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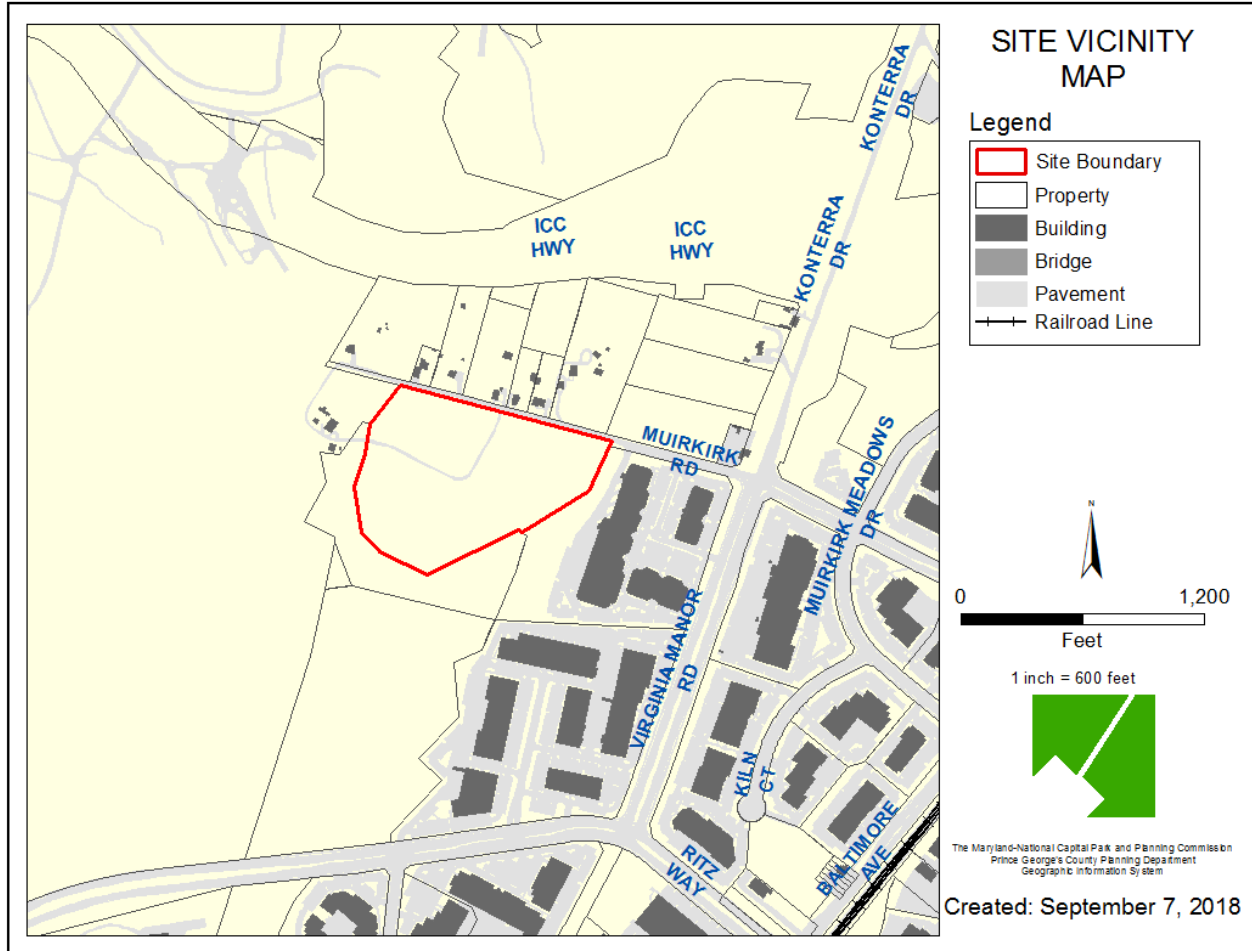
Conceptual Site Plan

