



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>

Special Exception Alternative Compliance Alexander Landing

SE-4856
AC-23002

REQUEST	STAFF RECOMMENDATION
<p>SE-4856: Special exception to permit an elderly housing (one-family attached dwellings) use for 61 dwelling units.</p> <p>Variance for the removal of 25 specimen trees.</p> <p>AC-23002: Alternative compliance from Section 4.6 of the Landscape Manual.</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none">• Approval of Special Exception SE-4856• Approval of Type 2 Tree Conservation Plan TCP2-006-2023• Approval of a Variance to Section 25-122(b)(1)(G)• Approval of Alternative Compliance AC-23002

Location: On the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive.

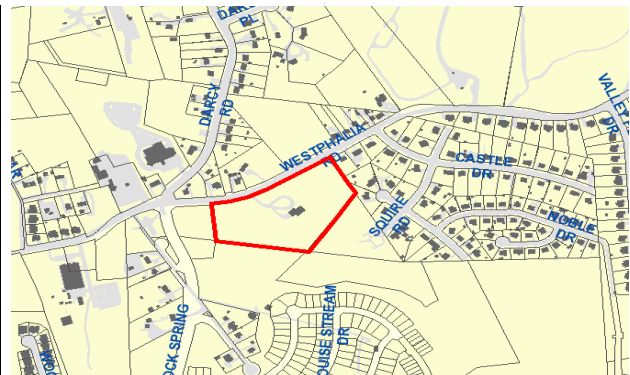
Gross Acreage:	10.00
Zone:	RR
Prior Zone:	R-R
Dwelling Units:	61
Gross Floor Area:	1,586 – 2,915 sq. ft.
Lots:	61
Parcels:	10
Planning Area:	78
Council District:	06
Municipality:	None

Applicant/Address:
ESC 9401 Westphalia L.C
1355 Beverly Road, Suite 240
McLean, VA 22101

Staff Reviewer: Dominique Lockhart

Phone Number: 301-952-3411

Email: Dominique.Lockhart@ppd.mncppc.org



Planning Board Date:	04/20/2023
Planning Board Action Limit:	N/A
Staff Report Date:	4/5/2023
Date Accepted:	02/01/2023
Informational Mailing:	01/28/2022
Acceptance Mailing:	01/31/2023
Sign Posting Deadline:	N/A

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

Table of Contents

SUMMARY	3
FINDINGS:.....	4
1. Location and Site Description	4
2. History and Previous Approvals	4
3. Neighborhood and Surrounding Uses.....	4
4. Request	4
5. Development Data Summary:	5
6. Required Findings	5
7. Parking Regulations.....	11
8. 2010 <i>Prince George's County Landscape Manual</i> Requirements	11
9. Alternative Compliance	12
10. Prince George's County Tree Canopy Coverage.....	12
11. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO)	12
12. Signage	13
13. Referral Comments.....	13
RECOMMENDATION	14

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Review Section,
Development Review Division

FROM: Dominique Lockhart, Planner III, Zoning Review Section
Development Review Division

SUBJECT: Special Exception SE-4856
Alexander Landing

REQUEST: **SE-4856:** Special exception to permit an elderly housing (one-family attached dwellings) use for 61 dwelling units.

Variance for the removal of 25 specimen trees.

AC-23002: Alternative compliance from Section 4.6 of the Landscape Manual.

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of April 20, 2023.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

SUMMARY

This application, to permit an elderly housing (one-family attached dwellings) use for 61 dwelling units through a special exception, was accepted by the Prince George's County Planning Department on February 1, 2023, and is being reviewed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1900 of the Zoning Ordinance.

A special exception is subject to the general required findings of approval for all special exceptions contained in Section 27-317(a) of the prior Prince George's County Zoning Ordinance. Part 4 of the Zoning Ordinance also includes additional required findings for specific uses. An elderly housing (one-family attached dwellings) use is subject to the additional findings of Section 27-352.01 of the prior Zoning Ordinance. In support of the application, the applicant filed a statement of justification, submitted March 16, 2023, incorporated by reference herein.

