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COMPREHENSIVE DESIGN PLAN

CDP-0202

Application	General Data	
Project Name HORIZON HOUSE	Date Accepted	02/21/2002
	Planning Board Action Limit	NA
	ZHE Hearing Date	NA
Location On the north side of MD 202, approximately 2,500 feet west of Watkins Park Drive (MD 193).	Plan Acreage	25.32
	Zone	R-M
	Dwelling Units	261
Applicant/Address Dee Corporation 2200 Defense Highway, Suite 101 Crofton, MD 21114	Square Footage	NA
	Planning Area	73
	Council District	6
	Municipality	NA
	200-Scale Base Map	202SE11

Purpose of Application	Notice Dates	
ADD A NEW USE OF MID-RISE (3-4 STORY) RESIDENTIAL CONDOMINIUMS	Adjoining Property Owners (CB-15-1998)	04/18/2002
	Previous Parties of Record (CB-13-1997)	05/06/2002
	Sign(s) Posted on Site	04/26/2002
	Variance(s): Adjoining Property Owners	NA

Staff Recommendation			Staff Reviewer: ZHANG
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

May 29, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steven Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Comprehensive Design Plan, CDP-0202, Horizon House
Type I Tree Conservation Plan, TCP I/5/02

PUBLIC HEARING

In accordance with the Comprehensive Design Plan provisions of Section 27-520, Subtitle 27-Zoning, of the Prince George's County Code, a public hearing was scheduled before the Prince George's County Planning Board at 10:30 a.m., May 23, 2002. Per a request of the applicant, this item has been continued until June 6, 2002. The purpose of this hearing is to consider the Comprehensive Design Plan for Horizon House, CDP-0202. Notice of this public hearing has been published in the *Enquirer-Gazette*, the *Prince George's Journal*, and the *Prince George's Post* on or before April 18, 2002.

INTRODUCTION

The Development Review Division of the Prince George's County Planning Department has coordinated a review of the subject application with all offices having any planning activities that might be affected by the proposed development. This staff report documents that process and presents findings and a recommendation to be acted upon by the Prince George's County Planning Board.

RECOMMENDATION SUMMARY

The staff recommends APPROVAL of the Comprehensive Design Plan, with the conditions listed in the recommendation section of this report.

COMPREHENSIVE DESIGN ZONES

The Comprehensive Design Plan (CDP) phase of the three-phase Comprehensive Design Zone (CDZ) process requires the submittal of a plan which establishes the general location, distribution and sizes of buildings and roads. The plan includes several drawings and a text which includes the schedule for development of all or portions of the proposal and standards for height, open space, public improvements and

other design features. The regulations for any of the Comprehensive Design Zones are at the same time more flexible and more rigid than are those of other zones in Prince George's County. The zones are more flexible in terms of permitted uses, residential densities and building intensities. They are more rigid because some of the commitments made by a developer carry the force and effect of law upon approval by the Planning Board.

The principal difference between Comprehensive Design Zones and conventional zones is that the Comprehensive Design Zone includes a list of public benefit features and density or intensity increment factors. If a development proposes to include a public benefit feature in a development, the Planning Board, at this stage of the process, may grant an increment factor which increases the dwelling unit density or building intensity. The value of the public benefit feature or density-intensity increment proposal determines the size of the increase. A public benefit feature is an item which will improve the environment or lessen the public cost of a development. The intent is to create a development, through the granting of incremental density increases, which will result in a better quality residential, commercial and industrial environment.

EVALUATION CRITERIA

This Comprehensive Design Plan was reviewed and evaluated for compliance with the following criteria:

1. Conformance with the Basic Plan A-9550 and amendment.
2. The requirements of the Zoning Ordinance for the R-M Zone and Comprehensive Design Plans.
3. The requirements of the Woodland Conservation Ordinance.
4. Referral comments.

FINDINGS

Based on an analysis of the subject application, the Urban Design Review Section recommends the following findings. Finding 6 below is required by Section 27-521 of the *Zoning Ordinance* before the Planning Board may approve a Comprehensive Design Plan.

1. Location●The subject property is one of the two parcels in the R-M 5.8 Zone of a larger development known as Tuck Farm. It is located on the north side of Largo Road (MD 202), approximately 2,500 feet northwest of the intersection of Largo Road and Watkins Park Drive (MD 193). The site is bounded to the north and east by open space (zoned R-O-S) and further to the east by a residential use in the R-S Zone; to the west by a 250-foot-wide swath of PEPCO property; and to the south by the Largo Road right-of-way. The site has approximately 1,600 linear feet of frontage along Largo Road. An existing senior center, the Largo Fellowship House (zoned R-10) is located opposite the subject property across Largo Road and is surrounded by open space zoned R-E.
2. The Proposed Development●The subject Comprehensive Design Plan proposes to add a new use of mid-rise (3-4 story) residential condominiums to the previously approved uses for the property. A maximum of 261 units are proposed in this Comprehensive Design Plan, which is the approved maximum number of units in all of the previous applications including the original Basic Plan and

Zoning Map Amendment application A-9550 and its amendments, as well as Comprehensive Design Plan CDP-8708. According to the Comprehensive Design Plan, the proposed use, mid-rise residential condominiums, and the approved use, mid-rise multifamily housing for the elderly and physically handicapped, may be placed within the proposed envelope shown in any combination, ratio or percentage, including up to 100 percent of one proposed use or the other.