CSP-17005

Application	General Data	
Project Name: Park Place Location: On the south side of Muirkirk Road, approximately 650 feet west of its intersection with Van Dusen Road. Applicant/Address: Konterra Associates LLC 14401 Sweitzer Lane, Suite 200 Laurel, MD 20707	Planning Board Hearing Date:	02/14/19
	Staff Report Date:	01/23/19
	Date Accepted:	11/20/18
	Planning Board Action Limit:	02/14/19
	Plan Acreage:	17.21
	Zone:	I-3
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	60
	Council District:	1
	Election District	1
	Municipality:	N/A
	200-Scale Base Map:	216NE06

Purpose of Application	Notice Dates	
Development of 128,810 square feet of flexible industrial space	Informational Mailing:	12/04/17
	Acceptance Mailing:	11/16/18
	Sign Posting Deadline:	01/14/19

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 Email: Ivy.Thompson@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-17005
Type 1 Tree Conservation Plan TCP1-010-2018
Park Place

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

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Planned Industrial/Employment Park (I-3) Zone and the site design guidelines;
- b. The requirements of Zoning Map Amendment A-9953-C;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. 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 application proposes a conceptual site plan (CSP) for development of 131,810 square feet of flexible industrial space for office/warehouse uses on existing Parcel 218. As envisioned, the proposed development will be an expansion to the existing Park Place industrial development immediately to the east, as approved and constructed in accordance with Detailed Site Plan DSP-87108.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-3	I-3
Use(s)	Vacant	Warehouse/retail
Acreage	17.21	17.21
Parcels	1	1
Square Footage/GFA	-	131,810

3. **Location:** The subject property is located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Van Dusen Road in Laurel, Maryland.

4. **Surrounding Uses:** The subject property is bounded to the north by the public right-of-way of Muirkirk Road with residentially developed, Planned Industrial/Employment Park (I-3) zoned property beyond; to the east by I-3-zoned property developed with industrial uses; to the south by vacant, wooded property, zoned Open Space (O-S) and owned by Prince George's County Government; and to the northwest by property zoned Rural Residential (R-R) developed with residential uses.

5. **Previous Approvals:** This property was rezoned from the R-R Zone to the I-3 Zone via Zoning Map Amendment A-9953-C, approved by the Prince George's County District Council on August 10, 2006. Detailed Site Plan DSP-87108 was approved on October 1, 1987 (PGCPB Resolution No. 87-452) for 179,560 square feet of office/warehouse space in the I-3 Zone. Detailed Site Plan DSP-87108 encompassed 39.07 acres across three parcels, all fronting Muirkirk Road, the 5.68-acre vacant residentially zoned property to the west, the 17.21-acre subject property (Parcel 218), and the 16.18-acre developed Park Place Industrial Park to the east. The overall 39.07-acre property was envisioned for industrial office/warehouse uses. The proposed development will be an expansion to the existing Park Place development.

The site has an approved Stormwater Management Concept Plan (19983-2018-00) and associated letter, which is valid until August 21, 2021. The approved concept plan is consistent with the CSP.

6. **Design Features:** The applicant proposes a flexible industrial office/warehouse development on Parcel 218. The subject property is to be developed with two pods: one on the east including a 65,810-square-foot building for a restaurant depot facility, and one on the west including a 66,000-square-foot flexible office/warehouse building.

The submitted CSP shows a proposed schematic development plan for the property. The overall property is shaded with two potential development envelopes, separated by green area, and surrounded by green area serving as a boundary to the adjoining residentially and industrially zoned properties. Access to the site is shown at the northwest and northeast points of the property along Muirkirk Road. Each building will have a separate ingress/egress. Pedestrian circulation and landscape buffers will have to be further specified at the time of DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject CSP has been reviewed for compliance with the requirements of the I-3 Zone and the site design guidelines of the Prince George's County Zoning Ordinance.

- a. The application is subject to the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones. The proposed office/warehouse uses are permitted in the I-3 Zone.
- b. The subject application has been reviewed for conformance with the applicable requirements of Section 27-471 of the Zoning Ordinance, which provides additional regulations for development in the I-3 Zone. Most of these requirements will be reviewed at the time of DSP, when specific buildings, landscaping, and parking and loading designs are provided. It also includes the following requirements relevant to a CSP:

(d) Site plans.

