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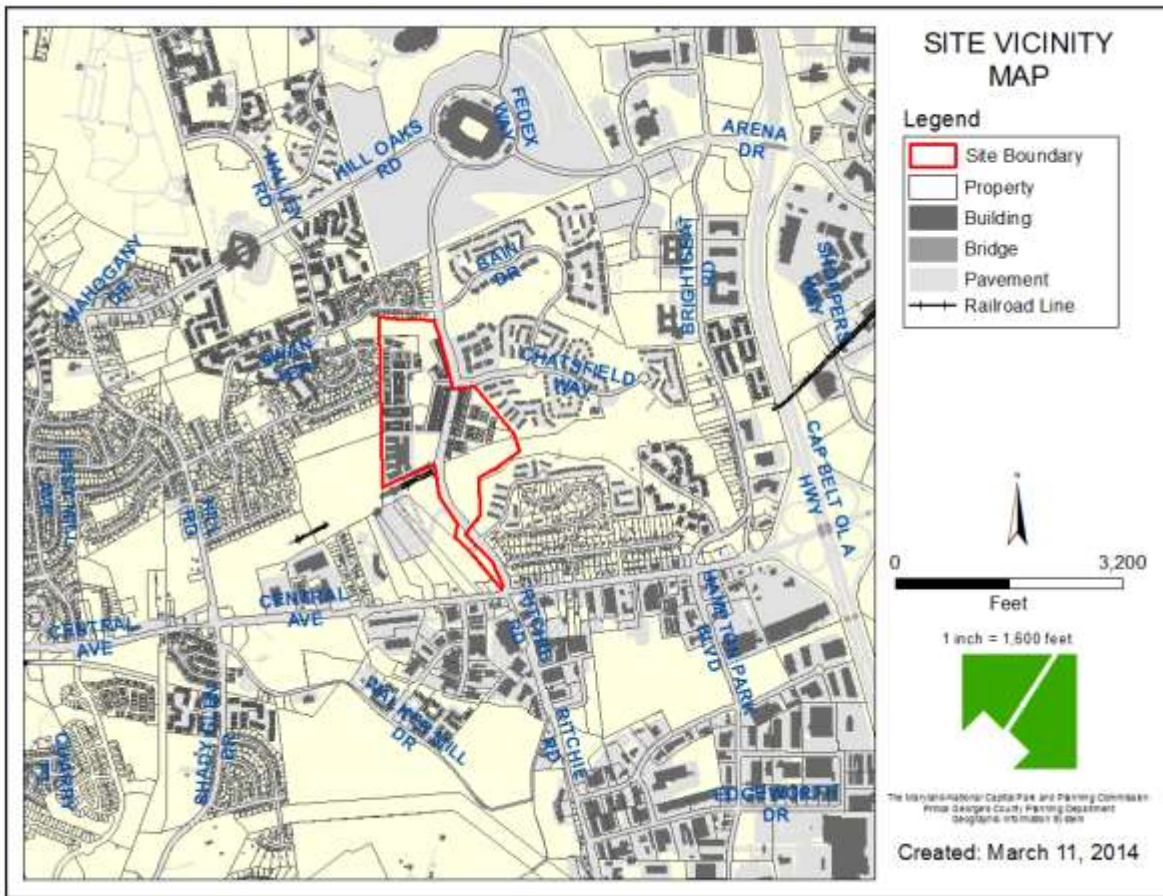
Comprehensive Design Plan

CDP-0301-01

Application	General Data	
Project Name: Summerfield at Morgan Station Location: Located north of Central Avenue (MD 214), east and west of Garrett A. Morgan Boulevard. Applicant/Address: Summerfield Partners, LLC 4724 Chestnut Street Bethesda, MD 20814	Planning Board Hearing Date:	11/06/14
	Staff Report Date:	10/23/14
	Date Accepted:	08/19/14
	Planning Board Action Limit:	N/A
	Plan Acreage:	91.9
	Zone:	L-A-C/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	72
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201NE07

