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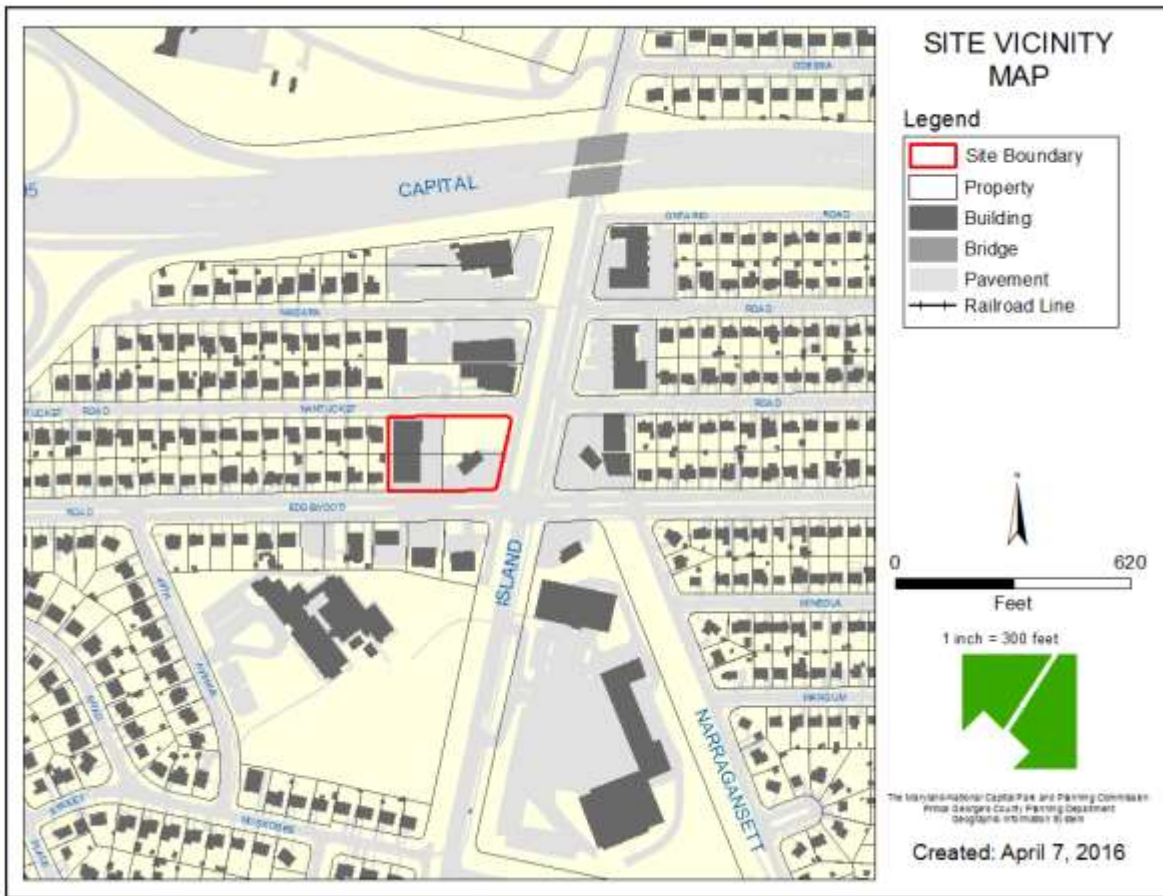
Conceptual Site Plan

CSP-16002

Application	General Data	
Project Name: Shaban Property Location: Northeast quadrant of the intersection of Edgewood Road and Rhode Island Avenue. Applicant/Address: Randy and Nahida Shaban 2120 Bell Tower Drive Crownsville, MD 21032	Planning Board Hearing Date:	03/30/17
	Staff Report Date:	03/20/17
	Date Accepted:	01/04/17
	Planning Board Action Limit:	03/30/17
	Plan Acreage:	1.43
	Zone:	O-S/C-S-C/ D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	66
	Council District:	01
	Election District	21
	Municipality:	College Park
	200-Scale Base Map:	212NE05

