



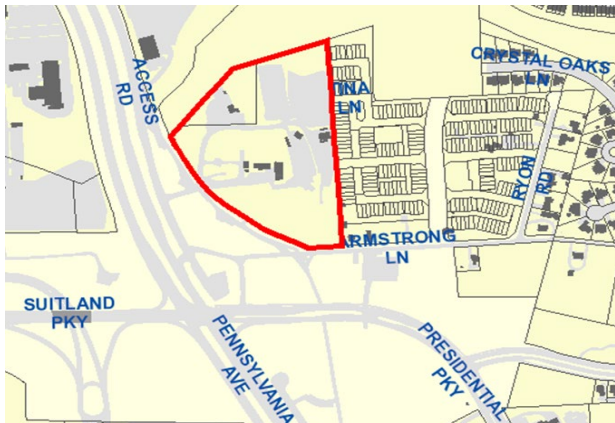
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

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

Detailed Site Plan Alternative Compliance Wood Property

DSP-22014
AC-23006

REQUEST	STAFF RECOMMENDATION
Development of 88 single-family attached (townhouse) dwelling units.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Detailed Site Plan DSP-22014• Approval of Type 2 Tree Conservation Plan TCP2-002-2022-01• Approval of Alternative Compliance AC-23006

Location: On the north side of Armstrong Lane, approximately 450 feet west of its intersection with Presidential Parkway.			
Gross Acreage:	18.09		
Zone:	TAC-E/MIO		
Prior Zone:	M-X-T/M-I-O		
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)		
Dwelling Units:	88		
Gross Floor Area:	N/A		
Planning Area:	78		
Council District:	06		
Municipality:	N/A		
Applicant/Address: ADC, Builders Inc., C/O Alan Cohen 6290 Montrose Road Rockville, MD 20852		Planning Board Date:	06/29/2023
Staff Reviewer: Andrew Shelly Phone Number: 301-952-4976 Email: Andrew.Shelly@ppd.mncppc.org		Planning Board Action Limit:	06/29/2023
		Staff Report Date:	06/15/2023
		Date Accepted:	03/17/2023
		Informational Mailing:	05/18/2022
		Acceptance Mailing:	02/22/2023
		Sign Posting Deadline:	05/30/2023

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.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22014
 Type 2 Tree Conservation Plan TCP2-002-2022-01
 Alternative Compliance AC-23006
 Wood Property

The Urban Design staff has reviewed this detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

The subject property is within the Town Activity Center–Edge (TAC-E) and Military Installation Overlay (MIO) Zones. The site was previously within the Mixed Use–Transportation Oriented (M-X-T) and Military Installation Overlay (M-I-O) Zones under the prior Prince George's County Zoning Ordinance. This application is requesting approval of a detailed site plan under the prior Zoning Ordinance. Pursuant to Section 27-1704(b) of the Zoning Ordinance, projects receiving development approvals under the prior Zoning Ordinance or Subdivision Regulations may have subsequent applications reviewed under the prior Zoning Ordinance. The subject property received prior development approvals for a conceptual site plan and preliminary plan of subdivision. Therefore, this application is being reviewed under the requirements of the prior Zoning Ordinance. The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) and Military Installation Overlay (M-I-O) Zones;
- b. The requirements of Conceptual Site Plan CSP-19007;
- c. The requirements of Preliminary Plan of Subdivision 4-21038;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;

- g. Referral comments; and
- h. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** This detailed site plan (DSP) requests approval of development for 88 single-family attached (townhouse) dwelling units. The 88 dwelling units will be located on 88 lots that are at least 1,200 square feet. Each lot will contain a 22-foot-wide unit, for a total of 88 units. The DSP will also include 16 parcels and 1 outparcel. The 16 parcels will be utilized for private streets, homeowners association (HOA) facilities, stormwater management (SWM) facilities, and open space and recreation areas. The outparcel will be utilized for future commercial development, which will be evaluated in a separate DSP request. The applicant also requests alternative compliance from the requirements of Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	TAC-E/MIO (prior M-X-T/M-I-O)	TAC-E/MIO (prior M-X-T/M-I-O)
Use	Industrial	Single-family Residential
Total Gross Acreage	18.09	18.09
Floor Area Ratio (FAR)*	0	0.19
Residential Square Footage (sq. ft.)	0	184,728 (4.24 acres)
Total Dwelling Units	0	88
Total Parking Spaces Provided**	0	199
On-Street Standard Spaces	-	23 (1 ADA)
Off-Street Parking	-	176
Bicycle Spaces Provided	-	12

Notes: *Per Section 27-548 of the prior Prince George's County Zoning Ordinance, the base floor area ratio (FAR) of 0.4 in the Mixed Use-Transportation Oriented (M-X-T) Zone may be increased utilizing the optional method of development in Section 27-545 of the prior Zoning Ordinance. See Finding 7 for a discussion of the FAR optional development method.

**Pursuant to Part 11, Off-Street Parking and Loading, Section 27-568 of the prior Zoning Ordinance, the number of parking spaces required for the townhouse units is 408. However, the parking space requirement for developments in the M-X-T Zone is to be calculated by the applicant and submitted for Prince George's County

Planning Board approval, at the time of DSP, as stated in Section 27-574 of the prior Zoning Ordinance. As discussed in Finding 7, staff find that the provided parking is sufficient for the proposed development.