3. Background●The subject site was covered in one of the three Zoning Map Amendment applications, A-9550, in an original Basic Plan application known as Tuck Farm, which was approved by the District Council on June 23, 1986. Many revisions and applications, such as Comprehensive Design Plans and Specific Design Plans, based on the 1986 approval of Tuck Farm had been filed since 1986. The following paragraphs give a brief background review of what has happened to the subject site of this Comprehensive Design Plan application.

The original Zoning Map Amendment A-9550 zoned approximately 34.8 acres from the R-E Zone to the R-M 5.8 Zone. A-9550 was approved for senior citizen housing only and subject to nine conditions and two comprehensive design considerations. In 1987, A-9550 was amended for the uses as in the following land use types and quantities:

Gross Area	34.8 acres
Flood Plain	3.6 acres
Net Area	33.0 acres
Base Density	5.8 du/ac- 191 dwelling units
Increment	70 dwelling units
Maximum Density	7.9 du/ac- 261 dwelling units

Proposed Uses: Mid-rise multifamily housing for the elderly and physically handicapped

Note: The actual number of dwelling units will be determined at the time of Comprehensive Design approval after an analysis of the public features set forth in Section 27-529(b) of the Zoning Ordinance

On June 8, 1987, the District Council approved the amendment subject to nine conditions and two considerations, which are similar to those of the 1986 approval.

On February 11, 2002, the District Council approved an amendment to A-9550 to add a new use, mid-rise residential condominiums, to the previously approved uses, mid-rise housing for the elderly and physically handicapped, without changing any other conditions contained in the 1987 approval. Based on the 2002 amendment to A-9550, the subject Comprehensive Design Plan application was filed.

4. The Approved Comprehensive Design Plan●On April 14, 1988, the Planning Board approved Comprehensive Design Plan CDP-8708 (PGCPB No. 88-157) for Tuck Farm, which included the subject property. On December 7, 1989, Comprehensive Design Plan CDP-8908, which is a revision to modify previously approved building setbacks and lot coverage, was approved. In October 1995, another revision, Comprehensive Design Plan CDP-8908/01, to revise the timing schedule for the payment of a fee-in-lieu for public benefit features, was approved. Comprehensive Design Plan CDP-8908/02 was filed in 1997 to provide a design concept for 325 single-family attached and

detached units on approximately 90 acres of the land which was previously approved as a life-care facility.

5. The Proposed Comprehensive Design Plan, CDP-0202●The subject Comprehensive Design Plan, CDP-0202, which is based on the 2002 amendment to A-9550, focuses on an area of 25.32 acres and proposes to add a new use, mid-rise (3-4 story) residential condominiums, to the previously approved uses without changing any other approved conditions including density. The subject CDP proposes one land envelope sited longitudinally along Largo Road with a 100-foot setback from the right-of-way. One access point which is aligned with that of an existing senior center across the road is proposed. A tributary of Western Branch is located in the northwestern portion of the site. The area around the tributary with a width of 250 feet is designated as open space. The major land use types and quantities are the following:

Use	Residential RM 5.8 Zone
Site Area	25.32 acres
Base Density	5.8 du/ac
Maximum Density	7.9 du/ac

Proposed Uses: Mid-rise multifamily housing for the elderly and physically handicapped
Mid-rise (3 to 4 story) residential condominiums

Note: The proposed use of mid-rise multifamily housing for the elderly and physically handicapped and mid-rise (3-4 story) residential condominiums may be placed within the proposed envelope shown in any combination, ratio or percentage, including up to 100 percent of one proposed use or the other.

6. Findings Required by Section 27-521, Required findings for approval of a Comprehensive Development Plan

(a) **Prior to approving a Comprehensive Design Plan, the Planning Board shall find that:**

(1) **The plan is in conformance with the approved Basic Plan.**

Comment: A-9550 was initially approved by the District Council on June 23, 1986, to zone approximately 38.4 acres of the land from the R-E Zone to the R-M 5.8 Zone. Subsequently, A-9550 was amended in 1987 and 2002. The original approval and its 1987 amendment are subject to nine conditions and two considerations. The 2002 amendment to A-9550 has seven attached conditions. Specific conditions and considerations which warrant discussion regarding conformance of the subject Comprehensive Design Plan with the Basic Plan are considered below:

Zoning Ordinance No.4-2002 regarding an amendment to A-9550

- 1. **The list of proposed uses for the Basic Plan shall be amended to permit senior citizen housing and/or mid-rise (3 to 4-story) residential condominiums in the R-M Zone at 5.8 to 7.9 dwelling units per acre. The number of dwelling units shall not exceed 261 units.●**

The subject Comprehensive Design Plan proposes two uses: mid-rise multifamily housing for the elderly and physically handicapped and mid-rise (3-4 story) residential condominiums in the R-M Zone with a base density of 5.8 dwelling units per acre and a maximum density of 7.9 dwelling units per acre. With a proposed site area of 25.32 acres, the Comprehensive Design Plan will have a dwelling unit number between 147 and 200, which is well below the above-noted 261-unit maximum. According to CDP-8708, the theoretical maximum number of dwelling units allowable in Horizon House is 261 dwelling units, which was calculated based on an original site area of 34.8 acres. After the approval of CDP-8708, two parcels of approximately 10 acres (out of the 34.8 acres) were dedicated to M-NCPPC. The subject Comprehensive Design Plan is consistent with the approved Basic Plan in terms of both uses and density.

