



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

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## ETOD Detailed Site Plan Departure from Parking and Loading Spaces Tribeca at Camp Springs - Day Care Center

DSP-05018-01  
DPLS-491

REQUEST	STAFF RECOMMENDATION
DSP: A day care center for 88 children  DPLS: A reduction of one loading space	APPROVAL with conditions

<b>Location:</b> In the northwest quadrant of the intersection of Old Soper Road and Auth Road, between Woods Way and Auth Road.	
Gross Acreage:	7.51
Zone:	C-S-C/D-D-O/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	76A
Council District:	08
Election District:	06
Municipality:	N/A
200-Scale Base Map:	206SE05
<b>Applicant/Address:</b> The Learning Curve, CDC II, Inc. 4701 Old Soper Road, Suites R3-R4 Camp Springs, MD 20745	
<b>Staff Reviewer:</b> Henry Zhang, AICP, LEED AP <b>Phone Number:</b> 301-952-4151 <b>Email:</b> Henry.Zhang@ppd.mncppc.org	



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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-05018-01  
Departures from the Number of Parking and Loading Spaces Required DPLS-491  
Tribeca at Camp Springs - Day Care Center for Children  
Expedited Transit-Oriented Development (ETOD) Project

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

**EVALUATION**

This detailed site plan and departure from parking and loading spaces were reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Development District Overlay (D-D-O) Zone standards of the *2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*.
- b. The requirements of the Prince George's County Zoning Ordinance in the Commercial Shopping Center (C-S-C) Zone, the Military Installation Overlay (M-I-O) Zone, Expedited Transit-Oriented Development (ETOD) Projects, and the site design guidelines;
- c. The requirements of Detailed Site Plan DSP-05018;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referral comments.

**FINDINGS**

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

1. **Request:** The subject detailed site plan (DSP) requests approval of a day care center for 88 children in a portion of the existing commercial/retail space in a mixed-use building constructed in 2008, pursuant to DSP-05018.

The companion Departure from Parking and Loading Spaces, DPLS-491, requests to reduce the number of the required loading spaces for commercial/retail uses from three to two.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>Zone</b>	C-S-C/D-D-O/M-I-O	C-S-C/D-D-O/M-I-O
<b>Use(s)</b>	Residential multifamily and commercial/retail	Residential multifamily, commercial/retail, and day care
<b>Gross Acreage</b>	7.51	7.51
<b>Multifamily Dwelling Units</b>	282	282
<b>Total Commercial Gross Floor Area (square feet)</b>	21,401	21,401 (of which 4,400 square feet converted to a day care center)

#### OTHER DEVELOPMENT DATA

##### Parking and Loading Spaces

	<b>Required</b>	<b>Provided</b>
Total parking spaces	571	697*
Of which		
Commercial Use **	129	
Residential Use	442	
<b>Total loading spaces for commercial/retail uses</b>	<b>3</b>	<b>2***</b>
Of which		
Retail tenant 1 (8,489 sq. ft.)	<b>1</b>	<b>1</b>
Retail tenant 2 (6,407 sq. ft.)	<b>1</b>	<b>1</b>
Retail tenant 3 (2,103 sq. ft.)	<b>1</b>	<b>0</b>
Day care center (4,400 sq. ft. of previous tenant 3 and 4 spaces)	<b>0</b>	<b>0</b>

**Notes:** \*On-site parking has been constructed.

\*\*Day care center within existing multifamily development in excess of 100 units does not require to provide any additional parking spaces, in accordance with Section 27-568(a)(3) of the Prince George's County Zoning Ordinance.

\*\*\*DPLS-491 requests reduction of one loading space. Staff recommends approval of the DPLS, as discussed in Finding 8 below.