3. **Location:** The subject property is located on the north side of Armstrong Lane, approximately 450 feet west of its intersection with Presidential Parkway, in Planning Area 78 and Council District 6. The site consists of 18.09 acres and is within the Town Activity Center–Edge (TAC-E) and Military Installation Overlay (MIO) Zones, but is being reviewed under the prior M-X-T and Military Installation Overlay (M-I-O) Zones of the prior Zoning Ordinance. The project is in the Town Center Fringe area of 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA). This site is located within the Inner Horizontal Surface (Right Runway) Area D, and Noise Intensity Zone 60dBA–74dBA, of the MIO Zone.
4. **Surrounding Uses:** The subject property is bounded to the north by vacant land in the Industrial, Employment Zone; to the south, across Armstrong Lane, by the MD 4 (Pennsylvania Avenue) and Presidential Parkway interchange; to the east by an existing single-family attached residential community (known as Cabin Branch Village); and to the west by the Pennsylvania Avenue Service Road, with MD 4 beyond.
5. **Previous Approvals:** The property was the subject of Zoning Map Amendment A-9976, which proposed rezoning the property to the M-X-T Zone. However, this application was dismissed with the passage of Prince George’s County Council Resolution CR-66-2010, as the property was rezoned to the M-X-T Zone in February 2007, by the adoption of the Westphalia Sector Plan and SMA.

The property is subject to Conceptual Site Plan CSP-19007, which was approved by the Planning Board on December 12, 2019 (PGCPB Resolution No. 19-130), for a mixed-use development consisting of 90 single-family attached (townhouse) dwelling units, a 128-room hotel, and 15,000 square feet of commercial/retail uses. The approval was subject to two conditions, neither of which are applicable to this DSP.

The property is also subject to Preliminary Plan of Subdivision (PPS) 4-21038, which was approved by the Planning Board on April 28, 2022 (PGCPB Resolution No. 2022-40), for 88 lots, 16 parcels, and 1 outparcel for the development of 88 single-family attached (townhouse) dwelling units. The approval was subject to 30 conditions, and the applicable conditions are analyzed within Finding 9 of this technical staff report. The PPS also approved two variation requests. The first variation request was from Section 24-128(b)(7)(A) of the prior Prince George’s County Subdivision Regulations, to allow Lots 1–24 in Block D of the development to be served by alleys. The second variation request was from Section 25-122(b)(1)(G) of the Prince George’s County Code, to allow for the removal of 10 of the existing 24 specimen trees on-site.

The subject property was rezoned TAC-E and MIO through the approved Countywide Sectional Map Amendment via Council Resolution CR-136-2021, effective April 1, 2022.

The property was also the subject of SWM Concept Plan 37486-2017-00, approved on March 28, 2019. However, it has since expired as of March 25, 2022.

6. **Design Features:** This DSP proposes the construction of 88 single-family attached (townhouse) dwelling units, on 88 lots on the subject property. The DSP also includes 16 parcels, which will be utilized to serve the development, and 1 outparcel, which will be the subject of future development in a separate DSP application. The property lies to the north of Armstrong Lane, which is a service road to MD 4 and is classified as I-603, and to the west of an existing single-family attached (townhouse) community known as Cabin Branch Village. The townhouse dwellings are generally located in the north-east portion of the site and are a mix of front-loaded and rear-loaded two-car garage units served by either private streets or alleys. The townhouses are arranged in groups, or sticks, of three to nine units, of which only one group proposes nine units, with green open space and recreation facilities provided throughout the site. On-street parking will be provided via internal private streets and within driveways and garages for all residential units.

Architecture

Two townhouse models are proposed for the 88 units, with both front and rear-loaded two car garages: the Greywood and the Halston. The three-story, 22-foot-wide models will come in multiple façade variations and incorporate a variety of materials including brick and metal siding. Dormers, decks, awnings, gables, louvers, and other architectural details are included in the façade designs and add appropriate visual interest to the building designs. All rear-loaded townhouses (or Halston models) have standard decks as these units do not have rear yards. These units are located in the middle of the site, identified as Lots 1 through 24, which are served by alleys. Conditions have been provided in the Recommendation section of this technical staff report, for all end units to have a water table constructed with brick on all side elevations, and for each end unit model to have additional standard features. The Greywood model end units shall have standard roof top decks and the Halston model end units shall have a full brick façade on the front elevation extending until at least the first floor.

Highly visible elevations are shown on the building elevations submitted and are identified on the DSP. The highly visible units include a minimum of three features, with the full first floor finished in brick. Conditions have been provided in the Recommendation section of this technical staff report, to provide additional general notes on the DSP coversheet regarding highly visible elevation standards.



Figure 1: Greywood front-loaded 22-foot-wide townhouse unit.



Figure 2: Halston rear-loaded 22-foot-wide townhouse unit

Recreational Facilities

The subject application proposes a mix of private outdoor recreational facilities for the future population. In addition, per previous approvals, the applicant is required to make a monetary contribution (also known as park club fee) with each building permit, toward the construction, operation, and maintenance of recreational facilities in the central park and/or the other parks that will serve the Westphalia Sector Plan area.

In accordance with the current formula for calculating the value of recreational facilities, for a development of 88 single-family attached (townhouse) dwelling units in Planning Area 78, a recreational facility package worth approximately \$90,902.24 is needed to serve this development. This DSP proposes four on-site recreational sites that are spread throughout the community. These include four sitting areas with concrete plazas and benches and a multi-age playground with an associated open lawn area in the southern portion of the site. A recreational facilities cost estimate has been provided. The estimated value of \$100,080 for the recreational amenities proposed meets what is required and is adequate. The timing for completion and installation of the proposed recreational facilities has been included in this technical staff report, with conditions provided to revise the DSP coversheet. A condition has been included herein, requiring the applicant to provide stamped concrete for all four sitting areas, to enhance their appearance within the community.

