



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

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

Conceptual Site Plan

CSP-20001

Addition to Signature Club at Manning Village

REQUEST		STAFF RECOMMENDATION	
75 to 80 townhouse units, including four live/work units, which have a total office space between 2,600 and 3,100 square feet.		APPROVAL with conditions	
Location: On the west side of Manning Road, north of its intersection with MD 228 (Berry Road).			
Gross Acreage:	7.26		
Zone:	M-X-T		
Dwelling Units:	75-80		
Gross Floor Area:	2,600-3,100 sq. ft.		
Planning Area:	84		
Council District:	09		
Election District:	05		
Municipality:	N/A		
200-Scale Base Map:	221SW01		
Applicant/Address: Signature Land Holdings, LLC 2120 Baldwin Avenue, Suite 200 Crofton, MD 21114		Planning Board Date:	07/01/2021
Staff Reviewer: Henry Zhang, AICP, LEED Phone Number: 301-952-4151 Email: Henry.Zhang@ppd.mncppc.org		Planning Board Action Limit:	07/01/2021
		Staff Report Date:	06/16/2021
		Date Accepted:	04/22/2021
		Informational Mailing:	08/28/2020
		Acceptance Mailing:	04/14/2021
		Sign Posting Deadline:	06/01/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

<http://www.mncppcapps.org/planning/Person of Record/>.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-20001
 Type 1 Tree Conservation Plan TCP1-009-2021
 Addition to Signature Club at Manning Village

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 CRITERIA

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

- a. The requirements of Zoning Map Amendment A-9960-C;
- b. The requirements of the Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of other site-related regulations; and
- 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 application proposes a conceptual site plan (CSP) for 75 to 80 townhouse units, including 4 live/work units, which have a total office space between 2,600 and 3,100 square feet.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use(s)	Vacant	Residential/ Office
Acreage	7.26	7.26
Total Gross Floor Area (GFA) (sq. ft.)	-	220,800–236,800
Of which Office GFA	-	2,600–3,100
Residential GFA	-	218,200–233,700
Total One-Family Attached Dwelling Units	-	75–80
Of which live/work 4 units	-	4

Floor Area Ratio in the M-X-T Zone

Base Density Allowed:	0.40 FAR
Residential Optional Method:	1.00 FAR
Total FAR Permitted:	1.40 FAR*
Total FAR Proposed:	0.7–0.75 FAR

Note: *Maximum density allowed, in accordance with Section 27-545(b)(4), Optional method of development, of the Prince George’s County Zoning Ordinance, for providing 20 or more residential units.

- 3. Location:** The subject property is located on the west side of Manning Road East and on both sides of Caribbean Way, just north of the intersection of MD 228 (Berry Road) and Manning Road East, in Planning Area 84, Council District 9.
- 4. Surrounding Uses:** This triangular property is wedged between Pod 2 (mainly residential), to the west and south, and Pod 3 (mainly commercial), to the east, beyond Manning Road East, of the larger Signature Club (previously known as Manokeek) project, in the Mixed Use-Transportation Oriented (M-X-T) Zone. To the north, there are vacant properties in the Rural Residential (R-R) Zone.
- 5. Previous Approvals:** The subject property was identified as an outparcel in Preliminary Plan of Subdivision (PPS) 4-01065, which was approved (PGCPB Resolution No. 02-09) by the Prince George’s County Planning Board in 2002, due to a finding of inadequate water and sewer facilities. The subject site consists of two parcels, known as Outparcels A and B, which were formerly part of a larger property known as Parcel 25, and otherwise referred to as the Vincent Property.

On January 13, 2005, the Planning Board recommended approval of Zoning Map Amendment A-9960, which requested a rezoning of Parcel 25, including the subject site, from the R-R Zone to the M-X-T Zone. In 2006, the Prince George’s County District Council affirmed the Zoning Hearing Examiner’s decision on this rezoning application via Zoning Ordinance No. 2-2006, with seven conditions.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the subject property in the M-X-T Zone.

