 3 Bedroom (3.00 Spaces/ Unit)	216	-

<b>Garage Parking per building (6 buildings)</b>		<b>324</b>
15 – Compact Spaces (8.0 x 19 feet)		90
35 – Standard Spaces (9.5 x 19 feet)		210
4 – Handicap-accessible (2 van-accessible)		24

<b>Total Surface Parking Lot</b>		<b>678</b>
Compact Spaces (8.0 x 19 feet)		239
Standard Spaces (9.0 x 18 feet)*		435
Handicap Accessible (2 van accessible)		4

<b>Loading</b>		<b>3**</b>
Multifamily dwelling–1 space per 100 to 300 dwelling units, plus 1 additional for each 200 dwelling units (or fraction)	2	3

**Note:** \*The standard surface parking space size requires a departure from design standards (DDS), which is under the jurisdiction of the City of Bowie. A companion DDS (#BD-4-21) has been filed with the City and is being reviewed for the reduction in the parking space size.

\*\*Three loading spaces are provided on the site plan, but the parking and loading schedule does not include them and should be updated. Conditions have been included requiring the applicant to update the parking and loading schedule and label these on the site plan.

3. **Location:** The Mill Branch Crossing property is in the northeast quadrant of the intersection of US 301 (Robert Crain Highway) and Mill Branch Road, in Planning Area 71B and Council District 04. The property is in the 2006 *Approved Sectional Map Amendment for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74* (Bowie Master Plan and SMA), which reclassified the subject property from the Residential Agricultural (R-A) Zone to the Commercial Shopping Center (C-S-C) Zone.
4. **Surrounding Uses:** The overall 70.11-acre site is zoned C-S-C, and bound to the west by US 301, with commercial uses and townhouses in the C-S-C and Residential Urban Development Zones beyond; to the south by Mill Branch Road, with vacant and agricultural land in the R-A Zone beyond; to the east by vacant land in the Open Space Zone, which is owned by the Maryland-National Capital Park and Planning Commission, and planned to be the future site of the Green Branch Athletic Complex; and to the north by vacant land in the Rural Residential and R-A Zones, and a parcel in the Commercial Miscellaneous Zone, which has been improved with a hotel and eating and drinking establishment, more commonly known as Rip's Country Inn.
5. **Previous Approvals:** The Bowie Master Plan and SMA reclassified the subject property from the R-A Zone to the C-S-C Zone. Parcel A is the subject of Preliminary Plan of Subdivision (PPS) 4-08052, which was approved by the Prince George's County Planning Board in May 2009 to consolidate the site into one parcel (Parcel A) for construction of a commercial use and hotel.

Following approval of PPS 4-08052, Special Exception SE-4734 was approved by the Prince George's County District Council in June 2015, for a portion of Parcel A, and proposed a department or variety store in combination with a food and beverage store. However, this development never was constructed.

In 2019, the District Council approved CB-45-2019 to amend Section 27-461, the Commercial Zone Table of Uses, of the Prince George's County Zoning Ordinance, for the purpose of permitting by right a gas station, food or beverage store in combination with a gas station, apartment housing for the elderly or physically handicapped, dwelling, multifamily, and townhouse uses in the C-S-C Zone of Prince George's County, under certain circumstances.

PPS 4-19050 for Parcels A and 32 superseded 4-08052 and was approved by the Planning Board on March 18, 2021 (PGCPB Resolution No. 2021-42) for the future development of 190 single-family attached dwellings, 408 multifamily dwelling units, a 150-room hotel, and 77,635 square feet of commercial, retail, and office uses.

The site also has a Stormwater Management (SWM) Concept Approval (03-0621-205NE14), from the City of Bowie, approved on June 28, 2021, and expires on June 28, 2024.

6. **Design Features:** The applicant proposes to develop the overall property with a mix of residential and commercial uses. The subject application includes development of 190 townhouses and 408 multifamily dwelling units in 6 buildings on 52.18 acres of the overall property in the central and eastern portions of the site. Thirteen parcels and their associated infrastructure are shown on the western portion of the site. These parcels will require future DSPs for the full development of the commercial uses that will screen the residential development from US 301. The townhouses include a mix of 72 rear-loaded garage and 118 front-loaded garage units with, one- and two-car garage options on fee-simple lots. These units are arranged on a series of private roads and alleys and are organized in a grid-like pattern on the north and east portions of the site. The multifamily dwellings are proposed south and west of the townhomes and include 6 four-story L-shaped buildings that are located around a central surface parking lot. In addition to the surface lot, parking for the multifamily buildings is proposed under the structures. The overall site is accessed from two locations. The first access is from Mill Branch Road at a traffic circle in the southeast corner of the property. The proposed Ridgely Boulevard runs from this traffic circle along the southeastern boundary of the overall site connecting through to the adjacent future Green Branch Athletic Complex site. The second access is from a right-in/right-out roadway off US 301 that leads to a traffic circle within the northern portion of the property. Lola Lane and Chesley Avenue intersect at this traffic circle and form the northern and western boundaries of the residential portion of this development.



**Figure 1: Illustrative Plan**

## **Architecture**

Four townhome builders propose the 28 townhouse models included with this application. These models propose front- and rear-load garage options with standard one- and two-car garages. The Royal, Ansted, Lafayette, Elmore, Auburn, and Columbus are built by D. R. Horton; the Camden II, Chandler II, Chestnut II, Shiftlet II, Grable II, and Harlow II are built by Dan Ryan Homes; the Everett, Delilah, Louisa, Jenkins, and Hartland are built by Stanley Martin Homes; and the Strauss D, Strauss E, Strauss Attic E, Shubert D, Mendelssohn D, Spring Hill, Van Dorn, Strauss, Mozart E, Mozart Attic E, and Woodley Park are built by NVR Homes, Inc.