While not a recreation facility, staff find that the community would benefit from dog park facilities, in addition to the proposed dog waste stations. Therefore, a condition has been provided for the applicant to install two on-site dog parks. Each dog park shall include a fenced grass area and a dog fountain. The locations of these two dog parks shall be on Parcels G and P.

Lighting

The applicant specifies partially shielded lighting within the development and proposes lighting in open spaces and along streetscapes, to promote safe vehicular and pedestrian movements. The photometric plan submitted with the DSP shows appropriate lighting levels along streetscapes, with minimal spillover into the adjacent residential properties. A condition has been provided in the Recommendation section of this technical staff report, for the applicant to revise the lighting fixtures to utilize full cut-off appliances.

Signage

This DSP does not propose or approve any on-site signage, in accordance with Part 12 of the prior Zoning Ordinance.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the M-X-T and M-I-O Zones of the prior Zoning Ordinance.
 - a. The subject application is in conformance with the applicable requirements of the Zoning Ordinance, including the design requirements associated with uses proposed in the M-X-T Zone. This includes conformance with Sections 27-542, 27-544, and 27-547 of the prior Zoning Ordinance. The proposed 88 single-family attached (townhouse) dwelling units are a permitted use in the M-X-T Zone, as Footnote 7 of

Section 27-547 allows the maximum number and type of dwelling units to be determined at the time of CSP, which was 90 single-family attached (townhouse) dwelling units. The DSP shows two less units than that of the approved CSP.

- b. Section 27-548, M-X-T Zone regulations, establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed as follows:

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR; and

(2) With the use of the optional method of development—8.00 FAR.

The proposed FAR for this DSP is 0.19, which is below the allowed 0.40 FAR and meets this requirement.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

The 88 single-family attached (townhouse) dwelling units are located in multiple buildings and on multiple lots. The additional uses proposed, as part of CSP-19007, will be further evaluated with future DSP application(s).

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

The site plan provides the location, coverage, and height of all improvements, in accordance with this requirement.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

This proposed DSP conforms with the requirements of the Landscape Manual, as demonstrated in Finding 10 of this technical staff report, apart from the alternative compliance request from Section 4.10, Street Trees Along Private Streets. The DSP also conforms with all the requirements of the Prince George's County Tree Canopy Coverage Ordinance, as demonstrated in Finding 12 of this technical staff report.

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the

optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

The FAR calculation is provided on the DSP coversheet and is. 0.19. This FAR conforms with the requirement.

- (f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

This requirement is not applicable to this development proposal, as this application does not propose private structures within the air space above, or in the ground below, public rights-of-way.

- (g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

This DSP application provides each lot with access to an adjacent private street or alley, in accordance with Subtitle 24, and as further approved with PPS 4-21038. This requirement was reviewed and approved by the Planning Board on April 28, 2022.

- (h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within**

one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

The applicant's submitted plan indicates that all townhouse sticks, except for one, do not contain more than eight townhouses per building group. A single stick of nine townhouses is proposed. The lot pattern was approved pursuant to PPS 4-21038, to provide continuous open space from the Cabin Branch subdivision at the suggestion of staff. Per Section 27-544(c)(2) of the prior Zoning Ordinance, the limitations on lot size and lot width requirements in this section do not apply to this subject property. These limitations do not apply, as the property was placed in the M-X-T Zone through a sectional map amendment (SMA). The SMA intended to implement land use

recommendations for mixed-use development recommended by a master plan or sector plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by staff prior to initiation. The submitted plans conform to all other portions of this subtitle, which include façade, minimum living space, and garage requirements, as indicated within this DSP.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. The height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

This requirement is not applicable, as the development application does not propose any multifamily buildings.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.**

This DSP is governed by Exhibit 40 of Council Resolution CR-66-2006, which approved the Westphalia Sector Plan and SMA. The subject DSP is in alignment with the exhibit's guidance and vision. Enhanced residential architecture that can help set the bar for quality architecture in the Westphalia Sector Plan has been proposed with the subject DSP. Staff has included conditions to address additional architectural features that will promote higher quality architectural and amenity design to the overall development.

- c. In accordance with Section 27-574, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval, at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the prior Zoning Ordinance.

This DSP proposes 176 off-street parking spaces and 23 on-street spaces, including 1 Americans with Disabilities Act (ADA) space. A total of 15 of the 23 on-street parking spaces are standard parallel spaces, while the other 8, including the ADA space, are non-parallel spaces. The applicant has submitted a parking analysis for the development, indicating a surplus of provided parking. Pursuant to Section 27-568, a townhouse use with 88 units is required to provide 180 parking spaces. The analysis provided by the applicant concluded a parking supply of 199 spaces. Therefore, a projected surplus of parking spaces using the parking calculation procedures is expected, as outlined in Section 27-574. Lenhart Traffic Consulting, Inc. further concluded that based upon this information, the site will be adequately parked as proposed, and staff agree with the conclusion of the parking analysis. A condition has been provided in the Recommendation section of this technical staff report, requiring the applicant to correct the parking analysis to reflect the site parking layout shown on the DSP coversheet.

- d. The criteria for approval of a DSP are set forth in Section 27-285(b) of the prior Zoning Ordinance, and the site design guidelines in Section 27-283. Additional findings are required for the Planning Board to approve a DSP in the M-X-T Zone, and these are discussed in Section 27-546(d) of the prior Zoning Ordinance.

Section 27-283. – Site design guidelines.

- (a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**
- (b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.**
- (c) These guidelines may be modified in accordance with Section 27-286.**

The proposed development conforms with the design guidelines indicated in the following analysis of Section 27-274 of the prior Zoning Ordinance, and as cross-referenced in Section 27-283. The proposed development promotes the intended purposes of a DSP.