3. **Location:** The subject property is in the northwest quadrant of the intersection of Old Soper Road and Auth Road, between Auth Road and Woods Way, in Planning Area 76A and Council District 8, with a street address at 4701 Old Soper Road, Units R-3 and R-4, Suitland, Maryland.
4. **Surrounding Uses:** The subject property has frontage on Old Soper Road to the east and Auth Road to the south. The property is bounded on the north by the right-of-way (ROW) of Woods Way with the Branch Avenue Metro Station property, zoned Mixed Use-Transportation Oriented and Planned Industrial/Employment Park (I-3) beyond. To the west of the property is a vacant property in the I-3 Zone and developed property in the Rural Residential (R-R) Zone. To the east of the property is the ROW of Old Soper Road and the Branch Avenue Metro Station and parking lot beyond. To the south of the property is the ROW of Auth Road and residentially developed properties in the One-family Detached Residential (R-80) Zone beyond. The site and all of the surrounding properties are also within the Development District Overlay (D-D-O) Zone, designated by the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Station Area Sector Plan and SMA), as adopted in Prince George's County Council Resolution CR-10-2014, and the Military Installation Overlay (M-I-O) Zone.
5. **Previous Approvals:** The subject property was rezoned from the R-R Zone to the C-S-C Zone through the sectional map amendment process, via the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)*.

On November 28, 2005, the Prince George's County District Council affirmed the Prince George's County Planning Board decision to approve DSP-05018 for 282 multifamily condominium residential units and 21,401 square feet of retail space with a central parking structure. The entire project was constructed in accordance with the approval in 2008.

In 2014, the Southern Green Line Station Area Sector Plan and SMA retained the subject site in the C-S-C Zone with the existing residential and commercial uses and placed a D-D-O Zone on the property.

An updated Stormwater Management (SWM) Concept Plan 10351-2021-00 was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPiE) on May 11, 2021 and is valid through May 11, 2024.

6. **Design Features:** The existing building where the proposed day care center is proposed is a five-story multifamily structure surrounding a central parking garage, with more than 21,000 square feet of commercial/retail space on the ground floor. The retail spaces with surface parking is located along the front of the structure facing Old Soper Road. The proposed day care center for children will utilize approximately 4,400 square feet of the existing retail space, and approximately 3,300 square feet of the exterior open space immediately to the north of the building will be converted to an outdoor play area for the children. No additional site improvements are proposed.

Two colorful primary identification signs featuring the acronym of the company name are included in this application. One larger sign (144 by 42 inches, for a total of 42 square feet of sign face area) is located on the northern side of the building above the main entrance, and another smaller one (72 by 36 inches, for a total of 18 square feet of sign face area) is

located above a secondary entrance. There are no additional exterior building revisions included in this DSP.

Building-mounted signage in the commercial zones (except for Commercial Office Zone) is determined by the length of the tenant space; however, the total square footage of the allowable signage increases with the number of the stories. For this five-story building, the proposed total sign face area should be within the permitted amount. However, the applicant should provide a signage table to list what is the permitted and what is the provided sign face areas. A condition has been included in the Recommendation section of this report requiring the applicant to provide such information, prior to certification of this DSP.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment and D-D-O Zone standards:** The Southern Green Line Station Area Sector Plan and SMA defines long-range land use and development policies, detailed zoning changes, design standards, and superimposes a D-D-O Zone on the area within a quarter mile of the Branch Avenue Metro Station, with the intent that the D-D-O Zone design standards advance the County and sector plan's vision of Branch Avenue as a priority area for transit-oriented development (TOD).

The subject site is located within the TOD core area of Branch Avenue Metro Station; but DSP-05018 was approved and fully constructed prior to the 2014 adoption of the Southern Green Line Station Area Sector Plan and SMA. In accordance with the exemption provisions of the D-D-O Zone, since the building was legally in existence as of the effective date, the subject site is exempt from all D-D-O Zone standards.

In accordance with Section 27-548.21, Relationship to other zones, of the Zoning Ordinance, only those requirements of the underlying zones specifically noted are modified; all other requirements of the underlying zones are unaffected by the D-D-O Zone. Since this project is exempt from all D-D-O Zone standards, the regulations in the underlying zone, which is the C-S-C Zone, govern this DSP amendment.

8. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-S-C Zone, M-I-O Zone, Expedited Transit-Oriented Development (ETOD) Projects, and site design guidelines:

- a. In accordance with Section 27-461(b), Commercial Use Table, of the Zoning Ordinance, a day care center for children is permitted in the C-S-C Zone, in accordance with the provisions of Section 27-464.02, of the Zoning Ordinance, as follows:

(a) **A day care center for children permitted (P) in the Table of Uses, shall be subject to the following:**

(1) **Requirements.**

**(A) An ample outdoor play or activity area shall be provided, in accordance with the following:**

- (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

A total of 3,300 square feet of outdoor play area has been provided right outside of the day care center. In accordance with this ratio, the enrollment number for the proposed day care center cannot exceed 88 children, unless the applicant increases the size of the outdoor play area to accommodate more children. Therefore, the DSP meets this requirement.

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

There is no residential dwelling on an adjoining lot within 25 feet of this playground. The adjoining residentially zoned lots are about 500 feet to the west of this site. The play area will be fenced with a 6-foot-high metal fence and a 6-foot-high wall, along the western edge, to control access.

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

No greater set back should be necessary, and the proposed 6-foot-high fence will be sufficient to protect the safety of the children in the play area.

- (iv) An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

The proposed outdoor play area is located to the north of the building, adjoining the day care facility.

The children can easily go into the play area without crossing any street or driveway.

- (v) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

A removable shade structure for outdoor use will provide shade during the warmer months of the year within the play area. In addition, the adjacent building and architectural wall will provide shade at certain times of the day.

- (vi) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

- (vii) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

Per the applicant, the time period of outdoor play area usage will match that of the operational hours of the day care facility. The play time is limited to the hours between 7 AM and 9 PM. A site plan note to this effect should be added to the DSP, as conditioned herein.

- b. In accordance with Section 27-107.01(a)(242.2)(B) of the Zoning Ordinance, this DSP is an eligible ETOD project, as follows:

**(242.2) Transit Oriented Development Project, Expedited: A development proposal, designated for expedited review in accordance with Section 27-290.01 of this Subtitle, where**

- (B) for a constructed Washington Metropolitan Area Transit Authority ("WMATA") Metrorail station for which there is no approved TDOZ, the subject property has greater than fifty percent (50%) of its net lot area located within a one-half mile radius of the constructed WMATA Metrorail station as measured from the center of the transit station platform**

The subject site is located across the street from the Branch Avenue Metro Station and thus is completely within a 0.5 mile radius of the Metro station platform that meets the location criteria for an ETOD project.

Section 27-290.01 of the Zoning Ordinance sets out the requirements for reviewing ETOD projects, including submittal requirements, use restrictions, review procedures, the roles of the Planning Board and District Council, and the time limit for both Planning Board and District Council actions.



In addition, Section 27-290.01(b) provides the requirements for the uses and design of ETOD projects, as follows:

**(b) As a condition of site plan approval, an Expedited Transit-Oriented Development Site Plan shall:**

**(1) Use the best urban design practices and standards, including:**

**(A) Encouraging a mix of moderate and high density development within walking distance of a transit station to increase transit ridership, with generally the most intense density and highest building heights in closest proximity to the transit station and gradual transition to the adjacent areas;**

**(B) Reducing auto dependency and roadway congestion by:**

**(i) Locating multiple destinations and trip purposes within walking distance of one another;**

**(ii) Creating a high quality, active streetscape to encourage walking and transit use;**

**(iii) Minimizing on-site and surface parking; and**

**(iv) Providing facilities to encourage alternative transportation options to single-occupancy vehicles, like walking, bicycling, or public transportation use;**

**(C) Minimizing building setbacks from the street;**

**(D) Utilizing pedestrian scale blocks and street grids;**

**(E) Creating pedestrian-friendly public spaces; and**

The proposed day care center for children will be occupying a portion of the existing building space at the corner of Old Soper Road and Woods Way. No site improvements, except for the outdoor play area, have been proposed. The DSP is located on a previously recorded lot and does not create any new blocks or street grids.