Purpose of Application	Notice Dates	
Rezoning the property from the C-S-C and O-S Zones to the M-U-I Zone for a mixed-use development of residential and commercial uses.	Informational Mailing:	04/26/16
	Acceptance Mailing:	12/28/16
	Sign Posting Deadline:	02/28/17

Staff Recommendation		Staff Reviewer: Jill Kosack, RLA, ASLA Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-16002
Shaban Property

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This conceptual site plan (CSP) application was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Development District Overlay (D-D-O) Zone Standard of the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance for the Mixed Use - Infill (M-U-I) Zone and site design guidelines;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. Other site plan related regulations;
- e. Referral comments.

FINDINGS

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

- 1. **Request:** The subject conceptual site plan (CSP) application proposes to rezone the property from the Commercial Shopping Center (C-S-C) and Open Space (O-S) Zones to the M-U-I Zone for a future mixed-use development, including residential and commercial uses.

2. **Development Data Summary:**

Zone	EXISTING	PROPOSED
Use(s)	C-S-C & O-S/D-D-O Commercial	M-U-I/D-D-O Commercial and Residential
Gross Acreage	1.43	1.43
C-S-C Zone	0.708	0
O-S Zone	0.717	0
Floodplain Acreage Area	0	0
Parcels	4	4

3. **Location:** The subject property is located in the northwest quadrant of the intersection of Edgewood Road and Rhode Island Avenue. Specifically, the site is located at 4924 and 4926 Edgewood Road and 9900 Rhode Island Avenue in College Park, Planning Area 66, Council District 1. The site is also located in the D-D-O Zone of the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*.
4. **Surrounding Uses:** To the north of the property, beyond Nantucket Road, is an institutional use in the C-S-C Zone; to the south, beyond Edgewood Road, are commercial uses in the C-S-C Zone; to the east, beyond Rhode Island Avenue, are commercial uses in the C-S-C Zone; and to the west are single-family detached homes in the One-Family Detached Residential (R-55) Zone.
5. **Previous Approvals:** Parcels A-1, A-2 and A-3 were recorded in Plat Book WWW 40-41 on May 5, 1961, and were the subject of Preliminary Plan of Subdivision (PPS) 12-1732, for which there are no available records. Part of Parcel A was created by a deed dated April 5, 1963 and recorded in Liber 2804 at Folio 331 making this a legal division of property pursuant to Section 24-107(c)(7)(B). The 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* rezoned Parcel A-3 (4926 Edgewood Road) and Part of Parcel A (9900 Rhode Island Avenue) from the C-S-C Zone to the O-S Zone and retained Parcels A-1 and A-2 (4924 Edgewood Road) in the C-S-C Zone. The sectional map amendment (SMA) also placed a Development District Overlay (D-D-O) Zone over all of the parcels. The property has an approved Stormwater Management Concept Plan No. 53141-2016-00, approved on November 10, 2016, which is valid until November 10, 2019.
6. **Design Features:** The subject property is divided into four, approximately equal, rectangular parcels. The parcel in the northeast corner, Parcel A-3, is vacant and covered in grass; the parcel in the southeast corner, Part of Parcel A, is fully developed with a one-story, stand-alone building, in use as a drycleaner, with parking and four separate driveway entrances, two off Edgewood Road and two off of the service drive adjacent to Rhode Island Avenue. The western parcels, Parcel A-2 in the north and Parcel A-1 in the south, are developed with a one-story, commercial strip center building, located along the western edge facing east, with parking in front and one driveway entrance to the north and one to the south.