Section 27-274. - Design Guidelines

(1) General.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

CSP-19007 proposed, in part, 90 single-family attached (townhouse) dwelling units. The DSP application proposes 88 single-family attached (townhouse) dwelling units, which does not exceed the 90 single-family attached (townhouse) dwelling units permitted with the approved CSP. Therefore, the development

promotes the purposes of the applicable CSP. In addition, the other uses proposed within the CSP, which include a 128-room hotel and 15,000 square feet of commercial/retail uses, will be evaluated with a future DSP application.

Section 27-281. - Purpose of Detailed Site Plans.

(b) General purposes.

- (1) The general purposes of Detailed Site Plans are:**
 - (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**
 - (B) To help fulfill the purposes of the zone in which the land is located;**
 - (C) To provide for development in accordance with the site design guidelines established in this Division; and**
 - (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**

(c) Specific purposes.

- (1) The specific purposes of Detailed Site Plans are:**
 - (A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
 - (B) To show specific grading, planting, sediment control, tree preservation, and stormwater management features proposed for the site;**

- (C) **To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**
- (D) **To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

The proposed development promotes the intended purposes of the DSP. Vehicular and pedestrian access is provided to the site from three private streets to the east via the Cabin Branch Village property. The architecture is comprised of a variety of high-quality features such as colors and façade types, and the location of recreational facilities is provided on the DSP. The proposed development will be the subject of an HOA, and a recreational facilities agreement will be recorded at the time of final plat.

(2) Parking, loading, and circulation.

- (A) **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...**
- (B) **Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...**
- (C) **Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...**

Access to the site is provided by three private streets (Sybil Lane, Tina Lane, and Waller Tree Way) which will connect to the property adjacent to the subject property to the east, and a future connection between Waller Tree Way and the MD 4 Service Road (I-603). The site layout allows vehicles, bicycles, and pedestrians to easily enter

and exit the site, and the internal design and circulation allow the flow of vehicles, bicycles, and pedestrians within the site. Staff support the proposed site access and internal circulation and find the development proposal to be sufficient regarding vehicular movement to the subject site.

The site will be served by a total of 199 parking spaces, in accordance with Section 27-574, which includes 23 on-street parking spaces, 1 of which is an ADA space. In addition, 12 bicycle parking spaces will be provided.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character...**

The proposed development will provide adequate lighting. A photometric plan was provided with this application and partially shielded fixtures are proposed to provide adequate lighting levels for safe vehicular and pedestrian movements, while minimizing light pollution to the adjacent properties. A condition has been provided in the Recommendation section of this technical staff report, for the applicant to revise the lighting to utilize full cut-off fixtures.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The site design techniques include architecture that is consistent with the adjacent single-family attached (townhouse) communities and includes high visibility side elevations.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use...**

A tree canopy coverage (TCC) schedule has been provided, which demonstrates conformance with this requirement. An adequate variety of landscaping has been provided within the site, in compliance with the Landscape Manual, apart from Section 4.10, Street Trees Along Private Streets, which the applicant requests approval of alternative compliance (AC-23006) requirements. On-site recreational facilities have been provided, which are distributed throughout the site and include a multi-age playground,

open lawn area, and four sitting areas. Staff has added a condition to the Recommendation section of this technical staff report, to provide two dog parks on Parcels G and P, each with fencing and a dog water fountain, within the development as it will provide convenient access to the residents of both the northern and southern portions of the development.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site...

There will be site and streetscape amenities, such as the proposed landscape strips along the private on-site streets, with a variety of landscaped material that will contribute to an attractive development. The applicant proposes durable high-quality fixtures, promoting an attractive design for the overall development. A condition has been provided in the Recommendation section of this technical staff report, for the applicant to provide stamped concrete at all sitting plazas to enhance the facility and provide a greater on-site amenity for residents.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...

This DSP application proposes grading that minimizes environmental impacts and disruption to existing topography.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive.

This DSP application does not propose providing service areas due to the residential use. Service areas may be provided with the future development of the site, which includes a 128-room hotel and 15,000 square feet of commercial/retail uses.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.

On-site recreational facilities have been provided, which are distributed throughout the site and include a multi-age playground, open lawn area, and four sitting areas. These facilities offer a variety of activities and amenities that provide space for residents to gather outdoors. As previously discussed, staff recommend a condition to provide two dog park facilities and stamped concrete at all four sitting areas to further enhance the public space amenities.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

Architectural elevations were included with this application, which include two single-family attached (townhouse) models. There are two 22-foot-wide models: the front-loaded Greywood, and the rear-loaded Halston. It was determined that the building materials are harmonious with the proposed building design. High visibility side elevations which include additional brick have also been provided. Rear decks are provided standard for all rear-loaded dwelling units. Conditions have been provided in the Recommendation section of this technical staff report, for all end units to have a water table constructed with brick on all side elevations and for each end unit model to have additional standard features. The Greywood model end units shall have standard roof top decks and the Halston model end units shall have a full brick façade on the front elevation extending until at least the first floor.

(11) Townhouses and Three-Story Dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into**

account the viability of the trees after the development of the site.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**
- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**
- (F) Attention should be given to the aesthetic appearance of the offsets of buildings.**

The townhouse development has been designed to minimize the views of rear units. Four different architectural elevations are provided for each type of model to avoid repetitive architectural elements, and these provide a variety of architectural features. As previously discussed, staff recommend architectural improvements for all end units, which differ by model type, that are provided as conditions in the Recommendation section of this technical staff report.