- 2. **An acoustical analysis shall be performed as part of the Specific Design Plan to determine whether any noise mitigation is needed as a result of the property's proximity to MD 202.●**

It is recommended that this condition be carried forward to the subject CDP, to ensure compliance at the time of Specific Design Plan.

- 3. **No living area of a residential structure may be placed to a depth below grade to where it would be reasonable to believe the natural water table rises during occasional or seasonal extreme wet weather.●**

There is no information provided with this CDP application regarding the finished floor grades of structures in relation to the surrounding ground level. It is recommended that this condition be carried forward to the subject CDP, to ensure compliance at the time of Specific Design Plan.

- 4. **There shall be a minimum of a 100-foot-wide buffer, as measured from the street line along MD 202. The buffer shall be covenanted in a manner to prevent any building or structure within its limits or removal of vegetation required as part of the buffer. The buffer shall include berms and plantings, including preservation of existing vegetation where appropriate, sufficient to filter the view of dwelling units from the road. The buffer shall**

vary in height and width and setback from the road right-of-way to provide visual variety and a more natural appearance.●

The subject CDP proposes a 100-foot setback from the right-of-way of Largo Road (MD 202). The Type I Tree Conservation Plan includes this setback in a forest preservation area. No covenant information is provided with this CDP. Neither is enough detailed information available to review the treatment of this buffer for compliance with Condition 4. It is recommended that the covenant part of this condition be carried forward to the Final Plat as a condition of approval.

- 5. No incremental factor shall be permitted for any lands or facilities which are located in floodplains, which are part or all of a stormwater management system or which are areas required in accordance with the legislative actions implementing the Patuxent River Policy Plan.●**

The subject CDP designates most of the on-site floodplain, a tributary of the Western Branch, as open space areas. As the environmental planner noted, the floodplain is an undetermined area required for implementing the Patuxent River Policy Plan. The subject CDP does not propose any density increase. No changes to previously approved density increment factors are proposed by the subject CDP.

- 6. No septic system may be permitted.●**

It is recommended that this condition be carried forward to the subject CDP, to ensure compliance at the time of Specific Design Plan.

1987 Amended Basic Plan for A-9550

The aforementioned 2002 amended Basic Plan for A-9550 carries over some conditions that were attached to the 1987 amendment to A-9550. The follow discussion will focus on those conditions that were not carried over by the 2002 amendment but still are applicable to this CDP.

- 1. The Comprehensive Design Plan and Specific Design Plan shall conform with the Patuxent River Policy Plan as set forth by Prince George's County.●**

The Environmental Planning Section will ensure that the proposed Comprehensive Design Plan is in conformance with the Patuxent River Policy Plan. The conformance of Specific Design Plan to the Patuxent River Policy Plan will be ensured at the time of Specific Design Plan.

- 2. Noise attenuation barriers shall be installed between any residential structure within 350 feet of the pavement of the proposed northbound lane of Route**

202 to ensure and maintain a reduction of noise from traffic on those proposed roads to 65 dBA, Ldn.●

The subject CDP does not show enough information regarding the siting of structures. It is, therefore, recommended that this condition be carried forward to the subject CDP to ensure compliance at the time of Specific Design Plan.

Zoning Ordinance No. 45-1986

The nine conditions and two considerations attached to this original basic plan for A-9550 were either carried over and have been discussed in the above noted two amendments or not applicable to this CDP application.

(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations.

Comment: The subject CDP proposes a siting envelope for the future building that has a minimum 100-foot setback from Largo Road, a 50-foot setback from its western property line, a 200-foot setback from its eastern property line, and a 250-foot setback from its northern property line. A maximum of 60 percent of the envelope may be utilized for buildings and parking.

The Type I Tree Conservation Plan shows a site layout with a building and parking compound footprint that is concentrated in the eastern portion of the site on a parcel of 12.84 acres. The entire western portion of the site, which represents 12.48 acres, is vacant. Meanwhile, within the 12.84-acre parcel, a strip of land around the existing tributary with a width of 250 feet is designated as open space. The proposed development in the CDP will in all likelihood preserve much more open space than in a conventional development scenario.

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project.

Comment: The subject CDP includes the following design elements, facilities and amenities that satisfy the needs of the residents, employees and guests:

Design elements: The three main design features in the subject CDP are the 3-4 story building complex and parking compound, as well as the designated open space/amenities around the buildings according to the proposed design guideline. The proposed building will be grouped and articulated to create a village community appearance. A turnaround island is proposed in front of the building and serves as an arrival point and drop-off location. The proposed parking spaces are located on both sides of the island. A gazebo and pedestrian path are proposed in the exterior space around the entrance area. The siting of the turning island, its relationship with the building, and the amenities around the entrance make the arrival area an activity node. The combination of the proposed design elements well serves the function of this site.

Facilities: The facilities are applicable to the needs of the proposed 3-4 story condominiums. With the development of this project, all public utilities including electric, telephone,

gas and cable TV will be available on site. Per WSSC referral comments, water service will be provided by WSSC through connection to the 24 inch water main that has already been installed on Largo Road. A proposed eight inch sewer line is planned to serve the subject site. The subject site is relatively flat adjacent to Largo Road and drops dramatically toward the northwest portion of the site where a 100-year floodplain exists. A stormwater management pond has been proposed on the property.