FINDINGS:

1. **Location and Site Description:** The subject property is located on the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive. The site is currently improved with a single-family detached dwelling, being utilized as a private residence. The applicant is requesting to develop 61 one-family attached dwelling units for elderly housing.
2. **History and Previous Approvals:** The subject property is a 10-acre parcel known as Parcel 48, located in Tax Map 82, Grid E-4 and Tax Map 90, Grid E-1. The property is located within the Rural Residential (R-R) Zone and the Military Installation Overlay (M-I-O) Zone, for height and noise. The property is not subject to a previously approved preliminary plan of subdivision (PPS), and there are no prior final plats of subdivision recorded for the property. The proposed development will require a PPS, a certificate of adequacy, and a final plat to find conformance with the development proposed with this special exception application.
3. **Neighborhood and Surrounding Uses:** The immediate properties surrounding the site and their current respective zoning designations are, as follows:

North—	Westphalia Road and single-family dwellings in the Rural Residential (RR) Zone.
East—	Single-family dwellings in the RR Zone.
South—	Westphalia Park and vacant land in the Agriculture and Preservation (AG) Zone and Legacy Comprehensive Design (LCD) Zone.
West—	Vacant land in the Commercial, General, and Office (CGO) Zone.
4. **Request:** The applicant requests approval of a special exception to permit an elderly housing (one-family attached dwellings) use for 61 dwelling units, with a variance request for the removal of 25 specimen trees. In addition, an associated alternative compliance is requested from the requirements of Section 4.6(c)(1)(A)(ii) (Buffering Residential Development from Streets) and Section 4.6(c)(2)(A)(ii) (Buffering Development from

Special Roadways) of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), along the subject property's frontage on Westphalia Road, a historic collector road.

5. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	RR (Prior R-R)	RR (Prior R-R)
Use(s)	Single-Family Detached Dwelling	Elderly Housing (One-Family Attached Dwellings)
Acreage	10.00	10.00
Parcels	1	10
Gross Floor Area	3,818 sq. ft.	1,586 – 2,915 sq. ft.
Dwellings	1	61

- 6. Required Findings:** This application, to permit an elderly housing (one-family attached dwellings) use through a special exception, is being reviewed in accordance with the prior Zoning Ordinance, pursuant to Section 27-1900 of the Zoning Ordinance. The analysis of all required findings for approval are provided below.

General Special Exception Findings—Section 27-317(a) provides the following:

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle;

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102(a)(1–15) of the prior Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and, to ensure adequate public facilities and services. This proposal will be subject to a PPS to determine adequacy of public facilities.

Staff find that the proposed development will not negatively impact the public. The 61 one-family attached dwelling units proposed will provide diverse housing options for the surrounding community through quality senior housing. The site will also include amenities through gathering areas, walking trails, and a community garden. A trail is proposed to connect the development with the adjacent Westphalia Park, giving residents direct access to both private and public recreation opportunities.

The site abuts historic Westphalia Road, where screening will be provided through a masonry wall, native trees, and shrubs. In addition, Westphalia Road will be improved to include expanded vehicular lanes, bicycle lanes, street trees, and a multi-modal sidewalk.

The environmental features of the site will be protected through preservation of on-site wetlands and a stormwater management system. In

addition, both on-site and off-site woodland conservation areas are proposed.

The proposed special exception use and site plan demonstrates harmony with the purposes of Subtitle 27 of the County Code.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

The proposed use is in conformance with the requirements and regulations set forth in Subtitle 27. In 2001, the Prince George's County District Council enacted Council Bill CB-106-2021. This ordinance was to permit an elderly housing (one-family attached dwellings) use in the R-R Zone, under certain circumstances.