Section 27-546(d). – Site Plans

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

The proposed DSP is in conformance with the provided regulations of the M-X-T Zone as demonstrated herein. A discussion of the purposes of the M-X-T Zone, as described in Section 27-542(a), is described below.

Section 27-542. – Purposes

(a) The purposes of the M-X-T Zone:

- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;**

The DSP application provides an extension of the previously approved Cabin Branch Village development located to the east. The DSP provides an orderly development of appropriate density, while providing a transition to the future commercial, hotel, and retail development to the south that was approved with CSP-19007.

- (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

The subject property provides a community with open space and sufficient recreational facilities spread throughout the property. Sidewalk connections are provided to connect the property to the Cabin Branch Village development to the east and the future commercial, hotel, and retail development to the south.

- (3) **To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

The proposed development will continue the planned development of quality housing choices in the Westphalia community and will provide additional market support to help attract retailers to the area, as envisioned in the Westphalia Sector Plan and SMA.

- (4) **To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

The proposed development is part of the Westphalia Sector Plan and SMA, which envisions a mixture of residential, office, commercial, and retail opportunities near the subject property. The subject property is located directly to the north of the Joint Base Andrews military base. This development will provide potential housing choices to employees working on the base, which may reduce the number and distance of vehicle trips.

- (5) **To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

The subject property encourages a 24-hour environment as the approved CSP approves a mixture of uses in a mixed-use zone. While this DSP only proposes a residential use, future DSP applications will propose a mixture of horizontal uses, in conformance with CSP-19007. In addition, the subject property is in close proximity to other

commercial, office, and retail uses, expanding the 24-hour environment in the community.

- (6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;**

The subject property will be part of a future horizontal mixed-use development, in conformance with CSP-19007.

- (7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;**

The proposed development will satisfy this requirement by providing a coordinated and orderly transition from the existing Cabin Branch Village townhouse community to the east, and the future commercial/retail component to the south of the subject property. The development features a coordinated street network with pedestrian connectivity and open spaces that complement and support the adjacent development.

- (8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;**

The subject DSP complies with current regulations for efficient design and best practices regarding stormwater design techniques.

- (9) To permit a flexible response to the market and promote economic vitality and investment; and**

The proposed development is consistent with the applicable sector plan. The development promotes a flexible response to

the market, encouraging economic vitality and investment.

- (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.**

The subject application provides high quality architectural design, utilizing design techniques and product information to achieve excellence in physical, social, and economic planning. The applicant provides two architectural 22-foot-wide single-family attached (townhouse) models. These models feature a mixture of high-quality materials, including highly visible elevations with a minimum of three standard side elevation features. Conditions have been provided to include additional standard features, as stated in the Recommendation section of this technical staff report.

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;**

This DSP is governed by Exhibit 40 of Council Resolution CR-66-2006, which approved the Westphalia Sector Plan and SMA. The subject DSP is in alignment with the Exhibit's guidance and vision.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

This DSP is integrated with the existing Cabin Branch Village development to the east, providing single-family attached (townhouse) dwelling units with decks standard for all rear-loaded units.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

This DSP is integrated with the existing Cabin Branch Village development to the east, providing single-family attached (townhouse) dwelling units with decks standard for all rear-loaded units. The proposed development utilizes the same private streets of the adjacent development and light pollution is less than 0.5-foot candles at all eastern lot lines. Sidewalk connections have been provided to the existing Cabin Branch Village development, ensuring pedestrian and street connectivity between sites. These connections also extend to the western boundaries of the site, which will connect to the proposed future commercial development on the outparcel. Adequate bicycle facilities are provided in the form of bicycle racks, which are distributed throughout the site to be accessible to residents.

(5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;

The subject application layout meets this criterion by providing a separation between dwelling units and recreation facilities that reflects a cohesive development capable of sustaining an independent environment of continuing quality and stability.

(6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;

The proposed development will be constructed as one continuous phase.

(7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;

The provided pedestrian network, as illustrated on the on-site pedestrian and bicycle network and facilities plan integrates with the existing network on the Cabin Branch Village property to the east. As proposed, the pedestrian network is also designed to encourage future pedestrian connectivity to the proposed commercial development on the outparcel to the south.

(8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the

types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and

High quality urban design is provided along the streetscapes and recreational facilities on-site. Benches, bicycle racks, on road bicycle facilities, pedestrian connectivity, dog parks, and dog waste stations provide amenities to integrate into the community.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

PPS 4-21038 is subject to a certificate of adequacy. The proposed project does not require an amendment to the certificate, and therefore, the project is supported by adequate transportation facilities.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

This provision is not applicable as the finding of adequacy was not more than six years ago.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be**

approved in accordance with the provisions set forth in this Section and Section 27-548.

This provision is not applicable, as the subject DSP contains 11.57 acres less than the specified criteria for this required finding.

- e. **Military Installation Overlay Zone:** The subject property is located within the Military Installation Overlay (M-I-O) Zone, specifically in Height Surface D, which has a height limit of 150 feet. The maximum height of the proposed residential units is 50 feet. The site is also within the 60 to 74 dBA noise contours. Per Section 27-548.55(b) of the prior Zoning Ordinance, interiors of all new residential construction within the Noise Intensity Contours, including additions, must be certified to 45 dBA Ldn or less by an Acoustical Engineer or qualified professional of competent expertise. This condition has already been required by the PPS prior to the approval of building permits for the site.
- 8. **Conceptual Site Plan CSP-19007:** This DSP is in general conformance with CSP-19007, which was approved by the Planning Board, subject to two conditions. Neither condition is relevant to the approval of DSP-22014, as they have been addressed by prior approvals.
- 9. **Preliminary Plan of Subdivision 4-21038:** This DSP is consistent with PPS 4-21038, which was approved by the Planning Board and included a variation from Section 24-128(b)(7)(A) of the prior Subdivision Regulations and a variation from Section 25-122(b)(1)(G) of the Prince George's County Code, subject to 30 conditions. The relevant conditions are discussed, as follows:
 - 2. **Any nonresidential development shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.**

