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DETAILED SITE PLAN

DSP-03092

Application	General Data
Project Name: ST. PAUL OVERLOOK (FORMERLY JOEL APARTMENTS) Location: NORTHWEST CORNER OF WALKER MILL ROAD AND KAREN BOULEVARD Applicant/Address: BOZZUTO DEVELOPMENT CO. 6401 GOLDEN TRIANGLE DRIVE SUITE 200 GREENBELT, MD 20770	Date Accepted: 5/19/2004
	Planning Board Action Limit: 7/28/2004
	Plan Acreage: 5.6027
	Zone: R-18
	Dwelling Units: 122
	Square Footage: 175,476
	Planning Area: 75A
	Tier: DEVELOPED
	Council District: 06
	Municipality: NA
	200-Scale Base Map: 202SE06

Purpose of Application	Notice Dates
Residential revitalization project (per CB-58-2001) demolishing 121 existing multifamily units and replacing with 122 new units	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/10/2004 (CB-12-2003)
	Sign(s) Posted on Site: 6/22/2004

Staff Recommendation		Staff Reviewer: H. ZHANG, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 15, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section

SUBJECT: Residential Revitalization Detailed Site Plan DSP-03092, St. Paul Overlook
(formerly Joel Apartments)

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

RESIDENTIAL REVITALIZATION LEGISLATION

Many jurisdictions have in recent years introduced various innovative land use and zoning tools to make urban renewal more efficient. The residential revitalization legislation in CB-58-2001 is such an alternative zoning tool designed to encourage and assist the efficient rehabilitation of older apartment buildings and other residential development in designated revitalization areas of Prince George's County. CB-58-2001 provides a consolidated process employing detailed site plan review for a residential revitalization project that may not comply with the conventional regulations of the Zoning Ordinance such as number of parking spaces, lot coverage, setbacks, etc. As a result of this legislation, Section 27-445.10—Residential Revitalization, has been added to the Zoning Ordinance. Compared with traditional zoning requirements, this residential revitalization legislation provides more flexibility in the design review for eligible residential rehabilitation projects.

CB-58-2001 was approved by the District Council on September 11, 2001, and became effective on the day of its enactment.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. CB-58-2001, Residential Revitalization Legislation
- b. The requirements of the Zoning Ordinance
- c. The requirements of the *Landscape Manual*.

- d. The requirements of the Prince George's County Woodland Conservation Ordinance
- e. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a Residential Revitalization Detailed Site Plan for 122 multifamily dwellings in the R-18 Zone.
2. **Development Data:**

	EXISTING	PROPOSED
Zone (s)	R-18	R-18
Use (s)	Multifamily	Multifamily
Acreage	5.57	5.57
Total Number of Units	121	122

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	207 (1.33/DU plus 0.33 for bedroom in excess of one/DU)	206
Of which standard spaces	127	127
Compact spaces	61	61
Garage spaces	18	18
Handicapped spaces	7 (2 van accessible)	7
Loading Space	1	0

UNIT MIX

Type of Unit	Original Unit Number	New Unit Number
1 BR	18	12
2 BR	73	86
3 BR	22	24
4 BR	8	N/A
Total	121	122

COMPARISON OF R-18 ZONE REQUIREMENTS AND THE
EXISTING AND THE POST-REHABILITATION CONDITIONS

Zoning Regulation	R-18 Zone Requirements	Existing Conditions	Conditions after Rehabilitation
Minimum Lot Size (Sq. Ft.)	16,000	N/A	N/A
Maximum Lot Coverage (%)	30	44	45
Green Space (%)	70	56	55
Lot Width/Frontage (Ft.)	125	NA	N/A
Front Yard (Ft.)	33 (max.)	11 (min.)	24 (min.)
Side Yard (Ft.)	33/13 (max.)	N/A	3
Rear Yard (Ft.)	33 (max.)	N/A	N/A
Building Height (Ft.)	40	40	55 (max.)
Distance Between Buildings (Ft.)	50 Plus 2 above 36 Ft. or 58 (max.)	48 (min.)	67(min.)
Density (Du/Ac)	12	21.7	21.9
Parking Spaces	207	116	206
Loading Spaces	1	0	0