**(F) Considering the design standards of Section 27A-209.**

Section 27A-209 of the Zoning Ordinance is general design principles of urban centers, as stated below:

**(a) Building Façades should be aligned and close to the Street. Buildings form the space of the Street.**

- (b) The Street is a coherent space, with consistent building forms on both sides. Buildings facing across the Street-Space contribute to a clear public space and Street-Space identity.**
- (c) Multimodal, complete Streets incorporating well-designed pedestrian, bicycle, transit, and auto facilities are essential elements of the Urban Centers and Corridor Nodes.**
- (d) Consideration of the natural environment is paramount in the Urban Centers and Corridor Nodes. All new development should be designed in accordance with best practices of environmentally-sensitive site design and sustainability. Development within the Urban Centers and Corridor Nodes shall demonstrate consideration of the natural environment through several means, including the environmental infrastructure Functional Overlay, Regulating Plan, and Permit Site Plan application.**
- (e) Regulated Environmental Features shall be preserved, protected, and restored to a natural state to the fullest extent possible.**
- (f) Buildings oversee the Street-Space with active fronts. This overview of the Street-Space contributes to safe and vital public spaces.**
- (g) In an urban environment, property lines are generally physically defined by buildings, walls or fences. Land should be clearly public or private—in public view and under surveillance or private and protected from view.**
- (h) Buildings are designed for neighborhoods, towns, and cities. Rather than being simply pushed closer together, buildings should be designed for the urban situation within towns and cities. Views are directed to the Street-Space and interior gardens or court-yards to highlight these key amenities for the community and reinforce visual surveillance and sense of communal ownership of these spaces.**

- (i) Vehicle storage and parking (excluding on-Street parking), garbage and recycling storage, and mechanical equipment are kept away from the Street-Space.**

The existing building complex in this DSP is consistent with the applicable design principals of Section 27A-209, regarding building façades, complete streets, multimodal transportation options, active street fronts, well-defined street walls, and attractive streetscapes. The proposed day care center does not change any aforementioned characters of this project.

- (2) provide a mix of uses, unless a mix of uses exists or is approved for development in the adjacent areas,**

The DSP proposes a day care center for children, which along with the previously constructed parking garage, multifamily residential, office, and commercial/retail uses will contribute to the vibrancy of the existing Camp Springs Town Center area surrounding the Branch Avenue Metro Station.

- (3) not include the following uses, as defined in Section 27A-106 or, if not defined in Section 27A-106, as otherwise defined in this Subtitle (or otherwise, the normal dictionary meaning):**

- (A) Adult entertainment;**
- (B) Check cashing business;**
- (C) Liquor store;**
- (D) Pawnshop or Pawn Dealer;**
- (E) Cemetery;**
- (F) Vehicle and vehicular equipment sales and services (also includes gas station, car wash, towing services, RV mobile home sales, and boat sales);**
- (G) Wholesale trade, warehouse and distribution, or storage (including self-service storage, mini-storage, and any storage or salvage yards);**
- (H) Industrial;**
- (I) Amusement park;**

- (J) Strip commercial development (in this Section, “Strip commercial development” means commercial development characterized by a low density, linear development pattern usually one lot in depth, organized around a common surface parking lot between the building entrance and the street and lacking a defined pedestrian system);**
- (K) Sale, rental, or repair of industrial or heavy equipment;**
- (L) Any automobile drive-through or drive-up service;**
- (M) Secondhand business (in this Section, a “Secondhand business” is an establishment whose regular business includes the sale or rental of tangible personal property (excluding motor vehicles) previously used, rented, owned or leased);**
- (N) Nail salon and similar uses designated as North American Industry Classification System (NAICS) No. 812113, except as an ancillary use;**
- (O) Beauty supply and accessories store (in this Section, a “Beauty supply and accessories store” is a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail.), except as an ancillary use; or**
- (P) Banquet halls, unless accessory to a restaurant, tavern, hotel, or convention center.**

None of the above prohibited uses are included in this DSP, and notes will be added to the plan listing the prohibited uses.