Each unit included in this application has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, enhanced window and door trim, standing-seam metal-roofed porches, 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 development.

The one-car, front-load garage units are 20 and 22 feet wide, and measure approximately 36–42 feet in depth, with a base finished area ranging from 1,514 to 2,285 square feet.

The two-car, front-load garage units are 20, 22, and 24 feet wide, and measure approximately 36–48 feet deep. These units include a base finished area ranging from 1,741 to 2,639 square feet.

The two-car, rear-load garage units are 20, 22, and 24 feet wide, and measure approximately 36–46 feet in depth, with a base finished area range from 1,741 to 2,446 square feet.

The height of the townhomes varies from approximately 32–49 feet depending on the options, which include rooftop patios, attics, dormers, bay windows, and decks. However, it is noted that decks are only offered as an option on rear-loaded units. It is recommended that this feature be offered as a standard option for consistency and for the enjoyment of residents of the rear-loaded units, which have a limited yard. A condition has been added to the Recommendation section of this report to require a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.

Highly visible side elevations are identified on the DSP. However, a general note should be included to indicate the lot and block number of these units. These elevations should include a minimum of three standard features, in addition to a full first floor finished in brick, stone, or masonry. It is also recommended that no two identical front elevations be located next to or across the street from each other. Due to the large presence of garages on the streets, it is recommended that they be designed with a carriage-style appearance. In addition, it is noted that the templates and architectural elevations have not been provided for all the elevations; therefore, conditions have been included herein, relative to these issues.





***Figure 2: Chandler II Front Elevation***



***Figure 3: Chestnut II Front Elevation***



***Figure 4: Delilah Front Elevation***





**Figure 5: Jenkins Front Elevation**

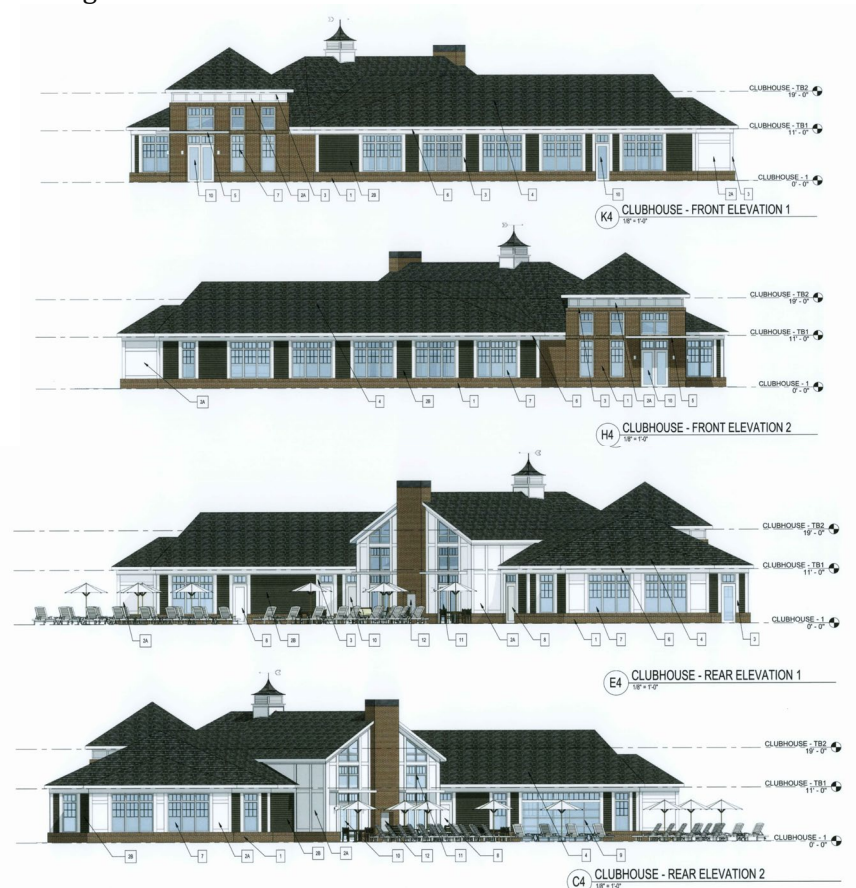
The architectural design of the four-story multifamily residential buildings is contemporary with a gabled roof, and emphasis is provided through different massing, architectural design elements, and finish materials. The units include balconies, large glass windows, and sliding doors. The exterior of the building is predominantly finished in a mix of materials including vinyl lap siding and accents of brick and horizontal banding on the lower level. The primary entrances to the proposed buildings are accented by a curved canopy. A one-level parking garage is located below grade on each building. These garages will each include 56 parking spaces and provide long-term bike storage for 12 vertical bike racks, a bicycle stand, and a bicycle pump/repair station.





**Figure 6: Proposed Multifamily Architectural Elevations**

The proposed 10,144-square-foot clubhouse faces south and is located in the southwest portion of the site on the north side of Lola Lane, and the rear of the building overlooks an outdoor pool for the multifamily units of Mill Branch Crossing. More details are necessary for the pool area, including dimensions, fencing, shade, and seating. A condition is included herein requiring these details be provided. The one-story, 22-foot-high clubhouse is a contemporary-style building, with a gabled roof and central pergola. The building has a variety of building materials including brick, cementitious panels, vinyl lap siding, and architectural trim that matches the multifamily buildings. An elevated roof and glass windows accent the main entrance with ample window fenestration proposed on all sides of the building.



**Figure 7: Proposed Clubhouse Architectural Elevations**



## Lighting

A photometric plan was submitted with this application and proposes a combination of full cut off building-mounted lights and streetlights to illuminate the site. The photometric plan demonstrates that there is adequate lighting for pedestrians and vehicles on the site within the private rights-of-way, with minimum spillover at property lines. However, details of the building-mounted lighting and the pole have not been provided. Therefore, a condition has been included herein requiring the applicant to provide details of the building-mounted lights and the pole for the streetlights on-site.