3. **Location:** The site is located at the northwest corner of Walker Mill Road and Karen Boulevard, approximately 1,000 feet east of the boundary of the Town of Capitol Heights inside the Capital Beltway, in Planning Area 75A, Council District 6.
4. **Surroundings and Use:** The subject site is a portion of Parcel, A, which is the subject of a record plat WWW57@83. The site is bounded on the south by Walker Mill Road, on the east by Karen Boulevard, and on the north partially by Ronald Road. To the rest of the north and northwest of the property is the leftover portion of Parcel A, and further north and northwest is property that is in the R-T Zone. To the southwest of the property is property in the R-55 Zone. Across Ronald Road, Karen Boulevard and Walker Mill Road are developments in the R-T and R-18 Zones.
5. **Previous Approvals:** The subject site is a portion of a subdivision known as Kennedy Woods, which has been developed since 1967 with 294 residential units. The property was certified as a nonconforming use under Permit Number 51278-1983-U. The 1985 Suitland-District Heights and vicinity master plan recommended urban land use density of a minimum 12 units per acre for this property. The 1986 Sectional Map Amendment for the Suitland-District Heights and vicinity master plan retained the property in the R-18 Zone. The master plan recommends placing a high priority on rehabilitation of existing old residential areas through both public and private actions.
6. **Design Features:** The proposed residential revitalization Detailed Site Plan, DSP-03092, is a renovation of an existing obsolete multifamily residential district. The existing 11 multifamily apartment buildings and the associated parking spaces will be demolished and replaced with four market-rate rental apartment buildings with a community center and other amenities to be built in accordance with current codes. The proposed redevelopment will be a gated community with a controlled access point off Karen Boulevard. The community also has an emergency access point off Ronald Road. The emergency access point to the site will be closed with a gate and will be open only in an emergency situation. The driveway will be finished with grass ring pavers.

The four multifamily apartment buildings are four stories and are designed in traditional garden apartment style featuring a combination of various roof patterns, such as hip and pitched asphalt shingle roofs with cross gables, accented entrance sections with metal roof porches and are finished with a mixture of stone veneer and standard vinyl. Buildings 1, 2 and 3 are located along Karen Boulevard and Building 4 is located in the southwest corner of the site along Ronald Road. The four buildings are designed specifically to fit into the constraints of the site and are made

harmonious in style by using similar architectural vocabularies. A one-story community clubhouse is located along Karen Boulevard to the south of the main entrance. The clubhouse has a hip roof with a focal entrance with an elegant transom door defined by a four-column, pedimented entrance pavilion. The clubhouse is designed in three distinct sections with a brick veneer base, vinyl (horizontal siding) middle portion, and an asphalt shingle roof. The clubhouse consists of 13 rooms including a learning center, an exercise room, a fully-equipped kitchen and bar room, a homework room, play area, etc.

A tot lot with one play structure and sitting areas is proposed in the northwest corner of the site along Ronald Road. A gateway sign feature consists of a curvilinear stone wall cascade (wall fountain) and a stone pier. Pin-mounted lettering spelling out “St. Paul Overlook” is also shown on the stone wall. The gateway sign feature is located at the intersection of Walker Mill Road and Karen Boulevard. The sign face area calculation shown on the detail sheet exceeds what is allowed per Section 27-624. A condition of approval has been proposed in the Recommendation section of this report.

Two types of lighting fixtures, pole light and wall-mounted light, have been proposed. A metal ornamental security fence also has been proposed to enclose the development.