The submitted CSP shows a proposed schematic development plan for the property. The overall property is shaded for mixed commercial-residential use with a potential building envelope shown along the majority of the eastern end of the property and a potential parking and stormwater management envelope shown at the western end of the property. Access to the site is shown at all of the existing access points to the north, south and east. Additionally, a mandatory shop front is designated along the eastern property line, adjacent to the service drive along Rhode

Island Avenue. No more details were given regarding the proposed development, which is consistent with the submittal of the conceptual site plan.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The 2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (Central US 1 Corridor Sector Plan and SMA) defines long-range land use and development policies, detailed zoning changes, design standards, and a Development District Overlay (D-D-O) Zone for the US 1 Corridor area. The land-use concept of the Central US 1 Corridor Sector Plan divides the corridor into four inter-related areas including, walkable nodes, corridor infill, existing neighborhoods, and natural areas, for the purpose of examining issues and opportunities and formulating recommendations. Detailed recommendations are provided for six distinct areas within the sector plan: Downtown College Park, University of Maryland, Midtown, Uptown, Autoville and Cherry Hill Road, and the Hollywood Commercial District. The overall vision for the Central US 1 Corridor is a vibrant hub of activity highlighted by walkable concentrations of pedestrian- and transit-oriented mixed-use development, the integration of the natural and built environments, extensive use of sustainable design techniques, thriving residential communities, a complete and balanced transportation network, and a world-class educational institution.

The Central US 1 Corridor Sector Plan recommends two land uses across the subject property: parks and open space along the Rhode Island Avenue frontage and mixed-use commercial on the two western parcels. (see Map 7 on page 59). These land uses are described on page 57 of the sector plan.

Mixed-use commercial land uses are “Properties that contain a mix of uses that are predominantly nonresidential on the ground floor, including commerce, office, institutional, civic, and recreational uses. These properties may include a residential component, but are primarily commercial in nature.” Parks and open space land uses include parks, recreation areas, golf courses, and cemeteries. The Central US 1 Corridor Sector Plan recommends a “green at any one of the four corners of the intersection of Edgewood Road and Rhode Island Avenue,” which could “become highly visible and much frequented centerpiece of Hollywood”. The proposed development of mixed commercial and residential uses is consistent with the mixed-use commercial land use, and open space could be incorporated into the final site plan. This CSP application is in conformance with the land use recommendations of the Central US 1 Corridor Sector Plan. Future development on these parcels should include public open space, preferably a green as defined in the Sector Plan.

The proposed development is located in the Hollywood Commercial District and the corridor infill character area of the Central US 1 Corridor Sector Plan. The Sector Plan (page 70) calls for the development of “a more residential character in the corridor infill areas with park-like landscaping and easy accessibility to goods and services...” and recommends two to four-story mixed-use development. The illustrative plan for the Hollywood Commercial District (page 101) shows this property with a “shared and coordinated parking lot” along the western portion to reduce interruptions, and a large mixed-use building along the eastern edge to “create a center of commercial and business activity.”

The Development District standards require ground-floor retail frontage and build-to-lines of zero feet along Rhode Island Avenue in this area. Rhode Island Avenue is a primary frontage street.

Step-back transitions are required in the corridor infill areas where development abuts residences. All of these issues will be reviewed for at time of DSP.

Section 27-548.26(b) of the Zoning Ordinance specifies that the property owner shall show, with a CSP, that the proposed development conforms with the purposes and recommendations for the development district, as stated in the master plan, master plan amendment, or sector plan. Based on the Central US 1 Corridor Sector Plan's recommendations for a mixed-use commercial land use, the site's location with the Hollywood Commercial District, and the recommendation for a center of commercial and business activity on this property, staff would recommend that the appropriate zone for the entirety of the property is C-S-C.

The rezoning of the subject property to the C-S-C Zone will position the subject property to best achieve the vision and goals of the Central US 1 Corridor Sector Plan for commercial mixed-use development and will, importantly, not preclude the implementation of the recommendation for a green at the intersection of Edgewood Road and Rhode Island Avenue.