- (1) A Conceptual Site Plan and a Detailed Site Plan shall be approved for all uses and improvements, in accordance with Part 3, Division 9, of this Subtitle.**

The submitted CSP was reviewed in accordance with Part 3, Division 9, of this Subtitle.

(g) Warehousing.

- (1) Warehousing, wholesaling, distribution, or storage of materials not used, or products not produced, on the premises may be permitted, subject to the following:**
 - (A) Not more than twenty percent (20%) of the net tract area of the entire Planned Industrial/Employment Park shall be devoted to these uses (including accessory uses such as off-street parking and loading areas).**
 - (B) More than twenty percent (20%), but not more than thirty percent (30%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if at least five percent (5%) of the net lot area (of the lot on which the use is proposed) is devoted to green area. This green area shall be in addition to any other green area required by this Part. This additional green area shall either serve to preserve irreplaceable natural features, be designed so that the visual impact of the facility will be relieved (either by natural features or changes in grade), or provide distinctive furnishings (such as sculptures, fountains, and sidewalk furniture).**
 - (C) More than thirty percent (30%), but not more than fifty percent (50%), of the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if, in addition to meeting the requirements of (B), above, the Planning Board finds:**

- (i) That the tract is suited for these uses because of its accessibility to railways or highways that readily accommodate warehousing;
 - (ii) That the traffic generated by the uses is not directed through residential neighborhoods;
 - (iii) That the use is compatible with surrounding existing land uses and those proposed on the Master Plan. In determining compatibility, the Planning Board shall consider architectural or physical features of the facility and may require that these features be compatible with surrounding land uses.
- (D) The remainder of the park shall be devoted to other uses, in the case of (A), (B), or (C), above.

The CSP proposes warehouse uses that will be subject to this requirement and evaluated at the time of DSP.

(h) Required access.

- (1) Each Planned Industrial/Employment Park (including each property in separate ownership) shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least seventy (70) feet.

The CSP has frontage on and proposes direct access to Muirkirk Road, which has a proposed 80-foot-wide right-of-way, as reflected on the CSP.

(i) Minimum area for the development.

- (1) The minimum area for the development of any Planned Industrial/Employment Park shall be twenty-five (25) gross acres.
- (2) If the area is less than twenty-five (25) acres but not less than fifteen (15) acres, the property may be classified in the I-3 Zone when the property adjoins property in the C-O Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.
- (3) If the area is less than twenty-five (25) acres, the property may be classified in the I-3 Zone when the property adjoins property in the I-3 or E-I-A Zone, provided that the area of the combined properties is at least twenty-five (25) gross acres.
- (4) If the area is less than twenty-five (25) acres, and the land was classified in the I-3 Zone prior to October 31, 1977, or upon approval of a Sectional Map Amendment, it may be developed in accordance with this Part, provided the owner of record does not own abutting undeveloped land in the I-3, E-I-A, or C-O Zone that could be used to comply with the provisions of paragraph (1), (2), or (3), above.

The subject property is less than 25 acres total, but adjoins property that is zoned I-3 to the east, which when combined is at least 25 acres.

c. The following conditions of Zoning Map Amendment A-9953-C warrant discussion:

1. **Before permits are issued, the applicant shall obtain approval of a detailed site plan, in accordance with Part 3, Division 9 of the Zoning Ordinance.**

A DSP will be required for this development, prior to issuance of permits.

2. **Site Plan review shall include architectural review, to ensure compatibility with the adjoining employment park.**

This will be reviewed at the time of DSP when architecture is provided.

3. **The applicant shall show green area covering at least 25 percent of the net acreage of the site.**

Conformance with this requirement must be demonstrated at the time of DSP when specific site improvements are proposed. Priority shall be given for preserving green area occupied by existing woodlands and regulated environmental features, rather than through proposed landscaping on-site.

d. The CSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. 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 be required.

In accordance with Section 27-274(a)(2), Parking, loading, and circulation, that provides guidelines for the design of surface parking facilities, the proposed buildings are being oriented such that they front on Muirkirk Road, with parking located at the sides of the proposed buildings near the uses served. The parking is located as near as possible to the uses they serve for both building uses. Parking, loading, and circulation will be further evaluated at the time of DSP.