6. **Design Features:** The subject site is triangular in shape, with the long side fronting the Signature Club to the west, which is under construction, pursuant to Detailed Site Plan DSP-04063-04, with single-family detached and attached residential dwelling units. Caribbean Way bisects the triangular site into a 6.178-acre northern section and a 1.06-acre southern section. Vehicular access to both sections will be via full access points off Caribbean Way, which is further connected to Manning Road East. Caribbean Way is also the right-of-way that connects Pods 2 and 3 of the larger Signature Club property on the east and west of the subject site.

Approximately 75 townhouses and a community center will be in the northern section and 4 live/work units, including up to 3,100 square feet of office space, will be in the southern section. Illustrative images of the possible live/work units have been included in this application. The units feature a three-story, gable-roof building, with the first floor as office space with a separate entrance. The appearance of the units is otherwise like normal townhouses. Details of the unit design will be provided at the time of DSP. The location of the proposed live/work units in the southern section will minimize any possible negative impacts on the rest of the townhouses. It is the applicant's intention that the proposed development in this CSP will be the future stage of the larger Signature Club at Manning Village project, and will be constructed by the same builder, Caruso Homes.

Given the scale and multiple phases of the proposed development, there are plenty of opportunities for application of sustainable site and green building techniques in the development. The applicant should apply those techniques, as practical, at the time of DSP. A condition has been included in the Recommendation section of this report requiring the applicant to provide sustainable site and green building techniques that will be used in this development with the submittal of the DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9960-C:** The District Council approved Zoning Map Amendment A-9960-C on January 9, 2006, to rezone the Parcel 25, approximately 12.54 acres of land, including the subject site, from the R-R Zone to the M-X-T Zone, with seven conditions. The conditions of approval that are relevant to the review of this CSP warrant the following discussion:

2. **The total combined development of the western portion (8.57 acres) of the subject property and Pod 2 on CSP-99050 shall not exceed the total development approved for Pod 2 on CSP-99050.**

The total development approved on Pod 2 in CSP-99050, which is the CSP for the larger Signature Club at Manning Village project, consists of 800 residential units and a mix of up to 70,000 square feet of retail/office space in three distinct pods. The 800 residential units were initially proposed as age-restricted condominiums, including various housing types, such as single-family detached, townhomes, and multifamily on Pod 2.

Pod 2 is now approved to be developed with 313 fee-simple residential units, including single-family detached units and townhomes. The subject CSP proposes

approximately 80 townhouses, of which four units are live/work with office space between 2,600 to 3,100 square feet. When combined, the total development between the two sites includes 393 residential units, which is well within the total development of 800 units, as approved in CSP-99050 for Pod 2.

3. **The wetland area located at the southwestern corner of this property shall be protected from grading disturbances, throughout the development process. During the review of all subsequent plans, the wetland and the 25-foot buffer area shall be protected by a platted conservation easement.**

The wetland area in question is shown on the CSP with the 25-foot wetland buffer that will not be disturbed and will be protected by a platted conservation easement. This issue will be further reviewed at the time of PPS.

4. **All Conceptual Site Plans, Preliminary Plans of Subdivision, Detailed Site Plans, and Tree Conservation Plans proposing residential development on this site shall include a Phase I and Phase II Noise Study, as appropriate, to show the location of the 65 dBA Ldn noise contour (mitigated and unmitigated), and to show that all State noise standards have been met for interior areas of residential and residential-type uses.**

A noise study was prepared to address this condition when the adjacent Pod 2 was approved. The unmitigated 65 dBA Ldn line, from that approval, is outside the building envelope for the southern section where the proposed live/work units will be located. There is no outdoor play area shown within the unmitigated 65 dBA Ldn line. The noise issue will be further reviewed at the time of PPS. However, the unmitigated 65 dBA Ldn line should be more clearly shown and labeled on the CSP and Type 1 tree conservation plan (TCP1), as conditioned herein.