(4) The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;

Comment: The proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings. The site is bounded to the north and east by undeveloped R-O-S Zone lots, to the west by PEPCO right-of-way, and to the south by Largo Road. There is a senior facility in the R-10A zone across the Largo Road. The proposed mid-rise residential uses will be in the middle of the green space and will be compatible with the existing residential zones, facilities, and the existing amenities like open spaces and trails in the immediate surroundings.

The local community supports the approval of this CDP. In a letter dated March 12, 2002 (Cynthia Alston, President of the Perrywood Community Association, to Elizabeth Hewlett, Chairman, the M-NCPPC), Alston indicated that:

■ The Board of Directors and I support the approval of the Comprehensive Design Plan with the following comments:

- 1) The Perrywood Community Association would request to be a party of record and be kept informed as to when the Specific Design Plan is submitted.
- 2) The Perrywood Community Association feels that the units should not be more than four stories in height. We are aware that the R-M mid-rise zoning allows the building to be up to seven stories in height.
- 3) Sufficient landscaping and berming or other buffering efforts will be used similar to those throughout the rest of the Perrywood subdivision.●

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

- (A) Amounts of building coverage and open space.**
- (B) Building setbacks from streets and abutting land uses.**
- (C) Circulation access points.**

The subject Comprehensive Design Plan proposes two uses on a 25.32-acre site in the R-M Zone. The proposed development standards for the site in general will be compatible with

the development standards for this site as dictated in Zoning Map Amendment A-9550 with respect to development density and uses.

Even though the CDP indicates only the setbacks and maximum coverage of the proposed building envelope that will be used for building and parking, the Type I Tree Conservation Plan shows a deep setback of the proposed building footprint from the property lines and leaves a lot of space undeveloped. Forest preservation areas surround the proposed building site on four sides.

The floodplain in the northwest portion of the site is also in the middle of the forest preservation area. The entire area around the floodplain has been designated as green open space, but no active recreation facilities are proposed in the area.

The proposed development for the subject site has only one access point to Largo Road. Future access to the east part of the property will also be provided via this entrance point. Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other.

(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability.

The 25.32-acre site covered by this Comprehensive Design Plan has been subdivided into two parcels by a Preliminary Plan of Subdivision, 4-02007. An SDP for a 121-unit senior housing complex, which is based on previously approved Comprehensive Design Plan CDP-8708, was approved by the Planning Board on May 30, 2002. A maximum of 140 units will be allowed to develop in the future on the second parcel of this site. As of the writing of this staff report, no project has been proposed for the second parcel. The two parcels will be developed in two different stages. Each staged unit of the development can exist as a unit capable of sustaining an environment of continuing quality and stability.

(7) The staging of development will not be an unreasonable burden on available public facilities.

Transportation Facilities: The applicant has submitted a revised traffic study in support of the basic plan amendment application for the proposed mid-rise residential condominiums. The new study hypothesizes that the approved 261 units will not be changed and compares the trips generated by the proposed residential condominiums and previously approved housing for the elderly and physically handicapped. The study indicates that the proposed use, residential condominiums, will generate fewer peak-hour trips than the previously approved uses. The following table is a summary of the study.

	AM			PM		
	In	Out	Total	In	Out	Total
Trip Generation Rate						
ITE 232- Residential Condo/TH	T=0.288(X)+28.861 19% in, 81% out			T=0.342(X)+15.466 62% in, 38% out		

Proposed New Use						
Condominium 261units	20	84	104	65	40	105
Previously Approved Use						
Elderly and Handicapped Housing 261units	31	74	105	74	31	105
Change	-11	10	-1	-9	9	0

The Transportation Planning Section reviewed the aforementioned traffic study with input from local agencies and concluded that the proposed development will not be an unreasonable burden on transportation facilities and all of the intersections within the study area are projected to operate at an acceptable level of service with the development of up to 261 units of mid-rise residential condominiums on the subject property.

Other Public Facilities:

As further stated in Findings 12 to 15 below, the proposed development will not generate an unreasonable burden on other public facilities either.

Fire Services: The Growth Policy and Public Facilities Planning Section has reviewed fire engine service, ambulance service, and paramedic service for the development and found that the development will be within the required response time guidelines. The only exception is the existing ladder service, which is beyond the response time guideline. The staff has recommended a condition of approval to alleviate the negative impact on fire and rescue services.

Police Services: The Growth Policy and Public Facilities Planning Section has also reviewed the existing police facilities and concluded that the facilities will be adequate to serve the proposed Horizon House development.

Public Schools: The Growth Policy and Public Facilities Planning Section has reviewed the comprehensive design plan for adequacy of public facilities in accordance with CB-40-2001 and has the following findings:

Affected School Clusters #	Dwell- ing Units	Pupil Yield Factor	Subdivision Enrollment	Actual Enrollment	Completion Enrollment	Wait Enrollment	Cumulative Enrollment	Total Enrollment	State- Rated Capacity	Percent Capacity	Funder School
Elementary School Cluster 2	261 mfd	0.24	62.64	7,114	224	36	6.96	7443.60	6435	128.07%	Lake Arbor
Middle School Cluster 2	261 mfd	0.06	15.66	43,917	201	189	6.19	4808.85	3648	132.36%	East Centra
High School Cluster 2	261 mfd	0.12	31.32	12,045	412	377	12.36	12877.68	10811	119.48%	Frederic Douglas addn.