No nonresidential development is proposed with this DSP.
 - 3. **Development of the site shall be in conformance with Stormwater Management Concept Plan 37486-2017-00, and any subsequent revisions.**

The applicant submitted an approved SWM Concept Plan (37486-2017-00) and approval letter with the subject DSP, which were valid until March 25, 2022. This SWM concept plan has since expired, and an approved SWM concept plan will be required prior to the certification of this DSP. An unapproved SWM Concept Plan (37486-2017-01) was submitted which shows the use of micro-bioretenion, bioswales, dry wells, as well as stormdrain outfalls. In the applicant's response to comments dated May 24, 2023, the applicant indicated that the revised SWM Concept Plan, 37486-2017-01, was in review with the Prince George's County Department of Permitting, Inspections and Enforcement (DPiE). A condition has been provided in the Recommendation section of this technical staff report that a stamped approved copy of the revised SWM concept plan and letter shall be submitted prior to certification of the DSP.

4. **Prior to approval of a final plat, in accordance with the approved preliminary plan of subdivision, the final plat shall include the granting of public utility easements along the private roadways.**

This DSP shows the required public utility easements along the private roads. This condition will be further evaluated at the time of final plat review.

9. **In accordance with Section 24-135(b) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees, shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities.**
10. **The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Parks and Recreation Facilities Guidelines, with the review of the detailed site plan (DSP). Triggers for construction shall be determined at the time of DSP.**

The applicant proposes a multi-age playground, and four sitting areas for the purpose of providing adequate on-site recreational facilities. The details for the playground and the sitting benches are provided on the Landscape Plan and DSP. There are two recreational facilities tables provided on the DSP, and one on the Landscape Plan. Conditions have been provided to remove the recreational facilities tables on Sheet 9 of the DSP and Sheet 8 of the landscape plan. In addition, the applicant shall be required to revise the recreational facilities table provided on the DSP coversheet to provide all requisite information on the facilities. This includes the project name, total dwelling units, and total value of recreational facilities required. The Urban Design Section has reviewed the proposed recreational facilities for adequacy, siting, and triggers for their construction and finds the facilities sufficient.

15. **Total development within the subject property shall be limited to uses which generate no more than 62 AM peak-hour trips and 70 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 development proposed in this DSP is consistent with the land use and development program approved in the PPS application, and therefore, is within the peak-hour trip cap.

19. **The applicant shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the pedestrian and bicycle adequacy improvements approved with Preliminary Plan of Subdivision 4-21038, consistent with Section 24-124.01(f) of the Prince George's County Subdivision Regulations, as part of the detailed site plan submission.**

The bicycle and pedestrian facilities plan is provided on Sheet 10 of the latest DSP submission and is acceptable to staff.

- 20. The applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities and show these facilities on a pedestrian and bikeway facilities plan, as part of the detailed site plan, prior to its acceptance, unless modified by the Department of Permitting, Inspections and Enforcement, with written correspondence:**

- a. The construction and upgrade to segments of sidewalks and Americans with Disabilities Act ramps along MD 4 (Pennsylvania Avenue) Service Road, in the section from the northern driveway of Ferguson Waterworks to the southern driveway for the Mid-Atlantic Carpenter's Training Center.**

The mentioned sidewalks and ramps are illustrated on the bicycle and pedestrian facilities plan, which is provided on Sheet 10 of the latest DSP submission, and is acceptable to staff.

- 21. The applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities and show these facilities on a pedestrian and bikeway facilities plan and on the detailed site plan (DSP), as part of the DSP, prior to its acceptance:**

- a. An interconnected network of on-site pedestrian and on-road bicycle facilities that will be constructed to Prince George's County standards.**

An interconnected network of on-site pedestrian and on-road bicycle facilities is illustrated on the bicycle and pedestrian facilities plan, which is provided on Sheet 10 of the latest DSP submission, and is acceptable to staff.

- 25. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-011-2019-01). The following note shall be placed on the final plat of subdivision:**

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-011-2019-01 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

Conformance with Condition 25 will be reviewed with the final plat.

10. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential 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 plan provided with the subject DSP contains the required schedules, demonstrating that the requirements have been met, apart from Section 4.10, which the applicant has requested alternative compliance from. A diverse set of trees, and shrubs have been provided to meet the landscaping requirements, along with preserved existing trees in the northern portion of the site. Technical corrections to the landscape plan and schedules have been conditioned herein.

The applicant requests alternative compliance from Section 4.10, for the street tree requirements along private streets. The applicant is seeking relief, as follows:

Section 4.10, Street Trees Along Private Streets

REQUIRED: Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	98 (total)
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PROVIDED: Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	61 (total)
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Justification of Recommendation

The applicant requests alternative compliance from the requirements of Section 4.10(c), which requires one street tree per 35 linear feet of frontage.

Per Section 4.10(c)(4), street trees shall be located a minimum of 35 feet from the point of curvature of an intersection of two streets. In addition, Section 4.10(c)(5) requires that street trees be located a minimum of 10 feet from the point of curvature of residential driveway entrances. The driveways for front-loaded townhouses, the narrow space between driveways, and the many short blocks and intersections limit the number of street tree locations.