Parking Requirements: The site has 116 existing parking spaces. The applicant proposes to create 127 standard spaces, 61 compact parking spaces, and 18 garage spaces as part of this request. Section 27-445.10(b)(5) provides that the normal parking requirement of 207 parking spaces for this development can be reduced by 30 percent to 168 spaces. The site was developed in 1967 and is eligible for the 30 percent reduction. The site is within one mile of the Addison Road-Seat Pleasant Metro Station. Bus stops are located on the perimeter of the site. A further reduction is permitted by Section 27-410(b)(5)(B) when the additional reduction will not infringe upon the parking and loading needs of adjacent residential areas. But the application provides 206, which is only one space short of the normal amount required by the Zoning Ordinance. The parking spaces provided far exceed the current requirements for a residential revitalization project.

According to current standards, one loading space is required for any multifamily development with a unit number ranging from 100 to 300 units. The complex has operated since 1967 without any loading spaces, as none were required then. Because of the space constraints on the site, no loading space should be required to be created.

Bike Racks: Multimodal transportation opportunities are always encouraged in residential revitalization projects in order to meet different transportation needs. Given the site’s close proximity to the Metro station, bicycle racks are highly recommended. Each apartment building should have a standard bike rack installed around the main entrance area. The exact location and number will be added to the site plan prior to certification of approval.

COMPLIANCE WITH EVALUATION CRITERIA:

7. **CB-58-2001, Residential Revitalization Legislation and Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in CB-58-2001 and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27- 441, Uses Permitted, which governs permitted uses in residential zones. The proposed multifamily revitalization project as shown on the Detailed Site Plan, DSP-03092, is a permitted use in the R-18 Zone.

- b. Per Section 27-445.09, Residential Revitalization, (c) Findings, in approving a Residential Revitalization project, the Planning Board shall find that the project:

“(1) Improves a deteriorated or obsolete multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;”

Comment: The proposed development is to renovate an existing obsolete, multifamily residential district by replacing with new garden apartment buildings, a community clubhouse, and a tot lot. The existing parking spaces and other site amenities will also be replaced with new improvements including new landscaping. The proposed 122 units of the new multifamily buildings consist of 12 one-bedroom units, 86 two-bedroom units, and 24 three-bedroom units; 35 units will be handicapped accessible. The interior of the units will be furnished in accordance with current interior decoration standards and be equipped with current household appliances. One existing access point along Ronald Road will be closed as a fire department emergency access. The other existing entrance point along Karen Boulevard will be gated with a guardhouse. The physical quality of this old neighborhood will be greatly improved upon the completion of the revitalization project.

“(2) Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;”

Comment: The proposed garden style apartments present a rich and strong residential architectural character. The contextual relationship between the subject property and the surrounding neighborhood is improved with the quality residential design and the augmentation of existing landscaping. Many new architectural details such as entrance porches, railed balconies and stone veneer bases of each building will improve the buildings' scale and curb appeal. Additional landscaping including an interior parking lot green area and perimeter landscaping, site improvements such as pole-mounted street lighting, on-site recreational facilities, and ornamental perimeter fencing are improvements to the current site conditions.

“(3) Serves a need for housing in the neighborhood or community;”

Comment: The proposed renovation will provide 122 one, two and three bedroom units, which is a one-unit increase from the existing 121 units. According to the Statement of Justification provided by the applicant, there is strong market support for the project because the area vacancy rate is less than two percent. The proposed rents are within the range of rents currently offered in the market. The quality and safety features of this project will create strong appeal in the neighborhood, thus the project will continue to serve the housing needs of the community but in a much better way.

“(4) Benefits project residents and property owners in the neighborhood;”

Comment: According to the relocation plan provided by the applicant, the proposed redevelopment will lead to both temporary and permanent relocation of the existing tenants. The applicant (St. Paul Community Development Corporation) has prequalified 97 tenants, approximately 80 percent of the current tenants, that are eligible to return to the neighborhood after the revitalization is over. Meanwhile, the St. Paul Community Development Corporation has also established an ownership assistance program to provide assistance to tenants who will be permanently relocated. As the direct outcome of

this project, the majority of the existing residents will be the beneficiaries of this revitalization.