Source: Prince George's County Planning Department, M-NCPPC, January 2002

The Growth Policy and Public Facilities Planning Section has concluded that the staging of development will not be an unreasonable burden on available public facilities. But the staff recommends that this development should be approved with a three-year waiting period commencing at the time of the preliminary plan approval because the affected elementary, middle and high school cluster percentage capacities are greater than 105 percent.

- (8) **Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:**
- (A) **The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting.**
 - (B) **Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site.**
 - (C) **The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site.**

This section is not applicable to this Comprehensive Design Plan since there is no historic resource identified on or adjacent to the subject site.

- (9) **The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d).**

The subject Comprehensive Design Plan in general conforms with the applicable design guidelines set forth in Section 27-274.

The proposed uses of this Comprehensive Design Plan are mid-rise multifamily housing for the elderly and physically handicapped and mid-rise (3-4 story) residential condominiums. No townhouse is proposed in this Comprehensive Design Plan. The second part of this section is not applicable to this Comprehensive Design Plan.

- (10) **The Plan is in conformance with an approved Tree Conservation Plan.**

Comment: The Comprehensive Design Plan, in general, is in conformance with a Type I Tree Conservation Plan TCPI/5/02. The Environmental Planning Section recommends approval of TCPI/5/02 in conjunction with the Comprehensive Design Plan subject to conditions as written in the recommendation section of this report.

7. Density Increment Analysis Most of the Comprehensive Design Zones include a list of public benefit features and density or intensity increment factors. If a development proposes to include a public benefit feature in a development, the Planning Board may grant a density increment factor which

increases the dwelling unit density or building intensity. The value of the public benefit feature determines the size of the density or intensity increase.

In this case, the applicant is proposing only to add an additional use to the previously approved uses. Zoning Ordinance No.4-2002 dictates the maximum dwelling units shall not exceed 261 units, which was originally calculated and approved in CDP-8708 and was carried forward in all the previous approvals as follows:

A-9950- R-M Zone, Density Increment

Gross Acreage	34.8 acres
Less 50% of 100 Year Floodplain	1.8 acres
Net Acreage	33.0 acres

Density	Residential Suburban 1.6	Total Dwelling Units
Base	5.8 du/gross acre	191
Maximum	7.9 du/gross acre	261
A-9551 Proposal	7.9 du/gross acre	261

Public Benefit Features and Density Increment Factors

Feature	Maximum Allowable Increment Factor	Requested Increment Factor	Increase Allowed in Base Density	Increase Allowed in Dwelling Units
For open space land at ratio of at least 3.5 acres per 100 dwelling units	25%	25%	1.45 du/ac	47.8
For pedestrian system separated from vehicular rights-of-way	5%	2%	0.12 du/ac	3.7
For recreational development of open space	10%	10%	0.58 du/ac	19.1
DENSITY INCREMENT UTILIZED		37%	2.1 du/ac	70.6

Source: Staff Report, Comprehensive Design Plan, CDP-8708, page 11.

Since the application does not propose any change to the density that was contained in the previously approved CDP-8708, Tuck Farm, on June 23, 1986, the above-noted density still governs this application.

8. Development Standards●The subject CDP proposes development standards regarding the site development and architectural design that will govern development for all Specific Design Plans within the subject Comprehensive Design Plan. The site and architectural design standards are discussed as follows:

Site Design: The proposed buildings are three- and four-story wood frame walk-up style apartment buildings with garages. The buildings will be grouped and articulated to create a village community appearance. Other site design features are as the following:

- Gated site entrance with entry pavilion.
- Curving tree-lined driveways with the apartments facing car courts off the main drives. A hierarchy of vehicular movement is maintained by providing a collector loop road which serves the entire site.
- Common parking is placed around the perimeter of the site to minimize the parking impact.
- Ample lighting will be provided throughout the property to enhance the safety of pedestrian and traffic movement. Lighting will be task-oriented to reduce glare with building lighting to be shielded to light the ground only with no light source visible.
- Central commons anchored by the club house at the end.

Architectural Design: The architecture for this Comprehensive Design Plan shall have the following features:

- Buildings will have a combination of masonry and siding on all elevations. The masonry will consist of brick, split-face block or faux stone.
- All buildings will have a combination of steeply pitched roofs with architectural grade shingles, reverse gables and dormers.
- Elevations will have varied heights of masonry with siding and decorative panels providing additional color and texture.
- All facade materials to be low maintenance and provide a long life cycle.
- Building orientation shall be directed toward open space and amenities where possible to provide views, privacy and convenient access.
- Style of architecture will be harmonious with surrounding community.
- Sidewalks and walking paths will tie the community together and allow pedestrian access to the site facilities and amenities.
- Club House/Community Center will provide recreation and amenities for the community.

9. Woodland Conservation Ordinance●The site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. A Tree Conservation Plan is required. A Type I Tree Conservation Plan and a Forest Stand Delineation (FSD) were submitted with the application. The Environmental Planning Section recommends approval of the Type I Tree Conservation Plan subject to conditions as written in the recommendation section of this report.

REFERRAL COMMENTS

Referral requests concerning sufficiency of public facilities and compliance with current ordinances and regulations of the subject CDP have been sent to both the internal divisions and sections of The Maryland-

National Capital Park and Planning Commission and other governmental agencies that have planning jurisdiction over the subject site. The following text summarizes major comments and responses.