5. **The conceptual site plan shall show the proposed community center in a more prominent location.**

At the time of A-9960-C approval, the applicant submitted an illustrative plan, which depicted residential development, a live/work component, and a community center. The subject CSP shows an approximate location of a community center in the middle of the northern section. However, the applicant indicates that the units proposed in this CSP will be the next stage of the larger Signature Club at Manning Village and will be incorporated into the homeowners association (HOA) of DSP-04063-04 (where 313 units are located to the west of the subject site) and will have access to the community center in that pod. Any incorporation of this development into the adjacent existing HOA will have to be evaluated and conditioned accordingly, at the time of PPS.

Given the schematic nature of a CSP, the condition has been fulfilled by simply showing the location of the future community center in the center of the larger section. However, the applicant should either provide details of the community center at the time of PPS, as part of the adequate recreation facility evaluation, or provide evidence that this condition attached to the rezoning application has been removed by the District Council. A condition requiring this has been included in the Recommendation section of this report.

6. The bufferyard required between the land uses in the M-X-T Zone and uses on adjoining R-R land shall be doubled.

Properties in the M-X-T Zone will be required to comply with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), including Section 4.7, Buffering Incompatible Uses. The site's conformance with the requirements of the Landscape Manual will be reviewed at the time of DSP when detailed information will be available. Given the proposed use in the northern section will be townhouses, if the adjacent R-R-zoned property will be developed with single-family detached homes, usually a 10-foot-wide bufferyard would be required. In this case, a 20-foot-wide bufferyard is required, in accordance with this condition and will be enforced at the time of DSP. As a condition of rezoning, no alternative compliance would be allowed from this requirement.

7. The woodland conservation threshold shall be at 20 percent.

The woodland conservation threshold is 20 percent in the Type 1 tree conservation worksheet, as shown on TCP1-009-2021, which is a part of this application. This condition has been satisfied.

8. Prince George's County Zoning Ordinance: The subject CSP has been reviewed for compliance with the requirements of the M-X-T Zone and the site design guidelines of the Zoning Ordinance.

a. The subject application is in conformance with the requirements of Section 27-547, Use Permitted, of the Zoning Ordinance, which governs uses in all mixed-use zones, as follows:

(1) The proposed one-family attached residential and live/work units, including office uses, are permitted in the M-X-T Zone. Per Footnote 7 of the Table of Uses, the maximum number and type of dwelling units should be determined at the time of CSP approval. Therefore, development of this property would be limited to the numbers and types as proposed in this CSP, that cannot exceed 80 one-family attached dwelling units, of which 4 are live/work units, with up to 3,100 square feet of office space.

(2) Section 27-547(d) provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:

(d) At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage

devoted to each use shall be in sufficient quantity to serve the purposes of the zone:

- (1) Retail businesses;**
- (2) Office, research, or industrial uses;**
- (3) Dwellings, hotel, or motel.**

This CSP proposes up to 80 residential townhouses, of which 4 are live/work units, including up to 3,100 square feet of office. Two of the three required uses are included in this application, satisfying the requirement of Section 27-547(d). The amount of office space is sufficient to serve the purposes of the zone given the small area of the site, low number of dwelling units, nearby commercial uses, and planned incorporation of this site into the adjacent development.

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

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development—0.40 FAR**
- (2) With the use of the optional method of development—8.0 FAR**

A floor area ratio (FAR) range of 0.7–0.75 is proposed in this CSP. The maximum allowed for this development is 1.40 FAR, in accordance with Section 27-545(b)(4), Optional Method of Development, of the Zoning Ordinance, which allows an additional FAR of 1.0 on top of the base 0.4 to be permitted, where 20 or more dwelling units are proposed. In this CSP, a total of 80 dwelling units are proposed.

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

The applicant proposes to include the uses on the M-X-T-zoned property in multiple buildings on more than one lot, as permitted.