The proposed use is being evaluated according to the general required findings of approval for all special exceptions contained in Section 27-317(a) of the prior Zoning Ordinance. An elderly housing (one-family attached dwellings) use is also subject to the additional findings of Section 27-352.01 of the prior Zoning Ordinance.

The application also demonstrates conformance with the R-R Zone development regulations. The proposed unit layouts and representative architecture have been provided by the applicant to supplement the special exception site plan.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan;

Plan Prince George's 2035 Approved General Plan (Plan 2035) classifies this application as located within the Established Communities policy area. Established communities areas are most appropriate for context-sensitive infill and low- to medium-density development. The subject property is surrounded by single-family residences, vacant land, and a public park. The proposed use of elderly housing (one-family attached dwellings) complements the surrounding neighborhood uses.

The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) places this property in the low-density residential land use area and recommends development of "approximately 3,500 acres of new low- to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept" (page 30).

The proposed use is a medium-density development that is within the density parameters of the underlying R-R Zone regulations. Construction of 61 one-family attached dwelling units for the elderly will not substantially

impair the integrity of the Westphalia Sector Plan and SMA or Plan 2035. Special Exception SE-4856, as requested, conforms to this finding.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area;

The proposed use will add quality senior housing to the larger Westphalia community. Amenities will be provided to facilitate community gatherings and enhance public health, through walking trails and a community garden. A trail will also serve the adjacent Westphalia Park for additional recreation activities.

The development will provide safe vehicular and pedestrian circulation for current and future residents. The special exception site plan shows an 8-foot-wide shared use path, adjacent to Westphalia Road. A condition has been included in the Recommendation section of this report, requiring the applicant to replace the 8-foot-wide shared use path with a 10- to 12-foot-wide side path along the site's frontage. A 10- to 12-foot-wide side path is consistent with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) policies, as well as the 2012 American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities, and provides sufficient width for bicyclists and pedestrians to adequately navigate the site.

Staff find that the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and

The site is bounded to the east by an undeveloped parcel; to the south by undeveloped land and the Westphalia Park; to the west by single-family residences; and to the north by Westphalia Road, which is a historic road.

The development proposed will complement the surrounding residential uses, while providing access to the adjacent Westphalia Park. The surrounding community and adjacent properties will not be negatively impacted by construction of one-family attached dwelling units for the elderly.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan; and

Type 2 Tree Conservation Plan TCP2-006-2023 was submitted with this application and shows a total of 4.78 acres of woodland on-site and clearing of 3.88 acres of woodland. The threshold, as established by the R-R Zone, is 20 percent, or 2 acres. Based on the proposed clearing, a total woodland conservation requirement of 4.90 acres is required. The applicant proposes to meet this requirement with 0.90 acre of on-site preservation, 0.13 acre of on-site reforestation, and 3.87 acres of off-site credits. To find conformance

with the Westphalia Sector Plan and SMA and the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan), a condition has been included in the Recommendation section, requiring the applicant to revise the TCP2 to meet the 20 percent threshold on-site.

On-site woodland conservation shall be placed in woodland and wildlife habitat conservation easements, prior to certification of the TCP2. The majority of the woodland conservation requirements will be met off-site by purchasing credits, within an off-site tree bank.

A Subtitle 25 variance was also submitted for review with this application. The applicant has requested to remove 25 specimen trees, as is shown on the TCP2. The condition of trees proposed for removal ranges from poor to good, and are located across the entire site, many located along the southern property line. Staff support the removal of 23 of the proposed 25 specimen trees. Specimen Trees 7 (ST-7) and 41 (ST-41) should be retained and evaluated further with future entitlement reviews. ST-7 is located in an area of proposed reforestation, and ST-41 lies on the edge of the proposed preservation area and could be retained, if grading is revised.

- (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

This site does not feature any primary management area, but an area of regulated environmental features (REF), in the form of an isolated wetland feature, is present along the eastern property line. A portion of the isolated wetland area of the site is proposed to be impacted, with the remainder undisturbed and preserved within green space. The forested portion of this isolated wetland is proposed to be preserved, as part of the total woodland conservation.