Internal Divisions and Sections: The following are a summary of major comments regarding this application from these internal divisions and sections:

- Department of Parks and Recreation
 - Planning and Preservation Section, Community Planning Division
 - Environmental Planning Section, Countywide Planning Division
 - Growth Policy and Public Facilities Planning Section, Countywide Planning Division
 - Transportation Planning Section, Countywide Planning Division
10. The Department of Parks and Recreation (Montrie to Zhang, March 13, 2002) has no comments on the subject Comprehensive Design Plan.
11. The Community Planning Division (Field to Zhang, March 26, 2002) has stated that there are no *Largo-Lottsford and Vicinity Master Plan* issues with this CDP application. The planner further comments that:
- The proposal recognizes the master plan's recommendation for a buffer area along the property lines.
 - Conformance with the conditions of zoning approval (A-9550) is a primary determinant in the disposition of this site plan.
 - The fact that the master plan proposed only senior housing at this site is a moot issue as the Council has determined that mid-rise residential condominium use is appropriate, subject to the conditions of the zoning application.
- In a separate referral response, the Community Planning Division (Rothrock to Zhang, February 26, 2002) has concluded that the Comprehensive Design Plan does not have any effect on historic resources.
12. The Environmental Planning Section (Stasz to Zhang, April 4, 2004) has stated that there are streams, wetlands, and floodplains on this property that are in the Patuxent River Watershed. The proposed use is not expected to be a noise generator. Several species listed by the State of Maryland as rare, threatened, or endangered are known to occur in the general region. The principal soils on the site are in the Adelphia, Collington, Monmouth, and Bibb soils series. Marlboro Clay does not occur in the vicinity.

The applicant has submitted a detailed Forest Stand Delineation (FSD) and Type I Tree Conservation Plan in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual. The Environmental Planning Section provides the following environmental review comments:

■ Environmental Review

- 1. Condition No. 2 of the original Basic Plan, A-9550, required the implementation of the Patuxent River Policy Plan, however, the Subdivision Regulations now contain requirements for the preservation of these features. During the review of the Preliminary Plan of Subdivision associated with this SDP, the fact that the Patuxent River Primary Management Area (PMA) has not been delineated was brought to the applicant's attention.

■The site contains significant natural features which are required to be preserved under Section 24-130 of the Subdivision Regulations. The area to be included in the PMA is defined in Section 24-101(b)10 of the Subdivision Regulations. The delineation of the 100-year floodplain appears to be correct. No wetlands are shown on the Comprehensive Design Plan, but are shown on the Forest Stand Delineation. The slopes of 25 percent or greater are not clearly indicated on the Comprehensive Design Plan, but are shown on the Forest Stand Delineation. The existing streams are not shown on any of the plans. The required minimum 50-foot stream buffers are not shown on any of the plans. The boundary of the PMA is not delineated on any of the plans.

■The current design indicates that some impacts may occur to the PMA. Section 24-130(b)(5) of the Subdivision Regulations requires that the PMA be preserved to the fullest extent possible. It appears that the project could be designed without any impacts to the PMA, except perhaps for those needed for stormwater management and hook-ups to the sanitary sewer. An analysis similar to this was presented at the Subdivision Review Committee Meeting on February 15, 2002, with regard to 4-02007 as part of the review of a Preliminary Plan of Subdivision.

■Recommended Condition: Prior to the certificate of approval of CDP-0202, the plan shall be revised to show the limit of the Patuxent River Primary Management Area Preservation Area and all of its associated elements. The issue of preservation to the fullest extent possible of this PMA shall be reviewed in detail with the Preliminary Plan of Subdivision.

■Recommended Condition: The Preliminary Plan of Subdivision shall be approved prior to the approval of the Specific Design Plan.

■Recommended Condition: At time of Final Plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the Patuxent River Primary Management Area Preservation Area and shall be reviewed by the Environmental Planning Section prior to certificate approval of the Final Plat. In addition, the following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."

■Recommended Condition: The following note shall be placed on the Final Plat:

■Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to the M-NCPPC, Planning Department.●

- 2. This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. A Tree Conservation Plan is required. A Type I TCP and a Forest Stand Delineation (FSD) were submitted with the application.

■Comment: No further information is needed with regard to the FSD.

- 3. The Prince George's County Woodland Conservation and Tree Preservation Policy Document defines priority areas for preservation or expansion and enhancement. These areas include wooded 100-year floodplain, wooded stream corridors, wooded slopes, and specimen and historic trees. The Type I Tree Conservation Plan, TCPI/5/02, cannot be fully evaluated at this time because the extent of the priority woodland on-site is not clearly indicated on the plans. Priority areas include the PMA, which is required to be preserved in a natural state to the fullest extent possible.

■The limit of disturbance shown on the Type I TCP is not clear and shows the clearing of some areas that appear to be within the area to be preserved (north of the proposed building). Additionally, the TCP shows the area of the future mid-rise residential condominiums on the eastern portion of the site to be counted as woodland preserved. The Environmental Planning Section does not believe that all woodland conservation will be possible as on-site preservation or reforestation and it is likely that an off-site easement will be needed.

■The TCP does propose substantial preservation of mature woodland along Largo Road. This presentation scheme follows the guidance provided by Condition 6 of PGCPB Resolution No. 88-157 and Condition 11 of PGCPB Resolution No. 88-237.

■When the Tree Conservation Plan, TCPI/05/02, is certified, the existing and previously approved Type II Tree Conservation Plan, TCP II/121/97, shall become null and void.