In accordance with Section 27-274(a)(4), Views, the proposed development pods preserve environmentally sensitive areas, to the maximum extent possible. Supplemental landscape/hardscape elements will be incorporated to protect environmental areas and create scenic settings, with natural views, from all public space areas within and around the development.

In accordance with Section 27-274(a)(5), Green area, on-site green areas will be designed to complement other site activity areas and be appropriate in size, shape, location, and fulfill their intended use. Conceptual green areas, as shown, are easily accessible and link major site destinations such as buildings and parking areas. Green areas will be provided on-site and will be accentuated by elements, such as landscaping and street furniture, at the time of DSP.

In accordance with Section 27-274(a)(7), Grading, the proposed conceptual grading minimizes disturbance to all environmentally sensitive areas, to the maximum extent possible, under the site conditions such as topography and natural resources. This will be further evaluated at the time of DSP.

e. Section 27-579(b) of the Zoning Ordinance reads as follows:

(b) No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan).

The proposed development will require loading spaces and is adjacent to residentially zoned land to the south and west. Conformance with this requirement will be reviewed and addressed at the time of DSP.

8. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is subject to a new CSP and will be subject to a new preliminary plan of subdivision (PPS). A Type 1 Tree Conservation Plan (TCP1-010-2018) was submitted with this CSP application.

The site has an overall woodland conservation threshold of 15 percent or 2.52 acres. According to the worksheet, the woodland conservation requirement for this development is 4.08 acres. The TCP1 proposes to meet this requirement through a combination of 1.81 woodland preservation, 1.05 acres of natural regeneration, and 1.22 acres in off-site woodland conservation banks.

The submitted TCP1 requires technical revisions, and conditions requiring revisions have been included in the Recommendation section of this report.

9. **Other site-related regulations:** Additional regulations are applicable to site plan review that require detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only:

a. **2010 Prince George's County Landscape Manual:** This development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) at the time of DSP. Specifically, the site is subject to Section 4.2, Requirements for Landscaped Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

b. **Prince George's County Tree Canopy Coverage Ordinance:** 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 I-3 are required to provide a minimum of 10 percent of the gross tract area in TCC. As 17.21 acres are zoned I-3, the required coverage would be 1.72 acres of TCC. Conformance to the requirements of the Tree Canopy Coverage Ordinance will be reviewed at the time of DSP.

10. **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 December 12, 2018 (Stabler/Smith to Thompson), incorporated herein by reference, the Historic Preservation Section provided a discussion of the history of the property and indicated that this area has not been previously surveyed for archeological resources. There is a moderate to high probability that prehistoric and historic archeological resources will be identified on the subject property. In accordance with the Prince George's County Planning Board's directives, as described in the 2005 "Guidelines for Archeological Review," and consistent with Sections 24-104, 24-121(a)(18), and 24-135.01, of the Subdivision Regulations, the subject property shall be the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George's County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American peoples.

Therefore, conditions have been included in the Recommendation section of this report ensuring appropriate analysis in future phases of the development.

b. **Community Planning**—In a memorandum dated December 13, 2018 (White to Thompson), incorporated herein by reference, the Community Planning Division noted that, pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required.

c. **Transportation Planning**—In a memorandum dated January 15, 2019 (Burton to Thompson), incorporated herein by reference, the Transportation Planning Section noted that Muirkirk Road is a master plan collector facility, and the submitted CSP reflects adequate right-of-way of 40 feet from the centerline of Muirkirk Road. Access to the site and circulation within the site are acceptable. There are no outstanding transportation-related conditions that govern or restrict the development of this site. The site plan proposes two development pods, each with its own access to Muirkirk Road; however, no connection between the buildings is being proposed. Staff supports such a connection and will recommend said provision at the time of DSP. No traffic study or adequacy-related findings are required by Subtitle 27 of the Prince George's County Code.