## Signage

Three freestanding and three pylon signs are proposed on-site and are located at the entrance to the multifamily and townhouse areas, and near the entrance to the site from US 301. The freestanding and pylon signs are illuminated and mounted on either a brick base or brick columns. The pylon signs are 25 feet high and approximately 13 feet wide. The backlit sign features the names for the future commercial tenants that will be located west of the multifamily and townhome development. The freestanding signs are approximately 8 feet high and 10 feet wide. They include a back lit aluminum cabinet advertising the location of the multifamily and townhome portions of the development. Additional parking and directional signage are proposed to assist with wayfinding on-site. These signs are 5 feet high and 2 feet wide. The design of the signage is consistent and proposes a curved canopy, similar to the canopy covering the entrance to the multifamily buildings. The proposed signs are acceptable and meet the requirements of Sections 27-614 for freestanding signs and 27-631 for directional signs, of the Zoning Ordinance.



## Loading and Trash Facilities

Loading is not required for the townhomes, but is required for the multifamily dwellings, due to the number of units. Loading spaces are shown on the site plan, but these are not clearly labeled or accounted for in the parking and loading schedule. Conditions requiring these revisions have been included herein. The trash facilities are located interior to the

parking garages under the buildings and in dumpsters in the surface parking area for the multifamily dwellings. These facilities are centrally located on the east and west sides of the parking compound, adjacent to the loading spaces. The facilities are adequately screened by a 6-foot-high vinyl enclosure and are acceptable.

### **Green Building Techniques**

The following list was provided by the applicant and outlines some of the project's sustainability features. The following strategies are proposed:

- Energy Star appliances
- Energy Star and LED light fixtures
- Energy Star roofing
- Energy Star windows
- Enhanced thermal insulation package
- Water-conserving, low-flow plumbing fixtures
- Highly efficient water heaters
- All bathrooms, kitchens and laundry closets will be exhausted to the outdoors
- Low/No voc paints, primers, and sealants
- Bike storage facilities that encourage alternative transportation methods
- Bio-retention facilities dispersed and filter rainwater on-site

These green building techniques are only listed in the statement of justification (SOJ) for the application; therefore, it is recommended as conditioned herein that the applicant include a note on the DSP to indicate the green building techniques that will be used.

### **Recreational Facilities**

At the time of PPS 4-19050, it was determined that the mandatory parkland dedication requirement would be met for the entire Mill Branch Crossing development through on-site private recreation facilities.

The indoor and outdoor recreation amenities for the development include a tot lot and preteen lot, gazebo, a trail, picnic areas, bike racks, and benches in multiple locations in the development, in addition to a clubhouse and pool for the multifamily residents. The clubhouse will feature a pool, community room, fitness and yoga rooms, a library, restrooms, a conference room, and office space for leasing agents.

The tot lot with benches, a bike rack, gazebo, and a picnic area are located on the southwest portion of the development on Parcel E. The second play structure is centrally located in the development, on Parcel K, which includes benches and a bike rack.

A large stormwater pond is proposed at the northern portion of the site on Parcel 18. A 10-foot-wide pedestrian path is proposed around the pond including a gazebo, benches, picnic tables, grilling areas, and trash receptacles. Due to the location, portions of this trail are proposed to be elevated and include a wooden boardwalk and garden bridge for the residents.

In accordance with the current formula for calculating the value of the recreational facilities, for a development of 190 single-family attached dwellings and 408 multifamily units in Planning Area 71B, a recreational facility package worth approximately \$207,011 is needed to serve the single family attached units, and a recreational facility package worth

approximately \$487,597 is needed to serve the multifamily development. The proposed recreational facilities and the applicant's estimated value are as follows:

- Tot Lot-\$56,713
- Pre-Teen Lot-\$45,252
- Pond Trail and Picnic Area-\$112,900
- Multifamily Club House-\$805,000

The estimated combined value of \$1,019,865 for the recreational amenities meets what is required for the DSP. The details of the facilities have been provided, with a few exceptions, and are adequate to serve the needs of the development. However, it is noted, the cost estimate of the private recreational facilities has been combined and should be provided for each use. A condition has been included herein requiring the applicant to provide a list of cost estimates of the proposed private recreational facilities separately for the multifamily dwelling units and for the single family attached units on the DSP, and to revise the recreational facilities spreadsheet. Conditions regarding the timing for the completion of construction and installation of these facilities have been included herein.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-S-C Zone and the site design guidelines of the Zoning Ordinance, as follows:

- a. The subject application is in conformance with the requirements of Section 27-461(b), which governs uses in commercial zones. The proposed townhouses and multifamily dwellings are permitted uses in the C-S-C Zone, subject to Footnotes 82 and 83, which both require approval of a DSP subject to specific criteria, as follows:

1. **The property is a minimum of fifty (50) acres in size at the time of preliminary plan of subdivision; and**

The entirety of the property included in this DSP exceeds the minimum size and is 70.11 acres.

### Footnote 82

2. **A Detailed Site Plan is required as a condition of preliminary plan of subdivision and shall be approved in accordance with Part 3, Division 9 of this Subtitle. The detailed site plan shall include architectural review and approval of building elevations and materials. The development regulations as provided for in Section 27-454(d) shall apply. However, in no event shall the number of multifamily dwelling units exceed 48.00 units per net acre.**

The multifamily dwellings include a proposed density of approximately 28.39 dwelling units per net acre for the multifamily parcel. However, this number should be verified and noted on the plan, as conditioned herein.