The applicant has provided the maximum amount of street trees given the space limitations of the proposed townhouse development. As an alternative, the applicant has proposed additional plantings as part of Section 4.1, Residential Requirements. The Section 4.1 requirements are exceeded by over 100 trees, which have been proposed as close to the private streets as possible, but outside of public utility easements, which meets the purposes and objectives of Section 4.10 by enhancing the private streets both visually and environmentally.

Given these additional plantings on the property near the private streets, the Planning Director finds the applicant's proposal equally effective as normal compliance with Section 4.10.

Recommendation

The Planning Director recommends approval of Alternative Compliance AC-23006 from the 2010 *Prince George's County Landscape Manual* for Section 4.10, Street Trees Along Private Streets, subject to two conditions, which have been provided in the Recommendation section of this technical staff report.

11. 2010 Prince George's County Woodland and Wildlife Habitat Conservation

Ordinance: This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is subject to a PPS (4-21038). This project is also subject to the Environmental Technical Manual. A Type 2 Tree Conservation Plan (TCP2-002-2022-01) was submitted for review with the DSP application.

The woodland conservation threshold for this 18.09-acre property is 15 percent of the net tract area, or 2.71 acres. The total woodland conservation requirement, based on the amount of clearing proposed, is 5.53 acres. The woodland conservation requirement is proposed to be satisfied with 2.19 acres of on-site woodland conservation, consisting of 1.47 acres of woodland preservation, 0.31 acre of afforestation, and 0.41 acre of landscape credits. The remaining 3.34 acres of woodland conservation are to be met off-site.

Technical revisions to the TCP2 are required and included as conditions in the Recommendation section of this technical staff report.

In accordance with the approved Natural Resources Inventory, NRI-051-2016-01, 18 specimen trees have been identified on the subject property and 6 specimen trees are located off-site, along with 2 forest stands and primary management area (PMA). At the time of PPS 4-21038 review, the Planning Board approved the removal of 10 of the existing 24 specimen trees located on-site, identified as specimen trees ST-2, 3, 5, 11-13, and 15-18. No additional trees were requested for removal with DSP-22014.

The applicant submitted an approved SWM Concept Plan (37486-2017-00) showing no impacts to the PMA for the proposed SWM facilities. The SWM concept plan and approval letter were valid until March 25, 2022. This SWM concept plan has since expired, and a revised SWM concept plan will be required prior to certification of the DSP. An unapproved SWM Concept Plan (37486-2017-01) was submitted, which shows the use of micro bioretention, bioswales, dry wells, as well as stormdrain outfalls. In the applicant's response to comments dated May 24, 2023, the applicant indicated that the revised SWM Concept Plan (37486-2017-01) was in review with DPIE. A condition of approval requiring the applicant to provide a stamped approved copy of the revised SWM concept plan and letter prior to certification of the DSP has been included in the Recommendation section of this technical staff report.

- 12. Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. The TCC is based on the gross tract area and is required to provide a minimum of 10 percent in the TAC-E Zone. The subject DSP provides the required schedule demonstrating conformance to these requirements through existing trees and the provision of new plantings on the subject property. Conditions have been provided herein requiring the applicant to revise

Line-Item A on the TCC schedule to match the TCP2 and have a qualified professional sign and date the provided schedule.

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

- a. **Community Planning**—In a memorandum dated June 12, 2023 (Bishop to Shelly), the Community Planning Section noted that, pursuant to Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application.
- b. **Transportation Planning**—In a memorandum dated May 26, 2023 (Yang to Shelly), the Transportation Planning Section noted that the plan is acceptable and meets the findings required for a DSP, as described in the prior Zoning Ordinance and the applicable prior conditions of approval associated with CSP-19007 and PPS 4-21038.
- c. **Environmental Planning**—In a memorandum dated June 1, 2023 (Kirchhof to Shelly), the Environmental Planning Section noted that the proposed TCP2 is acceptable, with technical corrections, as listed in the Recommendation section of this technical staff report.

Soils

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Marr-Dodon complex, Marr-Dodon-Urban land complex, Udorthents (Highway), and Udorthents (Reclaimed Gravel Pits). Marlboro and Christiana clays are not found to occur on this property.

Erosion and Sediment Control

The County requires the approval of an erosion and sediment control plan. The TCP2 must reflect the ultimate limits of disturbance not only for the installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. A copy of the erosion and sediment control technical plan must be submitted with the TCP2 at the time of permit, so that the ultimate limits of disturbance for the project can be verified and shown on the TCP2.

- d. **Subdivision**—In a memorandum dated May 30, 2023 (Vatandoost to Shelly), it was noted that the DSP was found to be in conformance with the approved PPS, with a condition regarding the contents of the recreational facilities chart on the DSP coversheet, which is provided in the Recommendation section of this technical staff report.
- e. **Historic Preservation**—In a memorandum dated January 31, 2023 (Smith to Shelly), it was noted that the subject property was recorded on a Determination of Eligibility form in 2014, which documented that the property appears to have been a farm with a gravel mining operation from the 1930s through 1960s. The subject

property was determined not eligible for inclusion in the National Register of Historic Places.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Due to modern disturbance to the subject property, a Phase I archeology survey is not recommended. The subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources.