The specimen trees proposed for removal are located outside of the REF, except ST-6, which lies just within the wetland buffer.

Based on the plans submitted, the REF on the subject property have been preserved and/or restored, to the fullest extent possible. The necessary impact is to connect to a Washington Suburban Sanitary Commission (WSSC) sanitary sewer, which staff support.

Specific Special Exception Requirements—Section 27-352.01(b) provides the following:

Section 27-352.01—Elderly housing (one-family attached dwellings).

- (b) Notwithstanding the provisions of subsection (a) of this Section, attached one-family dwellings for the elderly (and related facilities) may be permitted in the R-R Zone, subject to the following:**

- (1) The gross tract area shall be between nine (9) and twenty (20) acres;**

The subject property has a gross tract area of 10 acres.

- (2) The property shall be located adjacent to a park owned by a public agency or land zoned R-O-S and owned by a public agency or the United States of America;**

The proposed development is adjacent to Westphalia Park, owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC) and operated by the Prince George's County Department of Parks and Recreation (DPR), to which the developer has proposed a trail connection.

- (3) The property shall have at least one hundred fifty (150) feet of frontage on, and direct vehicular access to, a roadway with a functional transportation classification of collector or arterial;**

The subject property has 912 feet of street frontage along Westphalia Road, which is classified as an historic collector roadway. The site contains one direct point of vehicular access to Westphalia Road.

- (4) Density shall be limited to no more than eight (8) dwelling units to the acre;**

The proposed density is 6.1 dwelling units per acre, which results in 61 one-family attached dwelling units.

- (5) Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, and any other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception;**

The proposed dimensions and percentages are shown on the special exception site plan, demonstrating the regulations for the development.

- (6) Recreational facilities shall be required. The requirement may be satisfied with a combination of on-site and off-site facilities. On-site facilities may be passive or active. Off-site recreational facilities obligations may be satisfied through contributions to the adjacent public-owned parkland, in coordination with the Prince George's County Department of Parks and Recreation; and**

The statement of justification cites the inclusion of a 4,990-square-foot outdoor community area, shown as Amenity Area A on the landscape plan and improved with a covered pavilion, seating, bike racks, and a community garden, all located along the main internal road. The community area connects to a hard-surface walking path that loops around the SWM pond

and provides a connection to Westphalia Park. Installation of the trail connection and SWM pond with Westphalia Park will require coordination of permits and agreements with DPR. Mandatory dedication of parkland will be further evaluated, at the time of the PPS review.

- (7) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application. The covenants shall run to the benefit of the County, shall be approved by the District Council, and filed in the Land Records for Prince George's County shall be approved by the District Council, and filed in the land records at the time the final subdivision plat is recorded.**

The proposed elderly housing (one-family attached dwellings) use is a permitted use in the R-R Zone, subject to approval of a special exception, in accordance with Section 27-441(b), Table of Uses, of the Zoning Ordinance. The use is subject to Footnote 58, which states that "a dwelling for the elderly shall be housing which is operated in accordance with State and Federal Fair Housing laws."

The applicant has provided draft covenants with this submission.

- (8) The requirements of Section 27-352.01(a)(7) shall apply.**

The requirements of section 27-352.01(a)(7) are addressed below:

- (a) Attached one-family dwellings for the elderly (and related facilities) may be permitted, subject to the following:**

- (7) The following guidelines should be considered:**

- (A) Dwelling units should be clustered around a central focal point or public space and should avoid linear design. Open space should be oriented to provide the best possible separation or buffer from adjoining single-family detached uses. The requirements of Section 24-137(g)(1), (2), and (5) through (10) shall serve as guidelines for site layout.**

The proposed site layout provides a landscaped buffer, along the street frontage, consisting of trees, shrubs, and a 3-foot-tall masonry wall. The dwelling units are in groups of 3–5 townhomes, with private streets separating each townhouse block.