**Footnote 83**

- 2. A Detailed Site Plan is required as a condition of preliminary plan of subdivision and shall be approved in accordance with Part 3, Division 9 of this Subtitle. The detailed site plan shall include architectural review and approval of building elevations and materials. The development regulations as provided for in Section 27-454(d) shall apply. However, in no event shall the number of townhouse units exceed 20.00 dwelling units per net acre.**

The townhome units include a proposed density of approximately 11.20 dwelling units per net acre of the townhouse development area. However, this number should be verified and noted on the plan, as conditioned herein.

- b. The DSP shows a site layout that is consistent with the requirements of Section 27-462(b) of the Zoning Ordinance and meets the specific regulations for development in commercial zones relating to setbacks.
- c. 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 example, grading is minimized to the extent practicable, all disturbed areas are restored, and the architecture proposed for the buildings is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs, such as window and door treatments and colors.

- 8. Preliminary Plan of Subdivision PPS 4-19050:** The site is subject to PPS 4-19050 approved by the Planning Board on March 18, 2021 (PGCPB Resolution No. 2021-42) for 190 lots, 408 multifamily dwelling units, a 150-room hotel, and 77,635 square feet of commercial, retail, and office uses, subject to 24 conditions. The following are applicable to the review of this DSP:

- 3. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.**

This DSP is proposing development consistent with the approved PPS.

- 4. Development of this site shall be in conformance with the stormwater management concept plan for this project (01-0614-205NE14, once reapproved by the City of Bowie), and any subsequent revisions.**

The applicant submitted an approved SWM Concept Plan 01-0614-205NE14 with the subject DSP. The SWM concept plan shows the layout of the proposed buildings and SWM facilities and this DSP is in conformance.

- 5. Prior to approval of a final plat, in accordance with the approved preliminary plan of subdivision, the final plat shall include the dedication of public utility easements (PUEs) along all public and private rights-of-way, unless a variation from the PUE requirement is obtained.**



All required public utility easements along public and private rights-of-way are shown on the DSP, in accordance with the approved PPS. Conformance to this condition will be reviewed again at the time of final plat.

**6. At the time of final plat, the plat shall reflect denial of access to Chesley Avenue for the townhouse lots on the north side of Private Road B.**

The DSP depicts townhouse lots between Private Road B and Chesley Avenue, as having vehicular access to Private Road B only. Conformance to this condition will be reviewed further at the time of final plat.

**7. At the time of detailed site plan, private on-site recreational facilities shall be provided to meet mandatory parkland dedication requirements, with one or more of the following to be provided; at the election of the applicant:**

- a. A guarantee that the recreational facilities for the townhomes and the multifamily residences will be available to all residents of both communities, with the guarantee to be provided in writing and confirmed with appropriate covenants, prior to approval of a final plat.**

The applicant is proposing separate recreational facilities for the townhouses and the multifamily units, but has proposed separate recreational facilities in both communities and has utilized the provisions in option (c) below to satisfy the mandatory parkland dedication requirements for the townhouse development area. Separate recreation facility worksheets should be provided, as conditioned herein.

- b. Additional recreational facilities for the townhomes to serve the residents of the northern cluster in the community, with the amenities to be reviewed by the Urban Design Section of the Development Review Division.**

The applicant has not provided any additional facilities to serve the residents of the northern cluster of townhomes, but has instead opted to address provision (c) below to satisfy the mandatory parkland dedication requirements for the townhouse portion of the development.

- c. A prominent, accessible connection between the townhomes and the stormwater management facility, and redesign of the amenity locations and site grading in this area, as necessary, to create usable facilities for the townhouse residents. The parcel boundaries shown on the preliminary plan of subdivision may be adjusted in this area to accommodate the redesign.**

The applicant has revised the site layout to provide an accessible connection between the townhomes in the northern cluster of the development and the proposed 10-foot-wide trail around the SWM facility, as well as provided locations for amenities such as a gazebo, benches, tables, and grill area. The trail, SWM pond, and other amenities are located on Parcel 18. The proposed

10-foot-wide trail on Parcel 18 connects directly to Parcel N, which is a homeowners association private road parcel within the townhouse development area. Parcel 18 is to be conveyed to a common entity. The common entity established for Parcel 18 and other parcels, as shown on the DSP, are for private roads, SWM, and tree conservation areas, which are common to the overall subdivision. The common entity, which will be established at the time of final plat, shall include, or make certain the townhouse development is ensured unfettered access and use of recreational facilities on Parcel 18, as conditioned herein.

8. **The applicant, and the applicant's heirs, successors, and/or assignees, shall provide adequate, private recreational facilities on-site, in accordance with the standards outlined in the *Prince George's County Park and Recreation Facilities Guidelines*. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division for adequacy, in accordance with the approved preliminary plan of subdivision, and be approved by the Prince George's County Planning Board with the detailed site plan (DSP). Triggers for construction shall also be established at the time of DSP.**

The applicant has proposed private on-site recreational facilities with this DSP, which include a tot lot, pre-teen lot, and pond trail with picnic areas for use of the townhouse portion of the development. The tot lot is proposed to be completed prior to approval of the 51st building permit, the pre-teen lot be completed prior to the 101st building permit, and the gazebos and picnic areas around the SWM pond be completed no later than six months after conversion of the sediment basin to the final SWM pond has been completed. The plans should be revised to clarify the triggers for construction of these facilities apply to the townhouse portion of the development.

A clubhouse and pool area are proposed for the multifamily dwelling units, to be completed prior to approval of the building permit for the third multifamily building, including interior amenities within the clubhouse, such as exercise equipment. Additional details and values for these facilities are required as conditioned herein, to ensure they are adequate to serve the needs of the residents.