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

This requirement is not applicable since this application is for a CSP. Subsequent DSP approvals will provide regulations for development on this property.

- (d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape**

Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land use.

The development is subject to the requirements of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone, and to protect the character of the M-X-T Zone from adjoining incompatible land uses, at the time of DSP.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the proposed up to 236,800 square feet on the 7.24-acre property is 0.75. This will be refined further at the time of DSP, relative to the final proposed gross floor area of the buildings, in conformance with this requirement.

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

There are no private structures within the air space above, or in the ground below public rights-of-way, as part of this project.

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

Both sections will be accessed from Caribbean Way, which is a public street; however, the residential townhouses and live/work units will be served by private streets and alleys. At the time of PPS, appropriate frontage and vehicular access for all lots and parcels must be properly addressed.

- (h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not**

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

Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

The subject CSP proposes 80 townhouses. Conformance with these specific townhouse requirements will be reviewed at the time of PPS and DSP, when detailed lot and building information is available.

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

No multifamily buildings are included in this CSP.

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

The subject property was placed in the M-X-T Zone through A-9960-C. Therefore, this requirement does not apply.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a CSP in the M-X-T Zone, as follows:

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

The proposed development is in conformance with the purposes of the M-X-T Zone. For example, one purpose of the M-X-T Zone is to promote orderly development of land in the vicinity of major intersections to enhance the economic status of Prince George's County. The proposed development, consisting of up to 80 townhouses, including 4 live/work units, will be another phase of the larger Signature Club at Manning Village and provide additional housing types and increased economic activity proximate to the major intersection of MD 210 and MD 228. It also allows for the reduction of

the number and distance of automobile trips by constructing residential and nonresidential uses near each other. This CSP, in general, promotes the purposes of the M-X-T Zone and contributes to the orderly implementation of the *Plan Prince George's 2035 Approved General Plan*.

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

The subject site was rezoned to the M-X-T Zone through A-9960-C, not through a sectional map amendment.

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

The proposed development will be outwardly oriented. The subject site is sandwiched between Pods 2 and 3 of the larger Signature Club at Manning Village development and will provide additional housing types to the existing market. The proposed development in this CSP will be physically and visually integrated with the adjacent existing development that is still under construction. The proposed four live/work units will be on the southern section that is physically separated by Caribbean Way from the rest of the townhouses. This arrangement will minimize the possible negative impacts of the live/work units on the rest of community and position them closest to MD 228 for easy access. How buildings relate to the street, especially viewed from both Manning Road East and Caribbean Way, and other urban design considerations will be addressed at the time of DSP, to ensure continued conformance with this requirement.

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

The proposed development is compatible with the existing and proposed development in the vicinity. As previously discussed, the proposed development is flanked on the east and west sides by Pods 2 and 3 of the larger Signature Club at Manning Village, which is a mixed-use project consisting of residential, commercial/retail, and office uses. The commercial/retail and office components of the larger project are located mainly on Pod 1, located on the south side of MD 228 and Pod 3, located to the east of the subject site across Manning Road East. The proposed CSP will provide market-rate housing options that will be complementary to the existing development. Given the property to the north is in the R-R Zone and most likely will be developed with single-family houses, the proposed townhouses will provide a transition between the different development patterns.

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

Once the proposed development of this CSP is in place, the mix of uses, arrangement of buildings, and other improvements and amenities will produce a cohesive development capable of sustaining an independent environment of continuing quality and stability. The proposed development concept of residential townhouses with limited live/work units, which is envisioned as another phase of the larger project to be constructed by the same builder, will be a welcome addition to the existing mix of the development and will create new market synergy in the vicinity of the intersection of MD 210 and MD 228.

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

The larger Signature Club at Manning Village is currently under construction as a multiphase development, in accordance with the approved pods. This CSP will be developed in one single stage, but is envisioned as another phase of the Signature Club development and is designed as a self-sufficient entity, allowing for effective integration of subsequent phases.