d. **Subdivision Review**—In a memorandum dated January 14, 2019 (Turnquest to Thompson), incorporated herein by reference, the Subdivision and Zoning Section noted that Parcel 218 is a legal acreage parcel, pursuant to Section 24-107(c)(9) of the Subdivision Regulations; it is in its current configuration due to a lot line adjustment recorded in Prince George's County Land Records in Liber 38815 folio 610. In accordance with Section 24-107(c), a PPS is required for the development of more than 5,000 square feet of gross floor area and the site does not meet any of the standards for an exemption. The property has not been the subject of a previously approved PPS or record plat. All bearings and distances must be clearly shown on the CSP and must be consistent with the legal description of the property.

e. **Trails**—In a memorandum dated January 15, 2019 (Lewis-DeGrace to Thompson), incorporated herein by reference, the Transportation Planning Section reviewed the CSP application referenced above for conformance with the 2009 *Approved Countywide*

Master Plan of Transportation (MPOT) and the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The MPOT includes one master plan trail recommendation along Muirkirk Road. The area master plan also recommends sidewalks and bike lanes along Muirkirk Road. The vision of both plans is to provide walkable areas, especially in proximity to transit. Sidewalk connections between the two proposed buildings and the internal sidewalk network will be further evaluated at the time of PPS and DSP.

- f. **Environmental Planning**—In a memorandum dated January 10, 2019 (Juba to Thompson), incorporated herein by reference, the Environmental Planning Section provided the following summarized comments on the subject application:

Existing Conditions/Natural Resources Inventory

An approved Natural Resources Inventory, NRI-198-2017, was submitted with the application. There is a primary management area (PMA) comprised of streams and wetlands (including their associated buffers), floodplain, and steep slopes. The forest stand delineation indicates the presence of one forest stand totaling 5.31 acres, with a high priority for preservation and restoration. The site has 4.92 acres of net tract woodland. Fourteen specimen trees are identified on the NRI, eleven of which are on-site.

According to the TCP1, impacts to the PMA (stream buffer and floodplain) are proposed for stormwater management, vehicular circulation, sewer connections, road dedication, and a retaining wall. A statement of justification has been received to allow for four separate impacts, hereon known as impacts A, B, C, and D, totaling 17,300 square feet within the PMA, inclusive of the stream buffer and floodplain. The applicant is requesting the following impacts described below:

Impact A

Impact A is proposed for disturbance to the 75-foot-wide minimum stream buffer for road improvements and a stormwater outfall required for a realignment of Muirkirk Road, along the frontage of the site. Impact A totals 1,500 square feet. This impact is required by Prince George's County as part of the development of this site. Staff supports this impact.

Impact B

Impact B is proposed for disturbance of the 75-foot-wide minimum stream buffer for a retaining wall and a perimeter road to access parking and the loading dock of proposed Building A. Impact B totals 2,800 square feet. During the review of this impact, it was determined that the road could not be located farther away from the PMA due to the topography of the site. The location of the entrance is intended to provide the safest site distance along Muirkirk Road.

While staff supports the portion of the retaining wall impact to support the location of the entrance, the portion of the wall to accommodate the access road is not considered a necessary impact. In a meeting with the applicant on January 9, 2019, staff agreed to evaluate the impact in the next phase of development, when the applicant will provide alternative designs to explore if the impact can be minimized or avoided.

Impact C

Impact C is proposed for disturbance of the 75-foot-wide minimum stream buffer, stream bed, and floodplain to accommodate a proposed sanitary sewer connection linking to an existing sewer line located off-site on Parcel 2. It appears that this is the most viable option to provide public sewer access, which is necessary for the development of the site. Staff supports this impact.

Impact D

Impact D is proposed for the disturbance of 100-year floodplain and the 75-foot-wide minimum stream buffer associated with road improvements and a stormwater outfall required for a realignment of Muirkirk Road, along the frontage of the site. This impact is shown to total 1,500 square feet. Staff supports this impact.

After evaluating the applicant's request, staff fully supports impacts A, C, and D, as anticipated. The portion of impact B that is necessary for the road entrance is supported; however, the portion for the perimeter access road is not recommended for approval at this time.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

A Subtitle 25 Division 2 Variance application and a statement of justification dated October 17, 2018, in support of a variance to remove 5 of the 11 specimen trees located on-site, was submitted. A full evaluation of the need to remove specimen trees has not been completed with the CSP application because there are concerns regarding the location of the final limits of disturbance, with respect to potential PMA impacts and woodland conservation areas. There are specimen trees located inside and outside of the PMA that have been requested to be removed. A full evaluation regarding specimen tree removal should be provided at a future stage of development review, when more detailed information is available.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer complex, Croom gravelly sandy loam, Issue-Urban land complex (occasionally flooded), Urban land-Russett-Christiana complex, and Zekiah and Issue soils (frequently flooded).