11. **Prior to approval of a final plat, the applicant, and the applicant's heirs, successors, and/or assignees shall provide a revised access easement agreement for relocation of the existing access easement (recorded in Liber 28018 Folio 685) to the Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, for approval. The easement agreement shall clarify construction and maintenance responsibility for the road, as well as indemnification [sic] of the applicant and the applicant's heirs, successors, and/or assignees by M-NCPPC. The easement agreement shall be recorded in the Prince George's County Land Records, and its Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision, detailed site plan, and easement agreement.**

The revised location of the access easement is shown on Sheets 5, 9, and 12 of the DSP. The Prince George's County Department of Parks and Recreation indicates that the DSP shows the relocated access easement, in accordance with this condition.

- 18. Total development within the subject property shall be limited to uses which generate no more than 909 AM peak-hour trips and 1,231 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The uses and total gross floor area proposed in this application are within the development anticipated per PPS 4-19050. The site plan complies with this condition, as described in detail in the table below to summarize the trip generation in each peak hour to demonstrate conformance to the PPS trip cap for the site:

<b>Trip Generation Summary: DSP-20003: Mill Branch</b>								
<b>Land Use</b>	<b>Use Quantity</b>	<b>Metric</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>		
			<b>In</b>	<b>Out</b>	<b>Tot</b>	<b>In</b>	<b>Out</b>	<b>Tot</b>
Multifamily residences	408	Units	41	171	212	159	86	245
Townhouse residences	190	Units	27	106	133	99	56	155
<b>Total Proposed Trips for DSP-20003</b>			<b>68</b>	<b>277</b>	<b>345</b>	<b>258</b>	<b>142</b>	<b>400</b>
<b>Trip Cap: PPS 4-19050</b>					<b>909</b>			<b>1231</b>

- 20. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements, and provide an exhibit that depicts the following improvements, prior to acceptance of any detailed site plan:**
- a. Bikeway signage and shared lane markings (e.g., "sharrow"), within the right-of-way, along the subject site's frontage of Mill Branch Road, unless modified with written correspondence by the Prince George's County Department of Permitting, Inspections and Enforcement, and/or the Maryland State Highway Administration, as appropriate.**
  - b. Minimum 5-foot-wide sidewalks along both sides of all internal roadways, public or private, excluding alleyways.**
  - c. Minimum 5-foot-wide sidewalks along the full lengths of proposed Roads A, D, and F.**
  - d. A wide crosswalk with a pedestrian island crossing US 301 at Mill Branch Road, unless modified by the Maryland State Highway Administration, with written correspondence.**

- e. **Continental style crosswalk crossing all access points along Private Road A and Chesley Avenue.**
- f. **Long- and short-term bicycle parking, consistent with the 2012 AASHTO *Guide for the Development of Bicycle Facilities*, to accommodate residents and visitors at the proposed multifamily building, hotel, and commercial spaces.**
- g. **Parallel or perpendicular ADA curb ramps at all intersections within the subject site.**

These conditions are adequately addressed by this DSP, except for Subcondition f. While each building provides long-term bicycle parking and storage within the parking garages, no bicycle racks are provided for visitors or short-term users near the building entrances. Staff recommends that four bicycle parking spaces using inverted U-style racks be shown on the plans within 100 feet of each primary multifamily building entrance, prior to certification of this plan. It is also recommended that six bicycle parking spaces using inverted U-style racks be shown on the plans within 100 feet of the clubhouse building entrance, prior to certification.

- 24. Prior to issuance of a use and occupancy permit for the development, the applicant and the applicant's heirs, successors, and/or assignees shall:**
- a. **Contact the Prince George's County Fire/EMS Department to request a pre-incident emergency plan for the facility.**
  - b. **Install and maintain automated external defibrillators (AEDs), in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.**
  - c. **Install and maintain bleeding control kits next to fire extinguisher installation and no more than 75 feet from any employee. These requirements shall be noted on the detailed site plan for the development.**

The applicant has provided this information in General Note 41 on the coversheet of the DSP. However, the note lists location of bleeding control kits no more than 74 feet instead of 75 feet from any employee, and this should be corrected. A condition requiring this revision is included herein.

- 9. 2010 Prince George's County Landscape Manual:** Per Section 27-450 of the Zoning Ordinance, landscaping, screening, and buffering for the property, is subject to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, this application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The landscape schedules have been provided showing conformance, with the exception of Section 4.10. Alternative Compliance

AC-21024 has been filed with this DSP from the requirements of Section 4.10, Street Trees Along Private Streets, of the Landscape Manual, for the location of the required planting strip to be behind the sidewalk along Private Roads A, B, C, D, E, F, G, H, and I. Specifically, the applicant is seeking relief, as follows:

**Section 4.10. Street Trees Along Private Rights-of-Way**

**REQUIRED: Section 4.10(c)(1). Street Trees Along Private Road A**

Length of Landscape Strip	750 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	22

**PROVIDED: Section 4.10(c)(1). Street Trees Along Private Road A**

Length of Landscape Strip	750 linear feet
Width of Landscape Strip	10 feet
Shade Trees	23

**REQUIRED: Section 4.10(c)(1). Street Trees Along Private Road B**

Length of Landscape Strip	171 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	5

**PROVIDED: Section 4.10(c)(1). Street Trees Along Private Road B**

Length of Landscape Strip	171 linear feet
Width of Landscape Strip	10 feet
Shade Trees	5

**REQUIRED: Section 4.10(c)(1). Street Trees Along Private Road C**

Length of Landscape Strip	143 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	5

**PROVIDED: Section 4.10(c)(1). Street Trees Along Private Road C**

Length of Landscape Strip	143 linear feet
Width of Landscape Strip	10 feet
Shade Trees	5

**REQUIRED: Section 4.10(c)(1). Street Trees Along Private Road D**

Length of Landscape Strip	1,541 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	44