■Recommended Condition: Prior to the certificate of approval of CDP-0202, the Type I Tree Conservation Plan shall be revised to:

- a. Show the limit of the Patuxent River Primary Management Area Preservation Area and all its associated elements
- b. Add the following note:

■The mature trees and bushes along the MD 202 shoulders shall be protected by limits of disturbance lines and appropriate tree protection devices. Where the growth along the road cannot be saved, due to road improvements, it shall be replanted, using indigenous tree species, preferably like the ones that were removed.●

- c. *Show clearing for proposed future development of the mid-rise residential condominiums on the eastern portion of the site*
- d. *Revise the worksheet to reflect the additional clearing required for future development*
- e. *Revise the worksheet to indicate the use of an off-site easement if needed*
- f. *Have the plans signed and dated by a qualified professional*
- 4. The soils found to occur on this property include the Adelphia, Collington, Monmouth, and Bibb soils series. Adelphia soils may have a seasonably high water table and impeded drainage. Soils in the Collington series pose no significant problems for development. Monmouth series soils are highly erodible. The Bibb series is in Hydrologic Group D and may exhibit characteristics of perched water tables and poor drainage.

■None of the development is proposed in the area with Bibb soils. Erosion/sediment control practices should take into account the highly erodible nature of the Monmouth soils. Zoning Ordinance No. 4-2002 contains a condition that addresses concerns related to soils. This condition should be carried forward.

■Recommended Condition: *No living area of a residential structure may be placed to a depth below grade to where it would be reasonable to believe the natural water table rises during occasional or seasonal extreme wet weather.*
- 5. The majority of the proposed development area is within the Collington series soils which are suitable for infiltration. Low Impact Development techniques should be explored, especially within and adjacent to the parking lots, as part of the review of the Specific Design Plan. The use of stormwater micro-management techniques should result in a reduction of the size of the stormwater management pond, which in turn reduces the amount of clearing required.

■Recommended Condition: *The consideration and evaluation of the use of stormwater micro-management techniques shall be addressed during the review of the Specific Design Plan.*
- 6. Largo Road is a known highway noise source. Noise is a significant factor in the development of this site because it is a residential use. Zoning Ordinance No. 4-2002, Condition 2, requires evaluation of noise impacts as part of the review of the Specific Design Plan. Planning Board Resolution No.88-157 for CDP-8707 also contains a condition that proposed uses should address noise issues.

■The location of the 65 dBA (Ldn) noise contour on this property has been approximated by staff to occur 772 feet from the centerline of MD 202. This approximation does not consider changes in topography or other barriers that might reduce sound levels. A 65 dBA (Ldn) noise contour must be shown on the preliminary plan. The applicant can either accept staff's approximation or prepare and submit a Phase I Noise Study to more accurately identify the location.

■The front of the main building, as illustrated on the Type I Tree Conservation Plan, is within the approximated 65 dBA (Ldn) noise corridor and will be significantly affected by noise. Noise impacts will be reviewed in more detail during the review of the Specific Design Plan, however, the 65 dBA (Ldn) noise contour must be shown on the preliminary plan.

■Recommended Condition: The Preliminary Plan of Subdivision and Specific Design Plan shall show either the approximated 65 dBA (Ldn) contour or a Phase I Noise Study shall be submitted that indicates the location of the 65 dBA (Ldn) contour for the master planned capacity of MD 202 and the resulting contour shall be shown on the plan.

■Recommended Condition: With the submission of the Specific Design Plan, it shall be demonstrated that noise attenuation measures, such as screening, buffering, or adequate setbacks, have been utilized to reduce external noise to 65 dBA (Ldn) for all structures within 350 feet of the pavement of northbound MD 202. This demonstration should take into account ultimate road design and 10-year projected level of service.

- 7. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, publication titled ■Ecologically Significant Areas in Anne Arundel and Prince George's Counties, December 1997, there are rare, threatened, or endangered species occurring in the general vicinity of this project. Two of these are upland plants associated with a soil type which does not occur on the subject property. One is a wetland plant associated with a wetland type not found on the subject property. One is a fish species found in Western Branch near this property. The Maryland Department of Natural Resources will evaluate potential impacts prior to the issuance of any permit by the State of Maryland for this site.

■Discussion: No further action is needed as it relates to this Comprehensive Design Plan review.

- 8. Condition 5 of Zoning Ordinance No. 4-2002 for A-9550 restricts the use of floodplains, stormwater management facilities, and the PMA for the ■incremental factor. This condition should be carried forward and additional information provided.

■Recommended Condition: No incremental factor shall be permitted for any lands or facilities which are located in floodplains, which are part or all of a stormwater management system, or which are areas required in accordance with the legislative actions implementing the Patuxent River Policy Plan.