Purpose of Application	Notice Dates	
To modify the language of Condition No. 6 of the approved comprehensive design plan (CDP) to allow the development of 53 townhomes to move forward prior to commercial development.	Informational Mailing:	06/13/14
	Acceptance Mailing:	08/19/14
	Sign Posting Deadline:	10/07/14

Staff Recommendation		Staff Reviewer: Cynthia Fenton Phone Number: 301-952-3412 E-mail: Cynthia.Fenton@ppd.mnccppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steven Adams, Supervisor, Urban Design Section, Development Review Division

FROM: Cynthia Fenton, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Summerfield at Morgan Station
Comprehensive Design Plan CDP-0301-01

PUBLIC HEARING

In accordance with the Comprehensive Design Plan provisions of Section 27-520 of the Zoning Ordinance, a public hearing is scheduled before the Prince George's County Planning Board on November 6, 2014 at 10:00 a.m. The purpose of this hearing is to consider a revision to the Comprehensive Design Plan, CDP-0301-01, for Summerfield at Morgan Station.

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 DISAPPROVAL of the Revision to the Comprehensive Design Plan CDP-0301-01.

EVALUATION CRITERIA

This application proposes a revision to a comprehensive design plan to a condition previously approved by the District Council per an Order Affirming the Planning Board decision of PGCPB Resolution No. 03-181 which was approved at the Planning Board hearing date of September 4, 2003. It was reviewed and evaluated for compliance with the following criteria:

- a. Conformance with Zoning Map Amendment A-9678-C and with the nine conditions and 16 considerations of Zoning Ordinance No. 3-1989.

- b. The requirements of the Zoning Ordinance for Comprehensive Design Plans.
- c. Referral comments.

FINDINGS

Based upon the analysis of the subject application, Urban Design staff recommends the following findings:

1. **Request:** This application proposes to modify the language of Condition No. 6 of the approved Comprehensive Design Plan application CDP-0301 for Summerfield at Morgan Station (PGCPB Resolution No. 03-181), to allow the development of 53 townhomes to move forward, prior to commercial development.

Pursuant to PGCPB Resolution No. 03-181 which was approved on the Planning Board hearing date of September 3, 2003, the original language of Condition 6 is stated below:

Condition 6

No Specific Design Plans for residential development shall be submitted on the subject property south of the Metro station until a building permit is issued for a minimum of 50,000 square feet of commercial uses to the south of the Metro station including at least 3 acres on the property encompassed by the subject CDP.

Proposed Revision to Condition 6:

Within the boundaries of the CDP, the area south of the Metro station and west of Garrett A. Morgan Boulevard shall contain no less than 50,000 square feet of commercial development. The residential parcel south of the Metro station and east of Garrett. A. Morgan Boulevard may proceed independently of the required commercial development.

2. **Location:** The property is located on the east and west sides of Garrett A. Morgan Boulevard at its intersection with Central Avenue (MD 214) and Ridgefield Boulevard. The adjacent uses are as follows: To the north is the Willow Hills subdivision zoned R-80; to the south is Central Avenue (MD 214) and single-family detached subdivisions zoned R-M; to the east is the Summerfield subdivision zoned R-M; and to the west is Hill Road Park zoned R-O-S and Washington Metropolitan Area Transit Authority (WMATA) property zoned M-U-I.
3. **Previous Approvals:** On January 9, 1989, the Prince George's County District Council approved Zoning Map Amendment A-9678-C and the accompanying Basic Plan (Zoning Ordinance No. 3-1989) to rezone 91.90 acres of the subject site to Local Activity Center (L-A-C) with nine conditions and 16 considerations. On January 27, 2004, the District Council affirmed the Planning Board Resolution PGCPB No. 03-181 with 22 conditions for Comprehensive Design Plan CDP-0301.

The Summerfield at Morgan Station project, consisting of approximately 91.90 gross acres, was approved to be developed with 900 residential units comprised of 500 townhouses and 400 multifamily units and 60,000 square feet of retail uses. Several Specific Design Plans have

subsequently been approved for townhouses and multifamily development, and those units have been constructed.