**(4) Comply with the use restrictions of Section 27A-802(c), and**

Section 27A-802(c) of the Zoning Ordinance states the following:

- (c) Public utility uses or structures including underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards, shall be permitted in all frontages (Building Envelope Standards), subject to the design regulations of this Subtitle. These uses or structures shall be designed to be harmonious to the overall design and character of the Urban Center District. Other public utility uses or structures including major transmission and overhead distribution lines and structures are prohibited within the Urban Centers and Corridor Nodes Districts.**

This section of the Zoning Ordinance speaks about the installation of public utility structures around the perimeter of the development and creating a harmonious design around these necessary elements and the proposed development. Since this site has been fully developed and limited site improvements are proposed with this DSP, this finding is not applicable.

- (5) **Be compatible with any site design practices or standards delineated in any Master Plan, Sector Plan or Overlay Zone applicable to the area of development. To the extent there is a conflict between the site design practices or standards of subsection (b)(1), above, and those of a Master Plan, Sector Plan or Overlay Zone applicable to the area that is proposed for development under this Section, the site design practices and standards of the Master Plan, Sector Plan or Overlay Zone shall apply.**

This application is exempt from the requirements in the D-D-O Zone of the Southern Green Line Station Area Sector Plan and SMA. The DSP conforms to all other applicable requirements of the Zoning Ordinance, except for the number of loading spaces for retail uses for which the applicant has requested a departure.

- (6) **Nothing in this Section shall be interpreted to preclude projects that include the uses described in subsection (b)(3), above, from proceeding without the use of expedited review prescribed in this Section.**

This requirement is not applicable to this DSP because none of the uses listed in subsection (b)(3) are proposed within this DSP.

- c. The subject site was reviewed for conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance at the time of DSP-05018 approval. The only site amendment proposed in this DSP is the outdoor play area that is consistent with the requirements of Section 27-464.02. The site's conformance with the applicable site design guidelines was found at the time of DSP-05018 approval, and this amendment does not change this prior finding.
- d. **Military Installation Overlay Zone:** The development on the subject site predates the adoption of the M-I-O Zone. However, the site is within the Surface E (Conical Surface) Zone of Joint Base Andrews Airport and is therefore subject to Section 27-548.54, Requirements for Height of the Zoning Ordinance. The existing building is five stories and approximately 57 feet in height, which is below the permitted building height of 562 feet within the Surface E Zone.
- e. **Departure from Parking and Loading Spaces DPLS-491:** The applicant requires a departure from Section 27-582(a) of the Zoning Ordinance, for a reduction in the

number of loading spaces required. As noted in Finding 2, the development has been approved in DSP-05018 for four loading spaces, one each for the four retail tenants that have more than 2,000 square feet of gross leasing space. With the conversion of 4,400 square feet to the proposed day care center for children, the need for loading is greatly diminished. Specifically, this conversion impacts retail Tenants 3 and 4. The 4,400 square feet will use part of Tenant 3's gross floor area and all of Tenant 4's area. The remaining area of retail Tenant 3, which is 2,103 square feet, includes a temporary sales office of approximately 1,305 square feet that does not require a loading space. Since the proposed day care center does not require a loading space, only Tenants 1 and 2 will still need a loading space, in accordance with Section 27-582(a). The applicant requests to reduce the required three loading spaces to two.

The required findings for the Planning Board to grant the departure in Section 27-588(b)(7) of the Zoning Ordinance, are as follows:

**(A) In order for the Planning Board to grant the departure, it shall make the following findings:**

**(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;**

Section 27-550(a) of the Zoning Ordinance outlines four purpose statements: (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses; (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points; (3) To protect the residential character of residential areas; and (4) To provide parking and loading areas which are convenient and increase the amenities in the regional district.