■Recommended Condition: The Specific Design Plan shall include a calculation of the area of Patuxent River Primary Management Area Preservation Area, including the area of the 100-year floodplain, and all areas set aside for stormwater management facilities.●

13. The Transportation Planning Section (Mokhtari to Zhang, April 19, 2002) has concluded that approval of the subject CDP application will have no adverse impact on the surrounding traffic network.
14. The Growth Policy and Public Facilities Planning Section (Williams and White to Zhang, April 22, 2002) has concluded the following:

■The staging of development will not be an unreasonable burden on available public facilities.●

Other Agencies include:

- SHA (the Maryland State Highway Administration)
 - WSSC (the Washington Suburban Sanitary Commission)
 - Prince George's County Health Department
 - Prince George's County Department of Environmental Resources
15. The Maryland State Highway Administration (Bailey to Zhang, April 17, 2002) has no objection to approval of the Comprehensive Design Plan, CDP-0202, Horizon House, as submitted.
 16. The Washington Suburban Sanitary Commission (Dixon to Zhang, May 28, 2002) has concluded that the proposed development will be adequately served by water and sewer facilities.
 17. The Health Department (Meyer to Zhang, March 7, 2002) has no comments about the Comprehensive Design Plan, CDP-0202, Horizon House.
 18. The Department of Environmental Resources (De Guzman to Zhang, March 22, 2002) has stated that the Comprehensive Design Plan for Horizon House, CDP-0202, is consistent with approved stormwater management concept plan #988001290.
 19. The applicant will be required to submit Preliminary Plan applications and Specific Design Plan applications for each phase of the development. The applicant has already filed a Preliminary Plan of Subdivision and a Specific Design Plan for the western part of the site.

RECOMMENDATION

Based upon the preceding evaluation, the Urban Design Review Section recommends that the Planning Board adopt the findings of this report and APPROVE Comprehensive Design Plan CDP-0202 and Type I Tree Conservation Plan TCP I/5/02 for Horizon House, with the following conditions:

1. Prior to certificate approval of the Comprehensive Design Plan, CDP-0202, the Type I Tree Conservation Plan, TCP I/5/02, shall be revised to:

- a. Show the limit of the Patuxent River Primary Management Area Preservation Area and all of its associated elements. The issue of preservation to the fullest extent possible of this PMA shall be reviewed in detail with the Preliminary Plan of Subdivision.
 - b. Add the following note:
 - The mature trees and bushes along the MD 202 shoulders shall be protected by limits of disturbance lines and appropriate tree protection devices. Where the growth along the road cannot be saved, due to road improvements, it shall be replanted, using indigenous tree species, preferably like the ones that were removed.●
 - c. Show clearing for proposed future development of the mid-rise residential condominiums on the eastern portion of the site.
 - d. Revise the worksheet to reflect the additional clearing required for future development.
 - e. Revise the worksheet to indicate the use of an off-site easement.
 - f. Have the plans signed and dated by a qualified professional
2. The Preliminary Plan of Subdivision shall be approved prior to the approval of the Specific Design Plan.
 3. At time of Specific Design Plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. The applicant shall ensure dry passage for all pathways and sidewalks. If wet areas must be traversed, suitable structures shall be constructed.
 - b. All landscape materials shall be at least five feet from the asphalt pathway, where feasible and practical.
 - c. All pathways and sidewalks shall be free of above-ground utilities and utility boxes.
 - d. All pathways and sidewalks shall be handicapped accessible. All walking surfaces shall be concrete or asphalt. Abrupt changes in grade that may create safety hazards should be avoided.
 - e. Trails shall be six feet wide to accommodate two people walking side-by-side, or a walker and a companion in a wheelchair.
 - f. If road frontage improvements are required along MD 202 (Largo Road), the existing wide shoulders shall be preserved to safely accommodate bicycle traffic.
 4. At time of Final Plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the Patuxent River Primary Management Area Preservation

Area and shall be reviewed by the Environmental Planning Section prior to approval of the Final Plat. In addition, the following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."

5. The following note shall be placed on the Final Plat:
 - Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to the M-NCPPC Planning Department.●
6. No living area of a residential structure may be placed to a depth below grade to where it would be reasonable to believe the natural water table rises during occasional or seasonal extreme wet weather.
7. The consideration and evaluation of the use of stormwater micro-management techniques shall be addressed during the review of the Specific Design Plan.
8. The Preliminary Plan of Subdivision and Specific Design Plan shall show either the approximated 65 dBA (Ldn) contour or a Phase I Noise Study shall be submitted that indicates the location of the 65 dBA (Ldn) contour for the master planned capacity of MD 202 and the resulting contour shall be shown on the plan.
9. With the submission of the Specific Design Plan, it shall be demonstrated that noise attenuation measures, such as screening, buffering, or adequate setbacks, have been utilized to reduce external noise to 65 dBA (Ldn) for all structures within 350 feet of the pavement of northbound MD 202 (Phase II Noise Study). This demonstration shall take into account ultimate road design and 10-year projected level of service.
10. The Specific Design Plan shall include a calculation of the area of Patuxent River Primary Management Area Preservation Area, including the area of the 100-year floodplain, and all areas set aside for stormwater management facilities.
11. The 100-foot-wide buffer shown on the Comprehensive Design Plan shall be covenanted in a manner to prevent any building or structure within its limits or removal of vegetation required as part of the buffer at time of Specific Design Plan application. The buffer shall include berms and plantings, including preservation of existing vegetation where appropriate, sufficient to filter the view of dwelling units from the road. The buffer shall vary in height and width and setback from the road right-of-way to provide visual variety and a more natural appearance.
12. No septic system may be permitted on site of the Horizon House CDP.
13. Prior to issuance of building permits, the applicant, his heirs, successors and/or assignees shall ensure that all residential structures be fully sprinklered in accordance with the National Fire

Protection Association Standard 13D and all applicable Prince Georges County laws in order to alleviate the negative impact on fire and rescue services.