**PROVIDED: Section 4.10(c)(1). Street Trees Along Private Road D**

Length of Landscape Strip	1,541 linear feet
Width of Landscape Strip	10 feet
Shade Trees	53

**REQUIRED: Section 4.10(c)(1). Street Trees Along Private Road E**

Length of Landscape Strip	770 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	22

**PROVIDED: Section 4.10(c)(1). Street Trees Along Private Road E**

Length of Landscape Strip	770 linear feet
Width of Landscape Strip	10 feet
Shade Trees	22

**REQUIRED: Section 4.10(c)(1). Street Trees Along Private Road F**

Length of Landscape Strip	327 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	10

**PROVIDED: Section 4.10(c)(1). Street Trees Along Private Road F**

Length of Landscape Strip	327 linear feet
Width of Landscape Strip	10 feet
Shade Trees	16

**REQUIRED: Section 4.10(c)(1). Street Trees Along Private Road G**

Length of Landscape Strip	300 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	9



**PROVIDED: Section 4.10(c)(1). Street Trees Along Private Road G**

Length of Landscape Strip	300 linear feet
Width of Landscape Strip	10 feet
Shade Trees	12

**REQUIRED: Section 4.10(c)(1). Street Trees Along Private Road H**

Length of Landscape Strip	843 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	25

**PROVIDED: Section 4.10(c)(1). Street Trees Along Private Road H**

Length of Landscape Strip	843 linear feet
Width of Landscape Strip	10 feet
Shade Trees	24

**REQUIRED: Section 4.10(c)(1). Street Trees Along Private Road I**

Length of Landscape Strip	893 linear feet
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	26

**PROVIDED: Section 4.10(c)(1). Street Trees Along Private Road I**

Length of Landscape Strip	893 linear feet
Width of Landscape Strip	10 feet
Shade Trees	27

**Justification**

The applicant is requesting alternative compliance from Section 4.10(c)(1), Street Trees Along Private Streets, of the Landscape Manual, which requires a five-foot-wide landscape strip between the street curb or edge of paving and the sidewalks to accommodate street trees. The applicant is proposing front-loaded townhouses with associated driveways connecting directly to private roadways, which necessitates the sidewalk to be located directly adjacent to the curb, rather than behind a landscape strip. As a result, the landscape strip typically required for street trees is non-existent; alternatively, a 10-foot-wide planting strip is provided behind the sidewalk, except where there are driveways. This alternative design allows for more planting area for each proposed street tree.

Section 4.10 of the Landscape Manual requires one street tree to be planted for every 35 linear feet of private street frontage. Private Roads A through I total 5,738 linear feet in length. Using this formula, the applicant would be required to plant 164 street trees but is proposing 187 street trees.

The Planning Director finds the applicant's proposal equally effective as normal compliance with Section 4.10, as it provides an excess of both the number of street trees and planting area while allowing front-loaded townhouses with driveways connecting directly to private roadways. Specifically, the applicant will plant 23 additional street trees, which is 14 percent more than the normal requirements of the Landscape Manual.

### **Recommendation**

The Planning Director recommends APPROVAL of Alternative Compliance AC-21024 from the requirements of Section 4.10, Street Trees Along Private Rights-of-Way, of the 2010 *Prince George's County Landscape Manual*, along Private Roads A through I, to allow the planting strip to be located behind the sidewalks, as proposed on the site plan.

- 10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Technical Manual because the application was subject to a new PPS. A Type 2 Tree Conservation Plan (TCP2-044-2021) has been submitted for review that covers the area of this DSP.

The woodland conservation threshold for this 70.11-acre property is 15 percent of the net tract area, or 9.02 acres. The total woodland conservation requirement, based on the amount of clearing proposed, is 14.69 acres. This requirement is proposed to be satisfied with 3.80 acres of on-site preservation, 4.86 acres of on-site afforestation, and the remainder of the requirement, 6.03 acres, is proposed to be met with off-site woodland conservation credits. Technical revisions to the TCP2 are required and 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, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned C-S-C are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The development included in this portion of the site is 52.18 acres in size and the required TCC is 5.21 acres. A table was provided on the plan demonstrating conformance with the requirements of the Tree Canopy Coverage Ordinance.

- 12. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference and summarized, as follows:

- a. **Historic Preservation**—In a memorandum dated January 19, 2022 (Stabler to Bishop), the Historic Preservation Section indicated that Phase III archeological investigations were completed on-site (18PR857) and that no further archeological investigations are necessary on the subject property. The artifacts from the Phase III archeological investigations have not yet been curated with the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland and this condition is still outstanding. All other previous conditions regarding the archeological investigations have been satisfied.

The subject property does not contain and is not adjacent to any Prince George's County designated historic sites or resources. The subject application was recommended for approval with no Historic Preservation conditions.

- b. **Community Planning**—In a memorandum dated February 16, 2022 (Lester to Bishop), the Community Planning Division indicated that this application is in the Established Communities growth policy area. The vision for the Established Communities is context-sensitive infill of low- to medium-density. In addition, it was noted that Bowie Master Plan and SMA recommends commercial land uses on the subject property. Master plan conformance is not required for this application.
- c. **Transportation Planning**—In a memorandum dated February 25, 2022 (Masog to Bishop), the Transportation Planning Section provided an evaluation of the application that is incorporated into the findings of this report. A review of the on-site circulation related to vehicular and pedestrian transportation was found acceptable, and determined to meet the findings for transportation purposes, subject to conditions that have been included herein.
- d. **Subdivision**—In a memorandum dated February 18, 2022 (Heath to Bishop), the Subdivision Section provided an evaluation of the application that is incorporated into Finding 8 and found the DSP generally acceptable. Technical revisions and corrections related to General Notes have been included in the Recommendation section of this report.
- e. **Environmental Planning**—In a memorandum dated February 17, 2022 (Rea to Bishop), the Environmental Planning Section provided findings on this application, summarized below, and recommend approval of the DSP, subject to conditions in the Recommendation section.