A 4,990-square-foot outdoor community area, improved with a covered pavilion, seating,

bike racks, and a community garden, is centrally located in the development along the main internal road. The community area connects to a hard-surface walking path that loops around the SWM pond and provides a pedestrian connection to Westphalia Park.

- (B) No less than ten percent (10%) of the land area should be devoted to open space, recreation facilities, and social-oriented amenities.**

The proposed development will provide 48.6 percent of open space.

- (C) If a community building is proposed, no less than three (3) physically separate areas, which shall include the separation of a single room, should be provided within the building for recreational and social-oriented amenities of varying activity levels.**

The subject development does not propose a community building.

- (D) Each outdoor space intended for active recreation should be a minimum of fifty (50) feet in width in least dimension, with a minimum area of five thousand (5,000) square feet.**

The on-site amenity area provided is for passive recreation and is approximately 4,990 square feet.

For active recreation, residents will be able to utilize a walking path that goes around the SWM pond and provides a connection to Westphalia Park.

7. **Parking Regulations:** In accordance with the parking and loading regulations contained in Section 27-568, for a townhouse or other one-family attached dwelling use, 2.04 spaces are required per dwelling unit. The applicant has proposed 61 dwelling units, which requires a minimum of 125 parking spaces for the development. The special exception site plan shows a total of 213 parking spaces will be provided.
8. **2010 Prince George's County Landscape Manual Requirements:** The proposed development is subject to the requirements of the Landscape Manual. Specifically, conformance is required for Section 4.1, Residential Requirements; Section 4.6, Buffering

Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscape Requirements; and Section 4.10, Street Trees Along Private Streets. The orientation of the dwellings exposes the rear of the units to the public street. An application for Alternative Compliance (AC-23002) to Section 4.6(c)(1)(A)(ii) of the Landscape Manual was provided with this application, and was evaluated separately.

9. **Alternative Compliance:** Alternative compliance is requested from the requirements of Sections 4.6(c)(1)(A)(ii) and 4.6(c)(2)(A)(ii) of the Landscape Manual, along the frontage of the subject property on Westphalia Road, a major historic road collector.

Upon further review, the Alternative Compliance Committee found the applicant does not require alternative compliance for Section 4.6(c)(1)(A)(ii), as the applicant did not include the 10-foot-wide public utility easement in the minimum required buffer width. The Alternative Compliance Committee finds that, with this width included, the minimum buffer width would be approximately 38.8 feet, which meets the required 35-foot-wide minimum buffer. The applicant already meets all other criteria for a Section 4.6(c)(1)(A)(ii) buffer. The Alternative Compliance Committee provided a condition, included in the Recommendation section of this technical staff report, requiring the applicant to revise the plans demonstrating compliance with Section 4.6(c)(1)(A)(ii).

The applicant requests alternative compliance from the requirements of Section 4.6(c)(2)(A)(ii), which requires a minimum 20-foot-wide buffer to be planted with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveway openings. The subject property meets the required buffer width of 20 feet and has 698 linear feet of frontage, subject to Section 4.6(c)(2)(A)(ii). The applicant provides approximately 61 percent of the required plant units, which is 343 units, but does not meet the plant unit requirement of 559 plant units. The applicant proposes an alternative design element with a 3-foot-high brick masonry wall, which runs parallel to all proposed lots, except the two 20-foot-wide WSSC easements.

The Alternative Compliance Committee provided a condition, included in the Recommendation section of this technical staff report, requiring the applicant to provide additional evergreen or ornamental plantings on the backside of the proposed 3-foot-high brick masonry wall, in between the shade trees. These additional plantings will increase visual engagement for the Westphalia Road streetscape and allow the applicant to get closer to meeting the plant unit requirement.