According to available information, no Marlboro clay exist on-site; however, Christiana complexes are mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures. However, there are no slopes of significant concern identified within the area of this soil type, and the applicant is proposing to cut and fill the site to a one percent grade for a buildable area. A geotechnical review was not requested with this application, but may be required for review with a future development application.

- g. **Prince George's County Fire/EMS Department**—In a memorandum dated November 26, 2018 (Reilly to Thompson), incorporated herein by reference, the Fire/EMS Department offered comments relative to the requirements necessary for proper fire service to the property. These issues relative to drive aisle widths, clearance heights, hydrant locations, and maneuverability will be reviewed at the time of DSP, when specific site details are provided.
 - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on the subject application.
 - i. **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.
 - j. **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.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on the subject application.
11. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, the CSP, if approved with the proposed conditions below, represents 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.
 12. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a CSP:

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).

Based on the level of design information currently available, and the recommended conditions, the regulated environmental features on the subject property have been preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the impact exhibits and the tree conservation plan submitted for proposed Impacts A, C, D and the portion of Impact B necessary for vehicular entrance to the site. The remaining portion of Impact B shall be re-evaluated, with additional information, at the time of PPS, if requested.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-17005 and Type 1 Tree Conservation Plan TCP1-010-2018 for Park Place, subject to the following conditions:

1. Prior to certification of the conceptual site plan, the following revisions shall be made to the plan:
 - a. Delineate the boundary and label the bearings and distances on all sheets of the plan.
 - b. Revise General Note 2 to provide the correct tax map and grid numbers.
 - c. The vicinity map should be revised to reflect the boundary of the subject site.
 - d. Remove all site notes relevant to the details of Detailed Site Plan DSP-87108 and Permit 1113-89-CGU.
 - e. Remove all site development detail notes.
2. Prior to certification of the conceptual site plan, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:
 - a. Revise the amount of total off-site woodlands cleared in the TCP worksheet to include the area of woodlands being cleared inside and outside of the floodplain. Update the plan and worksheet to provide for any additional woodland conservation requirement.
 - b. Revise the vicinity map of the TCP1 to match the area of the application.
 - c. Remove the overall property map from the TCP1.
 - d. Relocate the woodland preservation labels off-site, so they do not obscure underlying site features.
 - e. Revise General Note 10 to indicate that the plan is not grandfathered.
 - f. Have the qualified professional sign and date the TCP worksheet and sign and date the certification block on the plan.
 - g. Update the TCP approval block with the correct TCP case number (TCP1-010-2018).
3. At time of the submission of the preliminary plan of subdivision application, the applicant shall provide alternative layouts demonstrating how proposed Impact B can be reduced or eliminated.
4. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide:
 - a. A standard sidewalk and a designated bike lane along the subject site's entire frontage of Muirkirk Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement.
 - b. Sidewalk connections from the public right-of-way to the entrances of the proposed buildings.
 - c. A sidewalk connection between the two proposed buildings.

5. Prior to approval of the preliminary plan of subdivision (PPS), Phase I (Identification) archeological investigations, according to the Prince George's County Planning Board's 2005 "Guidelines for Archeological Review," shall be provided to determine if any cultural resources are present. Evidence of the Maryland-National Capital Park and Planning Commission's concurrence with the final Phase I report and recommendations is required prior to signature approval of the PPS.
6. Upon receipt of the Phase I report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to Prince George's County Planning Board approval of the final plat, the applicant shall provide a plan for:
 - a. Evaluating the resource at the Phase II level, or
 - b. Avoiding and preserving the resource in place.
7. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or approval of any grading permits.
8. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I and Phase II archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and the implementation of public outreach measures.
9. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts or existing easements that are to remain, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. 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 are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
10. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.