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the following Zoning Ordinance requirements:

- a. Section 27-546.16(b)(2), Approval of the M-U-I Zone, of the Zoning Ordinance states the following:

- (2) **Property in the D-D-O Zone may be reclassified from its underlying zone to the M-U-I Zone through the property owner application process in Section 27-548.26(b). In the review process, the owner shall show that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties.**

Comment: Section 27-548.26(b) specifies that the owner shall show, with a CSP, that the proposed development conforms with the purposes and recommendations for the development district, as stated in the master plan, master plan amendment, or sector plan, and that the case be reviewed by the District Council. A discussion of the subject CSP's conformance with the applicable sector plan is in Finding 7 above. Based on this extensive discussion, staff recommends that the Planning Board find that rezoning the property to the C-S-C Zone would best conform with the purposes and recommendations for the development district, as stated in the sector plan. The Planning Board's recommendation on the subject CSP will be forwarded to the District Council for final review and approval as required.

The second part of the above requirement requires the owner to show that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties. The adjacent properties to the north, south and east are all zoned C-S-C and D-D-O within the corridor infill character area; the adjacent properties to the west are residentially-developed properties in the R-55 Zone and are not within the D-D-O Zone. Development on the subject property will continue to be subject to the same Development District standards for the corridor infill character area, including building heights, setbacks, parking and landscaping, regardless of the underlying zoning. However, rezoning the entirety of the property to the C-S-C Zone would be most harmonious and compatible with the existing and approved future development on the adjacent properties as this is in keeping with the zoning pattern within the remainder of the Hollywood Commercial District.

Section 27-546.16(c) also includes the following specific requirement:

- (c) **Unless requested by a municipality or the Prince George’s County Redevelopment Authority, the M-U-I Zone may be approved only on property which adjoins existing developed properties for twenty percent (20%) or more of its boundaries, adjoins property in the M-U-I Zone, or is recommended for mixed-use infill development in an approved Master Plan, Sector Plan, or other applicable plan. Adjoining development may be residential, commercial, industrial, or institutional but must have a density of at least 3.5 units per acre for residential or a floor area ratio of at least 0.15 for nonresidential development.**

Comment: The subject property adjoins property to the west only, which is zoned R-55 and is developed with single-family homes with a density of approximately 7.9 dwelling units per acre (average lot size is .126 acre). This meets the requirements of adjoining developed property for 20 percent or more of its boundaries, and that the adjoining development have a density of 3.5 dwelling units per acre.

- b. The CSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274. As the project moves through the DSP process, and is refined as to the development details, further review for conformance with the site design guidelines will continue.
9. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site has less than 10,000 square feet of woodland onsite, and no previously approved tree conservation plans. The site has an approved standard WCO Exemption Letter (S-168-2016) and Natural Resources Inventory Exemption Letter (NRI-198-2016).
10. **Other site plan related regulations:** Two additional regulations are applicable to the site plan review that usually requires detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only:
- a. **Prince George’s County Tree Canopy Coverage Ordinance (TCC)**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned C-S-C are required to provide a minimum of ten percent of the gross tract area of TCC. This CSP project has 1.425 acres in the C-S-C Zone that results in a required TCC of 0.1425 acre for the site. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of approval of a DSP for the project when detailed information is available.
 - b. **Prince George’s County Landscape Manual**—The DDO includes development district standards that override the requirements of the Zoning Ordinance. On page 226 of the sector plan, it states:

The provisions of the Landscape Manual regarding alternative compliance, commercial and industrial landscaped strip requirements, parking lot requirements, and buffering incompatible uses do not apply within the

development district. All other standards and regulations of the Landscape Manual apply as necessary.

Therefore, at the time of the DSP, the requirements for landscaping will be dictated by the D-D-O standards.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation**—In a memorandum dated January 6, 2017, the Historic Preservation Section stated that the building at 9900 Rhode Island Avenue was constructed in 1953 and the building at 4924 Edgewood Road was built in 1953 according to tax records. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.
- b. **Community Planning**—In a memorandum dated January 30, 2017, the Community Planning Division provided a discussion of the CSP's conformance with the D-D-O, which is incorporated into Finding 7 above, as well as the following summarized comments:

This application is located within a designated Employment Area growth policy area in *Plan Prince George's 2035 Approved General Plan*. Plan Prince George's 2035 describes Employment Areas as areas commanding the highest concentrations of economic activity in four targeted industry clusters and recommends continuing to support business growth in these areas, concentrating new business development near transit, where possible, improving transportation access and connectivity, and creating opportunities for synergies.