10. **Prince George's County Tree Canopy Coverage:** This application is subject to the requirements of the Tree Canopy Coverage Ordinance. This site is located within the prior R-R Zone and is required to provide 15 percent of the site area in tree canopy coverage (TCC). The site is 10.00 acres and a total of 1.50 acres, or 64,340 square feet, of TCC is required. Conformance with the TCC requirements will be evaluated, at the time of permitting. However, with this application, the applicant is demonstrating conformance by providing 76,412 square feet of TCC.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** A tree conservation plan was required with this application, which shows that 4.90 acres of the required woodland conservation requirement will be met as 0.90 acre of woodland preservation, 0.13 acre of reforestation, and 3.87 acres of off-site credits. To the

greatest extent possible, the woodland conservation threshold shall be met on-site through the preservation of existing woodland.

12. **Signage:** A sign package was not submitted with this application. Signage location and details will be evaluated for conformance, at the time of permitting.
13. **Referral Comments:** The following referrals were received and are incorporated herein by reference. All the comments are addressed on the site plan, or as part of this technical staff report:
 - a. **Prince George's County Fire/EMS Department**—In an email dated February 1, 2023 (Reilly to Lockhart), the Fire/EMS Department had no compliance comments. However, it was noted that, due to the 22-foot-wide private roads, no on-street parking will be allowed, other than the four provided spaces adjacent to the amenity lot. In addition, fire lane markings will be required, prior to occupancy.
 - b. **Permit Review Section**—In a memorandum dated February 08, 2023 (Glascoe to Lockhart), the Permit Review section had no comments.
 - c. **Historic Preservation Section**—In a memorandum dated February 23, 2023 (Stabler, Smith, Chisholm to Lockhart), the Historic Preservation Section evaluated the site and determined that the subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
 - d. **Community Planning**—In a memorandum dated March 07, 2023 (Rowe to Lockhart), the Community Planning Division found that, pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this application will not substantially impair the integrity of the Westphalia Sector Plan or Plan 2035.
 - e. **Urban Design Section**—In a memorandum dated March 08, 2023 (Burke to Lockhart), the Urban Design Section noted that an application for Alternative Compliance (AC-23002) was requested from the requirements of Sections 4.6(c)(1)(A)(ii) and 4.6(c)(2)(A)(ii) of the Landscape Manual. The Urban Design Section has no objections to the approval of the proposed development.
 - f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 09, 2023 (Giles to Lockhart), DPIE evaluated the subject property and provided comments to be addressed prior to, or concurrent with, issuance of a fine grading permit.
 - g. **Transportation Planning Section**—In a memorandum dated March 27, 2023 (Ryan to Lockhart), the Transportation Planning Section (TPS) provided the following comments:

The recommended facilities do not impair the ability to make transportation-related recommendations that are supported by an approved master plan or functional master plan. In this case, TPS recommends an upgraded side path of 10–12 feet wide, which is supported by the MPOT policy. Further analysis, related to vehicular adequacy, will be examined at the time of PPS. TPS supports the proposed bicycle and pedestrian facilities associated with the subject application and will further

examine them for adequacy at the PPS stage of development.

- h. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated March 20, 2023 (Thompson to Lockhart), DPR supports the applicant's proposal to provide on-site recreational facilities. Mandatory dedication of parkland will be further evaluated at the time of the PPS review. Installation of the trail connection and the SWM pond with Westphalia Park will require coordination of permits and agreements with DPR.
- i. **Subdivision Section**—In a memorandum dated March 21, 2023 (Vatandoost to Lockhart), the Subdivision Section had no issues with the application, and noted that a PPS and final plat will be required for the proposed development.
- j. **Environmental Planning Section**—In a memorandum dated March 22, 2023 (Kirchhoff to Lockhart), the Environmental Planning Section (EPS) provided an analysis of the subject application.

The site has an approved Natural Resources Inventory (NRI-005-2022), and no further information is required for the NRI regarding existing site conditions.

Based on the proposed clearing, a total woodland conservation requirement of 4.90 acres is required. To find conformance with the Westphalia Sector Plan and SMA and the Green Infrastructure Plan, the applicant shall revise the TCP2 to meet the 20 percent threshold on-site.