#### **Natural Resources Inventory Plan/Existing Features**

An approved Natural Resources Inventory (NRI-029-07-04) was submitted with the application. The site contains 100-year floodplain, wetlands, streams, and steep slopes that comprise the primary management area (PMA). The NRI indicates the presence of one forest stand labeled as Stand 1, and 36 specimen trees identified; 8 trees are considered off-site with 28 on-site. The TCP2 and the DSP show all required information correctly, in conformance with the NRI.

#### **Specimen Trees**

Section 25-122(b)(1)(G) of the WCO requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the Technical Manual.” A total of 38 specimen trees were identified on the approved NRI and at the time of PPS 4-19050 review, a total of 15 trees were proposed for removal. At time of the Planning Board hearing for PPS 4-19050, the Board made the finding for approval of the removal of the 15 specimen trees. The specimen trees approved for removal are 1–7, 9, 16–20, 37, and 38.

#### **Preservation of Regulated Environmental Features/Primary Management Area**

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5)

of the Prince George's County Subdivision Regulations. The on-site regulated environmental features include streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes.

Section 24-130(b)(5) states "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of REF in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All Regulated Environmental Features shall be placed in a conservation easement and depicted on the final plat."

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 the Prince George's 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 SWM 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. SWM 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, SWM 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 SOJ must address how each on-site impact has been avoided and/or minimized.

### **Statement of Justification**

An SOJ and associated exhibits were submitted on December 28, 2021, for eight impacts. The presented eight impacts are a combination of on-site and off-site locations, which are generally located on the western portion of the site. Off-site impacts are not part of the application because they are not located within the boundary of the property; however, they are considered as part of the overall impact. The off-site impacts are required for the right-of-way improvements to Mill Branch Road and US 301, as part of Maryland State Highway Administration Permit #10-AP-PG-004. The on-site proposed Impact 3 is a total of 1.30 acres and was previously approved under PPS 4-19050. Impact 7, for a total of 0.08 acre, has been added for approval.

The current SOJ and associated exhibit reflect eight proposed impacts to regulated environmental features associated with the proposed development, totaling approximately 2.65 acres. All proposed impacts are permanent and are described as either on-site or off-site impacts. The off-site impacts total 1.27 acres, and the on-site impacts total 1.38 acres. As previously stated, the following analysis will review only the on-site impacts, 3 and 7, as requested by the applicant. Based on the

SOJ, the applicant is requesting a total of two on-site impacts listed, then described below:

### **Impact 3–Wetland and Wetland Buffer Impact**

Impact 3 is for the disturbance of 1.30 acres of wetlands located on the western portion of the site. This wetland straddles the western property boundary, and the portion of the wetland located off-site will be impacted by the grading required for US 301 right-of-way improvements. The resulting portion of wetland left undisturbed by the right-of-way improvement grading is located within a highly developable part of the site. The applicant analyzed the potential of constructing a retaining wall to preserve the wetlands, however, a geotechnical review determined that the existing wetland soils would not be suitable due to groundwater. The preservation of this small, isolated wetland is not feasible. This impact was previously approved under the PPS and remains unchanged.

### **Impact 7–Stream Buffer and Floodplain Buffer Impacts-Pond Outfall**

Impact 7, which was not part of the PPS, is for the disturbance of 0.08 acre of stream and floodplain buffers for the pond outfall pipe and rip-rap pad. This development is required to detain a 100-year storm, and in order to meet this requirement, a SWM pond is proposed to be built. The pond outfall extends into an on-site, unnamed tributary to the Green Branch Tributary. The area along the pond outfall easement will be afforested and preserved to the fullest extent possible.

### **Summary**

After evaluating the applicant's SOJ for proposed impacts to regulated environmental features, staff supports proposed Impacts 3 and 7. Impact 3 was previously approved under the PPS and remains unchanged. Impact 7 is a new request, which is recommended for approval.

### **Scenic and Historic Roads**

Mill Branch Road is designated as a scenic and historic road in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and has the functional classification of freeway near the intersection of US 301. The MPOT includes a section on special roadways, which includes designated scenic and historic roads, and provides specific policies and strategies which are applicable to this roadway, including to conserve and enhance the viewsheds along designated roadways. Any improvements within the right-of-way of an historic road are subject to approval by the County under the Design Guidelines and Standards for Scenic and Historic Roads.

### **Stormwater Management (SWM)**

An SWM Concept Approval (03-0621-205NE14), from the City of Bowie, was submitted with the application for this site. The plan proposes to construct numerous bioswales, drywells, infiltration trenches, micro-bioretention facilities, and one SWM pond. No SWM fee for on-site attenuation/quality control measures is required. This stormwater approval expires June 28, 2024. No further action regarding SWM is required with this DSP review.

- f. **Permit Review**—In a memorandum dated February 15, 2022 (Glascoe to Bishop), incorporated herein by reference, the Permit Review Section offered comments that have been addressed by revisions to the plans, or have been included as conditions of approval in the Recommendation section of this report, as appropriate.
  - g. **Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated March 3, 2022 (Sun to Bishop), DPR provided an evaluation of the application that is incorporated into the findings of this report, and recommended approval of the DSP to ensure access is provided to the future Green Branch Athletic Complex.
  - h. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
  - i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 14, 2022 (Giles to Bishop), DPIE offered comments on the subject application regarding road and site improvements and noted that the proposed site plan is consistent with the SWM Concept Plan 03-0621-205NE14 approved by the City of Bowie. Other comments were provided and will be addressed during their 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 offer comments on the subject application.
  - k. **Prince George’s County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.
  - l. **Maryland State Highway Administration (SHA)**—SHA indicated in an email dated February 14, 2022 (Woodruffe to Bishop) that they are continually coordinating with the applicant and did not offer additional comments on the subject application.
  - m. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated January 6, 2022 (Katwal to Bishop), WSSC provided water, sewer, and associated easement conditions to be addressed at time of permitting.
  - n. **City of Bowie**—In a memorandum dated March 1, 2022 (Adams to Hewlett), the City of Bowie indicated that they reviewed the subject application, and the City Council held a meeting to discuss the DSP on February 22, 2022. The Council voted to recommend approval of DSP-20003, with a condition that the applicant include a goal of providing 10 percent of the units as work force housing. However, this requirement is not regulated by the Prince George’s County Zoning Ordinance.
13. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.