The submitted statement of justification (SOJ) indicates that the proposal is consistent with the purposes of off-street loading, and staff concurs that under the current loading arrangement, sufficient loading is provided on-site to serve the uses. Of the four previous approved retail tenants, only Tenants 1 and 2 remain in need of loading spaces. Most of the gross floor area of previous approved Tenants 3 and 4 will be used for the proposed day care center that does not need a loading space. In addition, most of the remaining space will be used as a temporary sales office that does not need a loading space. Only two on-site loading spaces are needed.

**(ii) The departure is the minimum necessary, given the specific circumstances of the request;**

The submitted SOJ indicates that the proposed on-site loading has been constructed in the most efficient way possible to accommodate the loading needs for Tenants 1 and 2. This departure is the minimum number of spaces necessary.

- (iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

Special circumstances impacting the site include the change of users from what was previously envisioned as four individual retail tenants occupying the commercial/retail spaces. With the significant zoning changes in the immediate neighborhood to the mixed-use zoning categories, the commercial/retail environment keeps evolving. The physical environment has to be altered to meet the needs of new businesses.

- (iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

Pursuant to Section 27-582(a), the commercial/retail component would be required to provide three loading spaces, because each store still has more than 2,000 square feet of gross floor area. The applicant contends that most of the remaining Tenant 3 is used as a sales office and not a regular retail store and, therefore no loading is needed.

- (v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

The existing building complex occupies the entire block and has the needed number of parking and loading spaces specifically built to serve this building. The needs of the adjoining residential area will not be infringed upon if this departure is granted.

**B. In making its findings, the Planning Board shall give consideration to the following:**

- (i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on - and off-street spaces within five hundred (500) feet of the subject property;**

The subject site is surrounded by various uses in mixed-use, residential, and planned industrial and employment park zones. No loading is needed in single-family residential zones. All development in other zones has been or will be subject to DSP review to ensure

enough off-street parking and loading. The subject site was developed in 2008 and has been operated since then with sufficient parking and loading.

**(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

The subject site is located within TOD core area of the Southern Green Line Station Area Sector Plan and SMA. Since the building was constructed prior to the adoption of the sector plan, the same uses and zoning designation were retained for the subject site. This amendment will not change the permitted uses, as recommended by the sector plan.

**(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and**

**(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

The subject property is not located within a municipality. These considerations are not applicable to this DPLS.

**(C) In making its findings, the Planning Board may give consideration to the following:**

**(i) Public transportation available in the area;**

**(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;**

**(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;**

The subject site includes residential and commercial uses and is located within the close vicinity of the Branch Avenue Metro Station. Given the changing nature of the commercial/retail uses on the site, previously envisioned individual retail tenants are not economically viable anymore. With the increased residential population in the area, day care service is in great demand, resulting in this amendment to the previously approved commercial/retail spaces.

Based on the analysis above, staff concludes that given the changing needs of the commercial/retail uses on the site, it is necessary to adjust the previously approved number of loading spaces. Therefore, staff recommends that the Planning Board



approve DPLS-491, to allow a reduction of one loading space, from the required three to two spaces.