The required findings of Section 25-119(d) of the WCO were adequately addressed for the removal of 23 specimen trees, identified as Specimen Trees 1 through 6, 14 through 22, 31, and 42 through 48. EPS recommends that the Planning Board approve the requested variance for the removal of 23 specimen trees, for construction of a residential development and that ST-7 and ST-41 be retained and evaluated further with future entitlement reviews.

RECOMMENDATION

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-317 (in general) and Section 27-352.01 (elderly housing – one-family attached dwellings) of the prior Prince George's County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval and that the application will be in conformance with the Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SE-4856, a Variance from Section 25-122(b)(1)(G), Alternative Compliance AC-23002, and Type 2 Tree Conservation Plan TCP2-006-2023, for Alexander Landing, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:

- a. Due to the 22-foot-wide private roads, no on-street parking will be allowed, other than the four provided spaces adjacent to the amenity lot.
- b. Add a note stating “All dwelling units shall have front facades finished with a minimum of 60 percent brick or other masonry. The first floor of all front facades shall be finished with full brick or other masonry.”
- c. Add a note stating, “All one-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition.”
- d. Add a note stating, “All highly visible one-family attached end walls, as shown on the Applicant’s provided ‘Visibility Exhibit,’ shall be finished with full brick or other masonry on the first floor.”
- e. Add a note stating, “All moderately visible one-family attached end walls, as shown on the Applicant’s provided ‘Visibility Exhibit,’ shall be finished with, at a minimum, full brick or other masonry up to the water table.”
- f. Provide additional ornamental and evergreen tree plantings on the backside of the proposed brick masonry wall, in between the shade trees, as space allows.
- g. Adjust the detail for the 3-foot-high brick masonry wall to correctly demonstrate the height and brick material.
- h. Revise the Section 4.6-1 and 4.6-2 landscape schedules to state the correct provided buffer width measurements and remove the alternative compliance request from Section 4.6(c)(1)(A)(ii).
- i. The Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - (1) Revise the plan to meet the woodland conservation threshold on-site.
 - (2) Clearly show specimen trees and specimen tree labels.
 - (3) Prior to certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section, for review by the Office of Law and submission to the Office of 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, and 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 issuance of any permit which impacts wetlands, wetland buffers, and streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions were complied with, and associated mitigation plans.
 - (5) The TCP2 shall be revised to include the following note under the specimen tree table, "This plan is in accordance with the following variance from the strict requirements of Subtitle 25, approved by the Planning Board with SE-4856, for the removal of Specimen Trees 1 through 6, 14 through 22, 31, and 42 through 48."
- 2. At the time of preliminary plan of subdivision, the applicant shall:
 - a. Construct a 10- to 12-foot-wide side path along the site's frontage, subject to modification by the Prince George's County Department of Public Works and Transportation, with written correspondence.
 - b. All bearings and distances shall be correctly labeled on the special exception site plan and shall be consistent with the record plat.
- 3. The following conditions shall be applicable for all work conducted within Maryland National Capital Park and Planning Commission (M-NCPPC) property, and shall be shown on the approved plans, or referenced by notes thereon:
 - a. Blaze orange safety fence shall be erected and maintained around the work area and "Caution/No Trespassing" signs shall be placed along this fence, at a maximum spacing of 100 feet.
 - b. Construction access to the work area shall be via the Squire Road alignment.
 - c. Restoration of the affected parkland shall include, but not be limited to:
 - (1) The removal of all flagging, construction equipment, erosion and sediment control practices, construction access road materials, and debris from parkland, upon completion of work.
 - (2) Repair of any damaged asphalt trail or park infrastructure in kind, to the satisfaction of M-NCPPC.
 - (3) Stabilization of all disturbed areas; for existing grassed areas, a live, uniform stand of grass is required for acceptance, upon completion of work.