14. As required by Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

**(4) 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).**

Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the impact exhibit and the conditions recommended herein. Eight PMA impacts were presented, six of these impacts are located off-site and two are on-site. Staff supports the two proposed on-site, Impacts 3 and 7. Impact 3 was previously approved under the PPS and remains unchanged. Impact 7 is a new request, which is recommended for approval.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20003, Type 2 Tree Conservation Plan TCP2-044-2021, and Alternative Compliance AC-21024 for Mill Branch Crossing, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
  - a. Provide four bicycle parking spaces using inverted U-style racks within 100 feet of each primary multifamily building entrance.
  - b. Provide six bicycle parking spaces using inverted U-style racks within 100 feet of the clubhouse building entrance.
  - c. Correct General Note 41(c) to indicate the correct number of minimum feet the bleeding control kits shall be located from any employee.
  - d. Show locations of sharrows on Mill Branch Road.
  - e. Show locations of short-term and long-term bicycle parking.
  - f. Indicate that the timing triggers in the table of the recreational facilities are for the construction of said facilities and provide the specific building permit number that they are associated with. For example, the construction of the tot lot shall be completed prior to approval of the 51st townhouse building permit.
  - g. Add the site plan notes, and revise the architecture, if necessary, as follows:
    - “During the construction phase, the applicant shall adhere to all applicable Prince George’s County or State of Maryland regulations and laws regarding particulate matter, pollution, and noise.”

- “No two townhouse units located next to, or across the street from each other may have identical front elevations.”
  - “All townhouse side elevations shall include a minimum of two standard features. Every highly visible townhouse side elevation shall include full brick, stone, stucco, or other masonry treatment on the first floor combined with at least three windows, doors, or other substantial architectural features.”
  - “A minimum of three townhouse dwelling units in any horizontal, continuous, attached group shall have a roof feature containing either a cross gable or dormer window(s).”
  - “All townhouse garage doors shall have a carriage-style appearance.”
  - “All townhouse building groups shall include a minimum of 60 percent of the combined front elevations finished in brick, stone, or other masonry.”
- h. Provide either a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.
  - i. Label Lots 1, 7, 8, 13, 14, 20, and 21, Block A; Lots 1 and 12, Block B; Lots 1 and 12, Block C; Lots 1, 10, 11, and 20, Block D; Lots 1, 10, 11, and 20, Block E; Lots 1 and 7, Block F; Lots 1 and 34, Block G; Lots 1 and 17, Block H; Lots 1 and 12, Block I; Lots 1, 11, 12, and 20, Block J; and Lots 1 and 8, Block K, as highly visible lots.
  - j. Provide a note on the DSP to clearly indicate the green building techniques that are used in the buildings.
  - k. Provide a list of cost estimates of the proposed private recreational facilities on the DSP, separated for the multifamily dwelling units and the single family attached units, and revise the recreational facilities spreadsheet, in accordance with the values and multiplier provided in the *Parks and Recreation Facilities Guidelines*. Provide details and separated values to justify the value of the clubhouse.
  - l. Provide details of the building-mounted lights and the pole for the site lighting.
  - m. Update the parking and loading schedule to account for the number of required and proposed loading spaces, and clearly label these spaces on the site plan.
  - n. Provide templates on the DSP and architectural elevations with dimensions for all proposed townhouse units and remove the rendered elevations.
  - o. Provide plans and details for the pool area, including, but not limited to dimensions, fencing, shade, and seating.
  - p. Provide a note indicating the proposed density for the multifamily and townhouse dwelling units.

2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan shall be revised, as follows:
  - a. Add an Environmental Planning Section approval box to sheet 11.
  - b. Add planting lists for afforestation areas 1 and 2.
  - c. Correctly label the woodland preservation area below the pond.
3. Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review of legal sufficiency by the Maryland-National Capital Park and Planning Commission's Office of the General Counsel, and submission to Prince George's County Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

"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 TCP2 may require a revision to the recorded easement."
4. Prior to final plat approval, the applicant, and the applicant's heirs, successors, and/or assignees shall demonstrate that the common entity established for ownership of Parcel 18 includes the townhouse lots or contains provisions for unfettered access and use of the amenities on Parcel 18 by the townhouse lot owners.
5. The proposed private recreational facilities shall be constructed and inspected by the Maryland-National Capital Park and Planning Commission, in accordance with the following schedule:
  - a. Construct the playground and recreational facilities on Parcel E, prior to approval of the 51st townhouse building permit.
  - b. Construct the playground and recreational facilities on Parcel K, prior to approval of the 101st townhouse building permit.
  - c. Construct the multifamily clubhouse and pool, prior to approval of the third multifamily building permit.
  - d. Construct the trail and recreational facilities on Parcel 18, prior to approval of the 150th townhouse building permit.

It is occasionally necessary to adjust the precise timing of the construction of recreational facilities, as more details concerning grading and construction become available. Phasing of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board, or its designee, under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released, prior to construction of any given facility, shall not exceed 10 percent over the number originally approved by the Planning Board.