- f. **Permit Review**—In a memorandum dated April 7, 20023 (Meneely to Shelly), it was noted that the DSP was required to confirm to the applicable zoning, parking, and signage regulations for the M-X-T Zone of the prior Zoning Ordinance. The subject DSP conforms to these regulations and the Permit Review Section offers no conditions of approval for this application.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated June 1, 2023 (Thompson to Shelly), it was noted that this application is required to provide on-site private recreational facilities, in accordance with Conditions 9 through 14 of PPS 4-21038. The provided on-site private recreational facilities are to be reviewed by the Urban Design Section of the Development Review Division. DPR offers no conditions of approval for this application.
- h. **Prince George's County Fire/EMS Department**—In an email dated May 29, 2023 (Reilly to Shelly), it was noted that the Fire/EMS Department does not have comments, but noted that the applicant must coordinate with the Office of the Fire Marshal prior to occupancy, to ensure that the private roads serving as fire access roads are marked as "fire lanes", in accordance with Subtitle 11-277 of the County Code.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated May 9, 2023 (Giles to Shelly), DPIE offered numerous comments that were provided to the applicant, which will be addressed in their separate permitting process. However, it should be noted that the applicant is required to obtain a revised SWM concept plan prior to the certification of the TCP2, which has been provided as a condition of approval in the Recommendation section of this technical staff report.
- j. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated March 28, 2023, WSSC offered numerous comments that were provided to the applicant, which will be addressed in their separate permitting process.
- k. **Prince George's County Health Department**—As of the writing of this technical staff report, the Health Department did not offer any comments on this subject application.
- l. **Joint Base Andrews**—As of the writing of this technical staff report, Joint Base Andrews did not offer any comments on this subject application.

14. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, as described above and if approved with the proposed conditions below, will represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
15. Per Section 27-285(b)(4) of the prior Zoning Ordinance, 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.**

The site has an existing Natural Resources Inventory (NRI-051-2016-01) that was approved on June 22, 2022. The site contains streams and associated buffers that comprise the PMA. The NRI indicates the presence of two forest stands, labeled as Stands A and B respectively, with 18 specimen trees identified on-site and 6 trees off-site. Ten of the 24 specimen trees were previously approved for removal under PPS 4-21038. This DSP does not propose the removal of any additional specimen trees. In a memorandum dated June 1, 2023, the Environmental Planning Section found that impacts to regulated environmental features (REF) on this DSP are consistent with those previously approved by the Planning Board with PPS 4-21038 and Type 1 Tree Conservation Plan TCP1-011-2019-01. Staff find that REFs have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirement of Section 27-285(b)(4).

16. **Community Feedback**—At the time of the writing of this technical staff report, the Prince George’s County Planning Department did not receive any written correspondence from the community for this subject application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22014, and Type 2 Tree Conservation Plan TCP2-002-2022-01, for Wood Property, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Add the following to the general notes on the DSP coversheet and revise the architecture, if necessary, as follows:
 - (1) “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.”
 - (2) “No two townhouse units located next to, or across the street from each other may have identical front elevations.”

- (3) "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."
 - (4) "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)."
 - (5) "All townhouse building groups shall include a minimum of 60 percent of the combined front elevations finished in brick, stone, or other masonry."
- b. Revise the provided architecture as follows:
 - (1) All end units shall have a water table constructed with brick on all side elevations.
 - (2) All Greywood model end units shall have standard roof top decks.
 - (3) All Halston model end units shall have a full brick façade on the front elevation extending until at least the first floor.
 - c. Revise the recreational facilities table on the DSP coversheet to include the project name, total dwelling units proposed, and total value of recreational facilities proposed.
 - d. Remove the recreational facilities tables on Sheet 9 of the DSP and Sheet 8 of the landscape plan.
 - e. Revise the path material for the four sitting areas to be stamped concrete.
 - f. The applicant shall install two on-site dog parks. Each dog park shall include a fenced grass area and a dog fountain. The locations of these two dog parks shall be on Parcels G and P. The design and locations of the dog parks will be evaluated by the Urban Design Section of the Development Review Division.
 - g. Revise the lighting fixtures to utilize full cut-off appliances.
 - h. Revise the parking analysis to reflect the site parking layout shown on the DSP coversheet.
 - i. Revise the landscape plans as follows:
 - (1) Revise the Section 4.1-2 landscape schedule to match the proposed number of units and update the landscape requirements accordingly.
 - (2) Revise the landscape plans to indicate the portion of the property subject to the requirements of Section 4.7-1 of the 2010 *Prince George's County Landscape Manual*.

- (3) Revise the Section 4.9 landscape schedule to be consistent with the number of plants provided in the plant schedule.
 - (4) Revise the Section 4.10 landscape schedule to indicate that the applicant requests alternative compliance from this section of the 2010 *Prince George's County Landscape Manual*.
 - (5) Update the landscape plans to be consistent with the revisions to the alternative compliance exhibit.
 - (6) Label the provided recreation facilities (playground and sitting areas) on the landscape plans.
 - (7) Revise the Tree Canopy Coverage Schedule Line-Item A to match the Type 2 tree conservation plan.
 - (8) Have a qualified professional sign and date the tree canopy coverage schedule.
2. Prior to certification, the Type 2 Tree Conservation Plan (TCP2-002-2022-01) shall be revised, or additional information shall be provided, as follows:
 - a. Provide the revised and approved stormwater management concept plan and approval letter.
 - b. Revise the heading of the general notes on Sheet 1 to be "TCP2 General Notes". Add a heading of "General Notes" to Notes 11–14 and renumber said notes as 1–4.
 - c. Within the TCP2 approval block, place N/A in the Development Review Division approval number column for TCP2-002-2022-01.
 - d. Natural regeneration is not proposed; remove the natural regeneration notes from the TCP2.
 - e. Fee-in-lieu is not proposed; remove the fee-in-lieu notes from the TCP2.
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 by the Office of Law, and submitted to the Prince George's County 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 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 approval of the first grading permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit a copy of the erosion and sediment control plan, so that the ultimate limits of disturbance for the project can be verified and shown on the site plan.