“(5) Conforms with the housing goals and priorities as described in the current Housing and Community Development Consolidated Plan, for Prince George’s County; and”

Comment: Community building and revitalization are key to housing and community development activities in Prince George’s County. The proposed revitalization project conforms to the housing goals and priorities of the current *Housing and Community Development Consolidated Plan FY 2001-2005* for Prince George’s County. Among six goals and priorities of the Consolidated Plan, the proposed project meets specifically four of them that are applicable to this detailed site plan. The revitalization will be a special housing reinvestment in inner-Beltway communities. It will develop a range of housing for all residents including, but not limited to, families and persons with disabilities. It will build and restore vibrant communities by creating safe neighborhoods where people want to live, and it will improve the quality of life for all residents by reducing concentration of inferior, low-value housing units in the communities.

“(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable Master Plan.”

Comment: Both the 1985 Suitland-District Heights and vicinity master plan and the 1986 sectional map amendment recommend that the subject property be developed for multifamily residential uses. The master plan also recommends placing a high priority on continual rehabilitation of existing old residential areas through both public and private actions. The subject application thus conforms to the master plan recommendations.

8. ***Landscape Manual:*** The proposed residential revitalization is not exempt from the requirements of the applicable sections of the *Landscape Manual*, because the proposed development will demolish all eleven existing buildings and parking and replace them with four new buildings, parking and other site amenities. But per Section 27-445.09 (b) (6)(CB 58-2001), the renovation project shall comply with the requirements of the *Landscape Manual* to the extent that is practical.
- a. Section 4.1(g) requires a minimum of one major shade tree per 1,600 square feet or fraction of green area provided. This DSP has 86,758 square feet of green area and that requires 54 major shade trees. The landscape plan provides 30 shade trees. A review by the Urban Design Section indicates that certain locations on the site are open and should be planted with shade trees. A condition of approval that requires additional shade trees to be planted on the site has been proposed in the Recommendation section of this report.
 - b. Section 4.3(a) Landscape Strip Requirements require a minimum of a 10-foot-wide landscape strip to be planted with one shade tree and 10 shrubs per 35 linear feet of street frontage, excluding driveway openings. The DSP has 445 linear feet of street frontage that requires 13 shade trees and 128 shrubs. The landscape plan provides 12 shade trees, 14 evergreen trees, 4 ornamental trees and 58 shrubs. The intent of Section 4.3(a) has been met to the extent that is practical.
- Section 4.3(b) Perimeter Landscape Requirements requires a minimum five-foot-wide landscaped strip for sites over 10,000 square feet between the parking lot and any adjacent property line to be planted with one tree and three shrubs per 35 linear feet of parking lot perimeter adjacent to the property line. The DSP has 1,291 linear feet of

perimeter and requires 37 trees and 111 shrubs. The landscape plan provides 24 shade trees, 14 ornamental trees, and 284 shrubs. The intent of Section 4.3 (b) has been met to the extent that is practical.

Section 4.3(c) Interior Planting requires a certain percentage of the parking lot be retained as an interior planting area for different size parking lots. This DSP fits into the eight-percent category that requires 7,132 square feet of interior planting area be planted with one shade tree per each 300 square feet or fraction of interior planting area. The landscape plan provides 9.3 percent of planting area with 25 shade trees and complies with the requirements of this section.