9. **Detailed Site Plan DSP-05018:** The District Council affirmed the Planning Board's approval of DSP-05018 on November 28, 2005, subject to 14 conditions. The building complex was constructed in 2008. All the conditions attached to the prior approval have been fulfilled.
10. **2010 Prince George's County Landscape Manual:** At the time of DSP-05018 approval, the site was subject to Section 4.1, Residential Requirements; Section 4.3, Screening Requirements; and Section 4.7, Buffering Incompatible Uses, of the 1990 *Prince George's County Landscape Manual* and conformed to the applicable requirements. This DSP does not involve a change of use from a lower- to a higher-intensity use category, or an increase in the gross floor area of the existing building, and therefore is exempt from the requirements of the 2010 *Prince George's County Landscape Manual*.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has an approved Type II Tree Conservation Plan (TCP II-100-05), and a Natural Resources Inventory Plan (NRI-008-05) that has expired. A revision to the NRI and TCP II was not required because this application proposes a limit of disturbance that is less than 5,000 square feet and will not disturb any regulated or environmentally sensitive features. The site is entirely developed, and the proposed application is mainly for renovations within the designated commercial component of the existing multifamily residential condominium building. The site's conformance with the applicable requirements of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) was found at the time of DSP-05018 approval. This revision does not change any prior findings.
12. **Prince George's County Tree Canopy Coverage Ordinance:** Since this DSP proposes less than 5,000 square feet of gross floor area or disturbance, in accordance with Section 25-127 of the Prince George's County Tree Canopy Coverage Ordinance, this application is exempt from tree canopy coverage requirements.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
  - a. **Transportation**—In a memorandum dated June 1, 2021 (Hancock to Zhang), incorporated herein by reference, the Transportation Planning Section reviewed this DSP and DPLS-491 for conformance with prior conditions of approval and the required findings of approval for a DPLS in Section 27-588(b)(7) of the Zoning Ordinance.

The previous submittal, DSP-05018 established the trip generation in each peak hour that was used for the analysis for the trip cap. That application approved 21,401 square feet of retail, which was proposed to generate 183 AM and 329 PM peak-hour vehicle trips, as well as 282 multifamily residences. At a full buildout, the site is able to accommodate 436 AM and 1,360 PM peak-hour vehicle trips. This development is proposed to generate 35 (18 inbound, 17 outbound) and 36 (17 inbound, 19 outbound) vehicle trips during the AM and PM peak hours, respectively. This trip generation is fully consistent and can be accommodated with

the trip cap approved under DSP-05018. Any development generating an impact greater than what is identified herein shall require a new determination of the adequacy of transportation facilities. The day care could be fully accommodated under the trip cap by merely adding to the uses approved under DSP-05018. The fact that the day care will occupy a portion of the retail space further underscores that the trip cap can accommodate this use.

The Transportation Planning Section concludes that from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.

- b. **Permits**—In a memorandum dated May 10, 2021 (Hughes to Zhang), incorporated herein by reference, the Permits Section provided comments on conformance with DSP-05018, dimensions of parking spaces, and building-mounted signage. A condition has been included in the Recommendation section requiring sign face area information to be provided on the site plan.
- c. **Environmental Planning**—In a memorandum dated May 28, 2021 (Nickle to Zhang), incorporated herein by reference, the Environmental Planning Section noted that the site has an approved SWM Concept Plan 17989-2005-00, which has expired. The expired concept plan is consistent with the DSP and the proposed revision does not propose disturbance and is within the original limits of development.

The Environmental Planning Section finds this application to be in conformance with the environmental requirements of Subtitle 25 (WCO) and recommends approval of this DSP.

- d. **Subdivision**—In a memorandum dated May 28, 2021 (Vatandoost to Zhang), incorporated herein by reference, the Subdivision Section provided an analysis of conformance with conditions attached to the DSP and final plat that are included in findings above. The proposed development depicted in the DSP is generally consistent with the prior approvals. Staff recommends two technical corrections to the plan that have been incorporated into the conditions of approval.
- e. **Pedestrian and Bicycle Facilities**—In a memorandum dated June 3, 2021, (Smith to Zhang), incorporated herein by reference, the pedestrian and bicycle planner reviewed this application for conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the Southern Green Line Station Area Sector Plan and SMA, and Subtitle 27 of the Prince George's County Code to provide the appropriate pedestrian and bicycle transportation recommendations.

Staff noted that due to the nature of application, the shared roadway facilities are beyond the scope of the DSP and are not recommended with this application. Staff recommends a minimum of two inverted U-style bicycle racks, or a similar style, that allow for two points of secure contact, be provided at a convenient location to the building entrance. Bicycle parking is an important component of bicycle-friendly roadways and is a way to accommodate multimodal access to the subject site.