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

This requirement will be further evaluated in detail, at the time of PPS and DSP. The illustrative pedestrian and bicycle exhibit, submitted with the CSP, shows sidewalks adjacent to roadways, connecting to each section of the development and connecting to Pods 2 and 3.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The above finding is not applicable because the subject application is a CSP. Further attention should be paid to the design of pedestrian and public spaces, at the time of DSP.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either**

wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

The subject property was placed in the M-X-T Zone through A-9960-C, not through a sectional map amendment. Therefore, this finding is not applicable. Transportation adequacy for the proposed development will be further tested, at the time of PPS.

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

The above finding is not applicable because the subject application is a CSP. This requirement will be evaluated at the time of DSP for this project.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

The subject property measures 7.26 acres and does not meet the above acreage requirement. Furthermore, this CSP does not propose development of a mixed-use planned community. Therefore, this requirement is not applicable.

- d. The CSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. The proposed development concept provides a mix of townhouses and live/work units designed to front on roadways. A connected system for vehicles and pedestrians is proposed, subject to several conditions. In addition, the CSP notes that architecture for residential, including live/work buildings, will provide a variety of architectural elements to convey the individuality of units, while providing for a cohesive design. Detailed designs of all buildings, site infrastructure, recreational facilities, and amenities will be further reviewed at the time of DSP.

Specifically, the CSP anticipates adequate levels of lighting for safe vehicular and pedestrian movement, while not causing glare or spillover onto adjoining properties by using full cut-off light fixtures throughout the development. The CSP is designed to preserve, create, and emphasize views from public roads and the adjoining property. All buildings will be designed to provide a modern, clean, and strong presence along road frontages.

The proposed site and streetscape amenities in this project will contribute to an attractive, coordinated development. The CSP envisions attractive site fixtures that will be made from durable, high-quality materials and will enhance the site for future residents and patrons.

The townhouses will be accessed by proposed private roads and alleys. Landscaping will be provided in common areas which, along with street trees along the private roads, will further screen the units from views of public rights-of-way. It is anticipated and expected that the future builder of the residential units will provide high-quality architecture that will include a variety of architectural elements and articulation, to promote individuality or aesthetically pleasing appearances.

In addition, a centrally located community center has been shown in the middle of the northern section. At this time, the applicant is expecting to integrate this development into the larger Signature Club at Manning Village, in terms of provisions of community recreational facilities and amenities. As a result, given the scale of the proposed development, a separate community building may not be an economically viable option on this site. However, a centrally located open space, with recreational facilities for younger children, would be appropriate. This issue will be further evaluated at the time of PPS.

- e. In accordance with Section 27-574 of the Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval, at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b). At the time of DSP review, demonstration of adequacy of proposed parking, including visitor parking and loading configurations, will be required for development.

9. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. As required by the WCO, TCP1-009-2021 was submitted with the CSP.

- a. The site has an approved Natural Resources Inventory Plan (NRI-118-2020), which correctly shows the existing conditions of the property. There are no specimen or historic trees located on-site. The site does not contain streams or 100-year floodplain and their associated buffers. The site does contain wetlands which, comprise the primary management area (PMA). The TCP1 and CSP show all the required information correctly, in conformance with the NRI.

- b. The site has a woodland conservation threshold of 20 percent or 1.45 acres. The TCP1 proposes to clear 6.96 acres of woodland, resulting in a total woodland conservation requirement of 4.07 acres. The TCP1 proposes to meet the requirement with 0.27 acre of on-site preservation and 3.80 acres of off-site mitigation.

No revisions to the TCP1 are needed and no further action regarding woodland conservation is required with this CSP review. The proposed development is in general conformance with the WCO.

10. Other site-related regulations: Additional regulations are applicable to site plan review that usually 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 in the M-X-T Zone will be subject to the requirements of the Landscape Manual at the time of DSP. Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual.
- 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 zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 7.26 acres in size and the required TCC is 0.73 acre or 31,625 square feet. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of DSP.