The Plan 2035 Strategic Investment Program places this property in a designated priority investment area – the Innovation Corridor. Plan Prince George's 2035 describes the Innovation Corridor as the area that has the highest concentrations of economic activity in the four targeted industry clusters and the greatest potential to catalyze future job growth, research, and innovation in the near- to mid-term. This Innovation Corridor is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators locating in close proximity to one another and on existing and planned transportation investment, such as the Purple Line.

The current dry-cleaning retail store, under 3,000 square feet, use on the O-S-zoned Part of Parcel A is prohibited by the D-D-O Table of Uses, but has been permitted several times since 2010 because changes in ownership are exempt from the D-D-O Zone requirements. Submittal of this CSP renders the current use nonconforming; however, the current use is permitted in the C-S-C and M-U-I Zones in the D-D-O Zone. Therefore, approval of this application will, in effect, validate the current use.

- c. **Transportation Planning**—In a memorandum dated January 10, 2017, the Transportation Planning Section offered the following analysis of the subject application:

A portion of the property was downzoned by the District Council during the approval of the US 1 Corridor Sector Plan and Sectional Map Amendment (Sector Plan), and this

property is within the Development District Overlay (D-D-O) Zone established by this plan. Section 27-548.26(b) of the Zoning Ordinance allows for the rezoning from the underlying zone when it is found that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan, and meets applicable site plan requirements. Traffic is not a specific consideration in granting this request, and, therefore, a traffic impact study has not been prepared, nor has it been requested, and traffic-related adequacy issues are not covered. In any regard, no development is proposed, and if new development is proposed in the future, any proposal will be reviewed against the Sector Plan's traffic adequacy standards at that time. The change in zone, given this information, would not pose a future adequacy issue.

The site is improved with a commercial building of 1,980 square feet and a retail strip shopping center of 10,532 square feet (both square footages are taken from tax records). The square footages should be shown on the conceptual site plan.

The property is located within the Hollywood Commercial District of the Sector Plan and does not require an expansion of the D-D-O Zone boundaries. The Central US 1 Corridor Sector Plan provides five recommendations as follows, with Transportation Planning Section comments:

- (1) **Maximize the potential of the Rhode Island Avenue multiway boulevard.**

Comment: None.

- (2) **Redevelop the Hollywood Commercial District to better serve the surrounding community.**

Comment: None.

- (3) **Provide a green at the corner of Rhode Island Avenue and Edgewood Drive for neighbors and visitors.**

Comment: None.

- (4) **Share the parking and interconnect it.**

Comment: The parking within the site is not connected, but could conceivably be shared. The site is within a compact commercial area on both sides of Rhode Island Avenue.

- (5) **Build interesting, safe streets.**

Comment: Rhode Island Avenue is striped for bicycle use; but has gaps in the sidewalk network. Both Nantucket Road and Edgewood Road have sidewalks along the subject property's frontage. The presence of the sidewalks creates a good environment for walking access among the cluster of commercial uses in the immediate area of this site, even though a few enhancements are needed.

The site is adjacent to Rhode Island Avenue, a master plan collector roadway, listed in the Central US 1 Corridor Sector Plan with a right-of-way of 80 feet.

Rhode Island Avenue is augmented by a service road adjacent to the subject site. No further dedication of right-of-way would be required in the future.

Conclusion

From the standpoint of transportation and based on the preceding findings, it is determined that this plan is acceptable and meets the finding required for a conceptual site plan as described in the Zoning Ordinance. Also, the Transportation Planning Section does not object to the zoning change requested pursuant to Section 27-548.26(b) of the Zoning Ordinance. However, it is requested that the square footage of the existing buildings be included on the conceptual site plan.