Staff further concludes that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) of the Zoning Ordinance, for a DSP for pedestrian and bicycle transportation purposes, with two conditions that have been included in the Recommendation section of this report.

f. **Prince George's County Fire Department**—In an email dated May 20, 2021, (Reilly to Zhang), incorporated herein by reference, the Fire Department noted that the Office of the Fire Marshal of the Prince George's County Fire/EMS Department has reviewed the referral documents for DSP-05018-01. The proposed day care center will cause no changes to the fire access arrangement of the building. As noted by the Transportation Planning Section, repurposing the loading spaces to provide the outdoor play area will alter the area that provided an emergency path of access to the pool area. Alternate access appears to be sufficiently addressed, as shown on the site plan, via the south garage entrance. Responders would also have similar access via the east garage entrance. No detail was provided for the proposed "pool access" signage shown, but signage will be acceptable, as long as it is provided on a contrasting background and is of sufficient size and height to be visible from Auth Road. A condition has been included in the Recommendation section of this report requiring the applicant to provide details for pool access signage, prior to certification of this DSP.

g. **Prince George's County Department of Permitting, Inspections and Enforcement**—In a memorandum dated May 17, 2021 (Giles to Zhang), incorporated herein by reference, DPIE indicated no objection to DSP-05018-01, however, DPIE noted that the applicant will need to apply for a new SWM concept plan for this change of use, if any site disturbance is proposed. In addition, DPIE has no objection to DPLS-491 provided there are no safety concerns.

As noted in Finding 5 above, the updated SWM concept plan has been approved by DPIE on May 11, 2021.

h. **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.

i. **Prince George's County Health Department**—In a memorandum dated May 13, 2021 (Adepoju to Zhang), incorporated herein by reference, the health department provided three comments, as follows:

- The applicant must comply with all state and local regulatory requirements for the prevention of the spread of COVID-19, mandated by the Governor of the state of Maryland. The facility must follow the Center for Disease Control guidance for childcare programs, recommendations under the general preparedness and planning for the prevention of the spread of COVID-19.
- The facility must submit an application for licensure to the Maryland Department of Education's Division of Early Childhood.

- The facility must have an environmental assessment inspection by the Prince George's County's Health Department, Division of Environmental Engineering and Policy Program.

All comments have been transmitted to the applicant who is aware of the requirements and will follow up with the leads accordingly.

- j. **Maryland State Department of Human Resources**—At the time of the writing of this technical staff report, the Maryland State Department of Human Resources did not offer comments on the subject application.
14. Based on the foregoing and as required by Section 27-285(b), the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
15. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
- (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).**

The subject DSP does not alter previously approved limits of disturbance and, therefore, this finding is not necessary.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. APPROVE Departure from Parking and Loading Spaces DPLS-491 to allow for a reduction in the number of loading spaces required from three spaces to two spaces.
- B. APPROVE Detailed Site Plan DSP-05018-01 for Tribeca at Camp Springs–Day Care Center, subject to the following conditions:
1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
    - a. Provide a site plan note listing the prohibited uses, in accordance with Section 27-290.01(b)(3) of the Prince George's County Zoning Ordinance.
    - b. Provide a site plan note indicating that outdoor play area shall be limited to the hours between 7 AM and 9 PM.
    - c. Provide a sign face area calculation table showing the required and provided area in square feet.

- d. Provide a minimum of two bicycle racks at a location convenient to the building entrance, and a detail of an inverted U-style rack, or a similar style, that allows two points of secure contact.
- e. Label the width of the sidewalks on the DSP.
- f. Correctly show the property lines and their bearings and distances, in conformance with Plat Book REP 210 page 81.
- g. On sheet DSP-3, show and label all the easements (10-foot-wide public utility easement along Old Soper Road, water line easement, easements dedicated to Prince George's County), in conformance with Plat Book REP 210 page 81.
- h. Provide details of "pool access" signage to be on a contrasting background and of sufficient size and height to be visible from Auth Road.