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 April 30, 2021 (Stabler and Smith to Zhang), incorporated herein by reference, the Historic Preservation Section stated that 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. Most of the property has been previously disturbed. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
- b. **Community Planning**—In a memorandum dated June 4, 2021 (Irminger to Zhang), incorporated herein by reference, the Community Planning Section stated that, pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required for this CSP application.

However, the Community Planning staff is concerned regarding the depiction of the community center facility. This facility was to provide a location for the monthly meetings of the Accokeek Development Review District Commission that is still needed within the Accokeek community.

The subject CSP shows a potential community center facility location in the middle of the northern section of the development. As discussed previously, the applicant envisions the development in this CSP as another phase of the existing Signature Club at Manning Village, as the application name suggests, and will share all facilities and amenities that have been planned for the larger project. However, given the schematic nature of the CSP under this review, the approximate location of the community center facility, as shown on the illustrative CSP, is sufficient for approval. This issue will be further evaluated at the time of PPS and DSP when more information is available.

- c. **Transportation Planning**—In a memorandum dated June 3, 2021 (Hancock to Zhang), incorporated herein by reference, the Transportation Planning Section stated that, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a CSP, as described in the Zoning Ordinance. There are no transportation-related findings related to traffic or adequacy associated with this CSP, as transportation adequacy will be tested with a future PPS.
- d. **Pedestrian and Bicycle Facilities**—In a memorandum dated June 4, 2021 (Ryan to Zhang), incorporated herein by reference, staff provided a comprehensive review of this application for conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, and the Zoning Ordinance to provide the appropriate pedestrian and bicycle transportation recommendations.

Staff finds that the pedestrian and bicycle site access and circulation of this plan is acceptable, and recommends approval with two conditions that have been included in the Recommendation section of this report.

Details regarding pedestrian, bicyclist, and transit improvements will also be reviewed and addressed at the time of PPS and DSP review, when more details are available.

- e. **Environmental Planning**—In a memorandum dated June 2, 2021 (Rea to Zhang), incorporated herein by reference, the Environmental Planning Section provided a review of the application's conformance with conditions attached to A-9960-C that have been included in the findings of this report. The additional comments on the subject application have been summarized, as follows:

Primary Management Area: The PMA on-site, as shown on the plan, is without impacts. There will be an off-site PMA impact of approximately 870 square feet, which is in the road right-of-way. No additional information is required with regard to the PMA.

Stormwater Management: An unapproved Stormwater Management (SWM) Concept Plan (52665-2020) was submitted with the application. The SWM concept plan shows the use of environmentally sensitive design elements to address water quality requirements. An approved SWM concept plan and letter will have to be submitted with the DSP.

Conformance with the provisions of the Prince George's County Code and State regulations, with regard to the SWM will be reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), prior to issuance of permits.

- f. **Subdivision**—In a memorandum dated June 3, 2021 (Vatandoost to Zhang), incorporated herein by reference, staff noted that the subject CSP proposes development of residential units on Outparcel A, and live/work units on Outparcel B. PPS 4-01065 approved one outparcel for the subject property with no allowed development. Any proposed development on Outparcel A or B will require a new PPS with analysis of adequate facilities and recordation of a new final plat of subdivision, prior to approval of building permits for the subject property.
- g. **Prince George's County Department of Parks and Recreation**—In a memorandum dated June 1, 2021 (Burke to Zhang), incorporated herein by reference, the Department of Parks and Recreation noted that at the time of PPS, the applicant should pay a fee-in-lieu to fulfill the dedication of parkland requirement. The fee can then be applied to improvements at Accokeek Park or Accokeek East Park. In addition, residents of the new townhouse community are planned to have access to the private recreational facilities in the adjacent Signature Club at Manning Village. This issue will be further evaluated at the time of PPS.
- h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement**— In a memorandum dated June 14, 2021 (Giles to Zhang), incorporated herein by reference, DPIE provided a comprehensive review of this CSP and stated no objection to the approval of this application. DPIE's comments will be enforced through their separate permitting process.
- j. **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.
- k. **Prince George's County Health Department**—In a memorandum dated June 1, 2021 (Adepoju to Zhang), incorporated herein by reference, the Health Department provided four comments on the subject application, as follows:
 - There are over 10 existing carry-out/convenience store food facilities and one grocery store/market within a 0.5 mile radius of this site. A 2008 report by the UCLA Center for Health Policy Research found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable

consumption and a reduced prevalence of overweight and obesity. The applicant should consider designating the retail space for a grocery store that provides healthy food options, such as an assortment of fresh fruits and vegetables for retail sale.

- Indicate how the project will provide for pedestrian access to the site by residents of the surrounding community. Scientific research has demonstrated that a high-quality pedestrian environment can support walking both for utilitarian purposes and for pleasure, leading to positive health outcomes. Indicate how development of the site will provide for safe pedestrian access to amenities in the adjacent communities.
- During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the County Code.

These comments have been transmitted to the applicant. The last two comments will be included as site plan notes. The schematic pedestrian connections to and from the subject site to the surrounding neighborhoods have been required with this CSP and specific locations of the sidewalks and other connections will be further reviewed at the time of PPS and DSP.

- I. **Maryland State Highway Administration**—At the time of the writing of this technical staff report, the Maryland State Highway Administration did not have 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, if approved with the proposed conditions below, represents a 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) for approval of a CSP, requires that the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Prince George's County Subdivision Regulations. The subject CSP proposes no impacts to regulated environmental features and, therefore, this finding can be made with the proposed development.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-20001 and Type 1 Tree Conservation Plan TCP1-009-2021 for Addition to Signature Club at Manning Village, subject to the following conditions:

1. Prior to certification of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
 - a. Remove the dimensional information, such as lot size, for the single-family attached units from the plans.
 - b. Provide a general note on the plan stating the Prince George's County District Council Order that approves the zoning map amendment for this site.
 - c. Provide the existing gross floor area on the plan.
 - d. Revise the CSP and other exhibits to conceptually indicate the location of the proposed live/work units.
 - e. Revise the General Notes 8 and 10 to list the live/work units and the proposed office square footage.
 - f. Clearly show and label the unmitigated 65 dBA Ldn line on the CSP.
 - g. Revise the CSP and the pedestrian circulation exhibit to provide the following:
 - (1) Conceptual pedestrian access between the two portions of the site, specifically along Caribbean Way, at the location where vehicular access between the two portions of the site is provided.
 - (2) Conceptual pedestrian circulation along the south side of Caribbean Way.
 - (3) Sidewalks shown on both sides of the "Typical Private Street" cross section.
 - (4) Conceptual pedestrian circulation routes along the west side of Manning Road, south of Caribbean Way.
 - (5) Conceptual bicycle access into the site.
 - (6) Shared-lane markings (sharrows) along the subject property's frontage of Manning Road East.
 - (7) Shared-roadway bicycle facilities on the street cross section for Manning Road East.
2. Prior to acceptance of a preliminary plan of subdivision, the applicant shall:
 - a. Provide a pedestrian and bicycle transportation exhibit that illustrates:

- (1) Sidewalks on both sides of all streets, public or private, excluding alleyways.
 - (2) Bicycle accommodation into and throughout the subject site.
 - b. Provide preliminary details of the proposed community center as part of a private recreational facility package, or provide written evidence that the condition from Zoning Map Amendment A-9960-C requiring one has been removed or revised.
3. At the time of detailed site plan, the applicant shall:
- a. Submit a list of sustainable site and green building techniques that will be used in this development.
 - b. Locate the four live/work units in the southern section by fronting the units on Caribbean Way.
 - c. Provide a centrally located recreational open space with facilities for young children in the northern section.
 - d. Add the following site plan notes:

“During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

“During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”