In 2004, the commercial portion of the original CDP, containing approximately 14.2 acres located on the west side of Morgan Boulevard and south of the Metro station, was rezoned from L-A-C to the M-U-I (Mixed-Use Infill) Zone via the 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas*. This effectively disengaged the commercial area from the CDP since it was rezoned to a Euclidian Zone. As a result of the commercial area no longer being a part of the CDP area, Condition 6 is rendered moot, since it is both unenforceable and, now, unnecessary.

COMPLIANCE WITH EVALUATION CRITERIA

4. **Zoning Map Amendment Compliance:** The following condition of the approved Zoning Map Amendment A-9678-C is applicable to the subject Comprehensive Design Plan:

9. All Comprehensive Design Plans shall be reviewed for approval by the District Council.

The Comprehensive Design Plan will be reviewed by the District Council at a future date as a mandatory review item.

5. **Comprehensive Design Plan Conformance with the Zoning Ordinance:** Required findings for approval of a Comprehensive Design Plan pursuant to Section 27-521 are as follows:

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

- (1) The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, 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;**
- (2) The proposed plan would result in a development with a better environment than could be achieved under other regulations;**
- (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;**
- (4) The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;**
- (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; and
 - (C) Circulation access points;
- (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;
 - (7) The staging of development will not be an unreasonable burden on available public facilities;
 - (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;
 - (9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), 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);
 - (10) The Plan is in conformance with an approved Type 1 Tree Conservation

Because the commercial area west of Morgan Boulevard has been effectively removed from the CDP, staff believes that the Planning Board must conclude that it is unable to make any of the required findings for CDP approval, and, based on the analysis in this report, must **DISAPPROVE** the requested revision of Condition 6.

5. Referral Comments:

- a. **Community Planning Division**—In a memorandum dated October 23, 2014, the Community Planning Division provided the following summarized comments:

The applicant requests that Condition #6 be amended to permit submission of a Specific Design Plan for the approximately 12-acre portion of the subject property located south of the Morgan Boulevard Metro station and east of Morgan Boulevard prior to the issuance of a building permit for a minimum of 50,000 square feet of commercial uses in order to redevelop the site with approximately 53 townhouses.

The Approved Morgan Boulevard and Largo Town Center Metro Areas Sector Plan and

Sectional Map Amendment rezoned the commercial portion (subarea 3) of the original CDP from L-A-C, to the M-U-I zone. This change removes the commercial portion from the comprehensive design zone and places it in a zone governed under a different process requiring a Detailed Site Plan. Therefore Condition #6 which sought to link by way of phasing the development of the residential and commercial properties east and west of Morgan Boulevard, no longer applies and is unenforceable.

Regardless, the vision for this area as articulated in the Subregion 4 Master plan still calls for transit oriented development close to the Morgan Boulevard Metro station in order to create an urban pedestrian-friendly mixed-use environment. It is noted that the development of the townhouses referenced by the applicant could serve as a viable portion of the desired mix of uses.

- b. **Subdivision Review Section**—In a memorandum dated August 28, 2014, no issues were identified by the Subdivision Review Section. It was noted that a Preliminary Plan will be required for the site proposed for the townhouses and an analysis will include, but not be limited to, noise, lot depth, access, environmental, transportation and stormwater management constraints.
- c. **Transportation Planning Section**—In a memorandum dated September 9, 2014, the Transportation Planning Section concluded that the proposed CDP revision would not result in an unreasonable burden on transportation facilities and that the requirements pertaining to transportation facilities under Section 27-521 of the Prince George's County Zoning Ordinance would be met, if the CDP revision were approved.

RECOMMENDATION

Based upon the preceding evaluation, the Urban Design Section recommends that the Planning Board adopt the findings of this technical staff report and **DISAPPROVE** Comprehensive Design Plan CDP-0301-01, which is limited solely to a request to amend approved Condition 6 of CDP-0301.