- d. **Subdivision Review**—In a memorandum dated January 23, 2017, the Subdivision Section noted that the subject property is composed of Parcels A-1, A-2 and A-3 and part of Parcel A, Block 1 in the Addition to Hollywood Subdivision. Based on the information provided, redevelopment of the site of more than 5,000 square feet of gross floor area (GFA) will require a new preliminary plan of subdivision pursuant to Sections 24-107(c)(7) and 24-111(c) of the Subdivision Regulations.

The purpose of this application is to rezone the property pursuant to Section 27-548.26(b)(1)(B) of the Zoning Ordinance. Although no development is proposed with this application, there are two existing buildings on the site. The site plan should be revised to include the GFA of the existing buildings. The site plan also shows bearings and distances which are identified as “Measured” and “Record” and should be revised to show only one. If the applicant chooses to show the measured bearings and distances, a new final plat should be recorded to reflect the change in bearings. Alternatively, the site plan may be revised to reflect the bearings as shown on the record plat. The distances are the same for both with only one minor discrepancy between the plan and the record plat which is along the south side of Parcel A-3 shown as 158.50 on the site plan and 158.49 on the record plat.

The Subdivision Section recommends approval of this CSP with one condition that has been included in the Recommendation section of this report.

- e. **Environmental Planning**—In a memorandum dated February 3, 2017, the Environmental Planning Section (EPS) provided analysis of the CSP as follows:

Noise: The site has frontage on Rhode Island Avenue, which is a master planned collector road and also with Nantucket Road and Edgewood Road, which do not have master planned road designations. None of these roads generate enough traffic to produce noise above the state standard.

This site is within the vicinity of the Capital Beltway (I-95/I-495). Using the Environmental Planning Section’s noise model and applying an Average Daily Traffic (ADT) count at build-out of 212,940, as indicated on the Maryland State Highway traffic volume map, and a posted traffic speed of 65 mph, the unmitigated 65 dBA Ldn noise contour is located approximately 1,027 feet from the center line of the northbound lanes of I-95/I-495. Based on staff’s evaluation, it appears that the majority of the site is located within the unmitigated 65dBA Ldn noise contour. Although the concept plan does not specify any development at this time, if a residential use is sited on this property, noise attenuation to mitigate interior noise levels to 45dBA Ldn may be required. Likewise, if outdoor recreation areas are proposed, noise attenuation to mitigate exterior

noise levels to 65dBA Ldn may also be required.

Therefore, a Phase I and Phase II noise study may be required if any residential use or outdoor recreational use is proposed with any future development review applications for this site.

Soils: The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Sassafras-Urban land complex (5-15% slopes) and Urban land-Russett-Christiana complex (0-5% slopes). According to available information Marlboro clay is not present onsite; however, Christiana complexes are found on this property. With Christiana complexes mapped on-site, the county may require a soils report in conformance with County Council Bill CB-094-2004 during the building permit review process. This information is provided for the applicant's benefit.

Stormwater Management: The site has an approved Storm Water Management Concept letter (53141-2016-00) that is in conformance with the current code.

The Environmental Planning Section recommends approval of the CSP, subject to two conditions, which have been included in the Recommendation section of this report.

- f. **City of College Park**—In a memorandum dated March 15, 2017, the City of College Park noted that at their meeting on March 14, 2017, the City Council voted unanimously to approve CSP-16002, with conditions, as follows:

The City Council recommends disapproval of the request to rezone Parcels A-1, A-2, A-3 and part of Parcel A to the M-U-I zone at this time, and recommends approval of the request to rezone part of Parcel A and Parcel A-3 to C-S-C with the following conditions:

1. Prior to certification, the Conceptual Site Plan shall be revised as follows:
 - a. Label the gross floor area of the existing buildings.
 - b. Extend the potential building envelope on Part of Parcel A to Edgewood Road and into Parcel A-1 to be more consistent with urban design recommendations in the Sector Plan. Eliminate all access points shown on Part of Parcel A and Parcel A-3 and one of the access points shown on Parcel A-2. Shift the access shown on Parcel A-1 further to the west.
 - c. Show a landscape buffer envelope along Parcels A-1 and A-2 that abut the single-family residential.