- c. The DSP also provides two bufferyards along the site's frontage along Walker Mill Road and Ronald Road, which is not required by the *Landscape Manual*. The landscape plan refers them as Section 4.7 bufferyards, which is not correct. A condition of approval has been proposed in the Recommendation section of this report.
9. **Woodland Conservation Ordinance:** The application is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance. Even though the site is more than 40,000 square feet, it contains less than 10,000 square feet of woodland and there is no previously approved Tree Conservation Plan on the subject property. A standard exemption has been approved for this site and will be valid through March 11, 2006.
10. **Referral Comments:** The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:
- a. The Community Planning Division on June 17, 2004, stated that the application is consistent with the 1985 Suitland-District Heights and vicinity master plan and the 1986 SMA, which recommends retention of the multifamily use and urban land use density for the property.
 - b. The comments of the Department of Housing and Community Development, Prince George's County will be presented at the time of the Planning Board hearing.
 - c. The Transportation Planning Section in a memorandum dated July 13, 2004, offered no comments on this case.
- In a separate memorandum from the Transportation Planning Section dated July 9, 2004, on detailed site plan review for master plan trail compliance, the Trails Planner noted that there are no master plan trails issues impacting the subject site. The sidewalk network reflected on the submitted site plan should safely accommodate pedestrians within the subject site.
- d. The Subdivision Section, in a memorandum dated June 20, 2004, found that the subject property is only a portion of a recorded parcel. The staff noted that:

... there is no exemption to the Subdivision Regulations based on the proposed use of Residential Revitalization. Notwithstanding the issue of the division of Parcel A noted above, a new preliminary plan of subdivision would be required for the construction of more than 5,000 square feet of gross floor area. One exemption from the requirement of filing a new preliminary plan of subdivision is to vest existing development. The applicant could be exempt if the applicant demonstrates that the existing gross floor area on the site exceeds 5,000 square

feet, and constitutes at least 10 percent of the site area, and was constructed pursuant to building permits issued on or before January 1, 1991.

Comment: The applicant provided documentation indicating the subject property was deeded as a separated parcel on August 1, 1980, and the existing 11 buildings to be demolished were constructed pursuant to building permits issued in 1967, per the Subdivision memorandum (Chellis to Zhang, June 20, 2004). The proposed development is exempt from the Subdivision Regulations. The other technical errors identified by the Subdivision staff will be addressed in the Recommendation section of this report within the conditions of approval.

- e. The Permit Review Section on June 16, 2004, indicated that all criteria of CB-58-2001 have been satisfied. The staff reviewer also noted two technical errors on the plans that have been addressed in the Recommendation of this report.
 - f. The Redevelopment Authority of Prince George's County, in a memorandum dated June 5, 2004, offered no comment on this application.
 - g. The Department of Environmental Resources of Prince George's County in a memorandum dated June 7, 2004, stated that the site plan for St. Paul Overlook (formerly Joel Apartments) is consistent with approved stormwater concept plan.
 - h. The Environmental Planning Section in a memorandum dated June 17, 2004, recommended approval of Detailed Site Plan DSP-03092 with no environmental conditions.
 - i. The Department of Public Works and Transportation of Prince George's County had not responded to the referral request at the time this staff report was written.
 - j. The Town of Capitol Heights had not responded to the referral request at the time the staff report was written.
11. As required by Section 27-285(b), the Detailed Site Plan, if revised in accordance with the proposed conditions, will represent 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.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE residential revitalization Detailed Site Plan, DSP-03092, St. Paul Overlook (Joel Apartments), subject to the following conditions:

- 1. Prior to certificate approval of the detailed site plan, the applicant shall:
 - a. Revise the gateway sign face area calculation per Section 27-624
 - b. Provide an additional six shade trees on the site toward fulfillment of Section 4.1(g) requirement of the *Landscape Manual*.

- c. Revise the landscape plan to delete any reference to Section 4.7 and delete square feet when it refers to linear feet in the Section 4.3 schedule.
 - d. Revise the parking calculation to provide seven spaces for the physically handicapped and two of them shall be van accessible.
 - e. Provide a site plan note indicating that the subject property is a portion of Parcel A with the final plat number.
 - f. Provide information on the existing structure, bedroom composition, and parking spaces on the site plan.
 - g. Provide one standard bicycle rack at the entrance area of each apartment building.
2. Prior to issuance of any raze permits, the applicant shall have the final plat of the subject property recorded among the Land Records of Prince George's County.