The City staff report said they found it more appropriate to support the rezoning to C-S-C zone at this time as it is more compatible with the existing uses on site and with the existing development on adjoining properties. The subject property was previously zoned C-S-C and the applicant claims that if he had been aware of the rezoning of the property to O-S by the District Council he would have objected to it being a “taking.” The North College Park Citizens Association also supports the rezoning to the C-S-C Zone. Additionally, City staff referenced page 275 of the Central US 1 Corridor Sector Plan that states that reclassification of a property to the M-U-I Zone is only supported in locations

that reinforce the concept of walkable nodes, and the subject property is not in a walkable node.

Therefore, the City of College Park was unable to conclude that the proposed development conforms to the purposes and recommendations of the Development District and meets Central US 1 Corridor Sector Plan requirements, as required, since so little information is provided about the proposed development. While M-U-I zoning is not generally inconsistent with the Central US 1 Corridor Sector Plan recommendations at this location, it would be inappropriate to allow this more intense and flexible zone without providing the details of proposed development. City of College Park staff was unable to conclude, as required, that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties, which are zoned C-S-C, not M-U-I.

Comment: Staff recommends that the proposed CSP if rezoned to C-S-C would conform with the purposes and recommendations for the Development District, as stated in the Central US 1 Corridor Sector Plan, and will be compatible with existing or approved future development on adjacent properties as discussed in Findings 7 and 8 above. All conditions recommended by the City of College Park have been included in the Recommendation section of this report.

- g. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
 - h. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.
- 12. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, the CSP will, if approved with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
 - 13. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a CSP:
 - (4) **The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

Comment: The Environmental Planning Section noted that there are no regulated environmental features on the subject property and this requirement is not applicable to this CSP.

RECOMMENDATION

Based on the forgoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and recommend to the District Council APPROVAL of Conceptual Site Plan CSP-16002 for Shaban Property, as follows:

- A. APPROVAL of the request to rezone the property from the C-S-C and O-S Zones to the C-S-C Zone.
- B. APPROVAL of Conceptual Site Plan CSP-16002, Shaban Property, subject to the following conditions:
 - 1. Prior to certification, the conceptual site plan (CSP) shall be revised, or additional information shall be provided, as follows:
 - a. Label the gross floor area of the existing buildings.
 - b. Remove one of the bearings and distances and, if necessary, submit a minor final plat to reflect the new bearings and distances.
 - c. Extend the potential building envelope on Part of Parcel A to Edgewood Road and into Parcel A-1 to be more consistent with urban design recommendations in the Sector Plan. Eliminate all access points shown on Part of Parcel A and Parcel A-3 and one of the access points shown on Parcel A-2. Shift the access shown on Parcel A-1 further to the west.
 - d. Show a landscape buffer envelope along Parcels A-1 and A-2 that abut the single-family residential.
 - 2. If residential or outdoor recreational use is proposed in any future development review applications for this site, a Phase I or Phase II noise study shall be submitted. It shall include an exhibit of the location of the lower and upper unmitigated 65dBA Ldn noise contours in conjunction with the proposed development.
 - 3. At the time of building permit issuance, applications for building permits associated with a residential or outdoor recreational use shall be prepared by a professional engineer with competency in acoustical analysis using the certification template. The certification shall state that the interior noise levels have been reduced through the proposed building materials to 45dBA Ldn or less for the portions of the residential units within the unmitigated 65dBA Ldn or higher noise impact area. The certification shall also state that the exterior noise levels have been reduced through the proposed building materials and structures to less than 65dBA for the portions of any outdoor recreation area that is within the unmitigated 65dBA Ldn or higher noise impact area.