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Detailed Site Plan

DSP-04010/01

Application	General Data
Project Name: Hunter's Ridge Location: Northwest quadrant of intersection of Landover Road & 75 th Avenue, between US 50 & MD 704 Applicant/Address: Washington Management Development 1101 Mercantile Lane, Suite 122 Largo, MD 20774	Date Accepted: 4/2/08
	Planning Board Action Limit: 6/5/08
	Plan Acreage: 24.53
	Zone: R-18
	Dwelling Units: 323
	Gross Floor Area: NA
	Planning Area: 72
	Tier: Developed
	Council District: 5
	Municipality: NA
	200-Scale Base Map: 204NE06

Purpose of Application	Notice Dates
Residential Revitalization Detailed Site Plan to replace previously approved 308 units (140 multifamily units and 168 Townhouses units) with 323 townhouse units.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:

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

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-04010/01, Hunter's Ridge

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.

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 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 27-445.09, Residential Revitalization, has been added to the Zoning Ordinance. Compared with the 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 in the R-18 Zone and site design guidelines.
- c. The requirements of Detailed Site Plan DSP-04010
- d. The requirements of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- f. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject Detailed Site Plan (DSP), 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 323 townhouse units in the R-18 Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-18	R-18
Use(s)	Vacant (Previously Multifamily Residential)	Single-Family Attached (Townhouses)
Acreage	24.53	24.53
Total Number of Units	594	323
Of which 20'-wide models	-	143
16'-wide models	-	180

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	461 (after 30% reduction)	1,049 (466 garage spaces)
On-site surface parking		
Parallel parking spaces	-	99
Standard spaces	-	4
Handicapped spaces	5	14*
Loading space	2	0**

Note: * All parking spaces for the handicapped are van accessible.
 ** See finding six for a detailed discussion of parking and loading requirements.

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

Zoning Regulation	R-18 Zone Requirements	Conditions after Rehabilitation
Minimum Lot Size (Sq. Ft.)	16,000	1,068,367 (24.53 Ac)
Maximum Lot Coverage (%)	30	58
Green Space (%)	70	42
Lot Width/Frontage (Ft.)	125	N/A
Front Yard (Ft.)	33 (max.)	15 (min.)
Side Yard (Ft.)	33/13 (max.)	N/A
Rear Yard (Ft.)	33 (max.)	N/A
Building Height (Ft.)	40	45 (max.)

Distance Between Buildings (Ft.)	50 Plus 2 above 36 Ft. or 58 (max.)	18 (min.)
Density (Du/Ac)	12 (24 existing)	13.16

TOWNHOUSE ARCHITECTURAL MODELS

Model	Base Finished Area of Unit (Sq.Ft.)
16'	1,405
20'	1,961

3. **Location:** The site is located in the northwest quadrant of the intersection of Landover Road (MD 202) and 75th Avenue, within the Capital Beltway, in Planning Area 72, and Council District 5.
4. **Surroundings and Use:** The subject property is surrounded by a mix of developed land in the I-1, R-18, C-S-C and C-O Zones. Adjoining the subject property to the west is property in the I-1 Zone and to the north is Beall's Pleasure, Historic Site No. 72-2, which is also individually listed in the National Register of Historic Places (1979). The site is bounded on the south side by the right-of-way of Landover Road (MD 202) and on the east side partially by the right-of-way of 75th Avenue and partially by properties in the C-O and C-S-C Zones. Further east across 75th Avenue is a larger property in the R-18 Zone, which has been redeveloped with multifamily dwelling units.
5. **Previous Approvals:** The subject site is part of a larger property of approximately 48.61 acres. The larger property was deeded into small parts over time in the past. Per the documents provided by the applicant, the subject property was improved with 594 multifamily apartment units in the 1960's. The 1993 sectional map amendment for the Landover and Vicinity Master Plan retained the property in the R-18 Zone. On February 25, 2005, the Planning Board (through Resolution PGCPB No. 05-58) approved a residential revitalization detailed site plan for this site for 308 residential condominium units. The site also has an Approved Stormwater Management Concept Plan No.16527-2004-01, which will be valid through March 21, 2011.
6. **Design Features:** The application proposes to demolish the existing 27 multifamily apartment buildings with a total of 594 units and one swimming pool and replace them with 52 new buildings in the form of normal townhouse buildings. The entire site is consistent with the general layout that was approved in DSP-04010, which is organized in a grid street pattern around a centrally located cross-shaped linear green with the long axis running north to south and the short axis running east and west. In the middle of the cross is a proposed fountain flanked on the east and west sides by trellises. Within the linear green areas various active recreational features, such as exercise stations and sculpture areas for children, and passive recreational areas, such as sitting areas, have been proposed. Additional trellises are also shown on both ends of the long axis of the central green. A geometrically shaped green open space terminates the north/south green axis. A loop street further extends from the green open space to the secondary entrance area that is accessed from 75th Avenue. The other access to the site is from Landover Road (MD 202), which is the main entrance.

Two townhouse models with frontage width of 16 and 20 feet have been proposed for the development. Each townhouse model has a two-car garage as a standard feature. The

models are mainly of traditional architectural style with varied roof patterns and decorative elements such as a porches and balconies. The proposed buildings will be finished with a combination of standard vinyl siding and brick veneer. A minimum of 60 percent of all units are proposed to have brick front elevations. The base finished living area of each model, as indicated in the architectural model data table, varies from 1,405 to 1,961 square feet. However, since the development has frontage on two highly traveled roadways, a condition has been proposed to require the elevations of the units that are visible from the roadways to have full brick facades, where the structure permits, and those side elevations that are visible from the roadways should have one story of brick and at least three balanced architectural features.

There is no revision to previously approved signage with this application.

Parking and loading requirements—The site has 611 existing parking spaces. The applicant proposes to create 466 garage spaces, and 275 on-site surface parking spaces including 99 parallel parking spaces, four standard spaces and 14 van-accessible spaces for the handicapped on the internal streets and one parking space on the driveway for each 16-foot frontage unit. The applicant also claims that two additional surface spaces will be provided on the driveway for each 20-foot frontage unit where two-car garages are a standard feature. According to Section 27-445.09(b)(5), the normal requirement of parking spaces for this development can be reduced by 30 percent to 461 spaces, with an additional reduction provided by Section 27-445(b)(5)(A), if the additional reduction is necessary to alleviate conditions that are particular to the proposed use, given its nature at this location, or to alleviate conditions which are prevalent in older areas of the county that were predominantly developed prior to November 29, 1949. The site was developed in the 1960's and is eligible for the 30 percent reduction. The site is within one mile of the Landover Metro Station. Bus service to the Metro Station and bus stops have been proposed on the site. A further reduction is permitted by Section 27-445(b) (5) (B) when the additional reduction will not infringe upon the parking and loading needs of adjacent residential areas. However, the application provides 763 parking spaces, which is more than are normally required by the Zoning Ordinance for a revitalization project. Since no multifamily dwellings are proposed with this application, no loading spaces are required. The existing complex has operated since the 1960's without any loading spaces, as none were required then. The site plan provides ample parking for all units. Pursuant to Section 27-445.09(b) (4), the standard regulations of the specific zone, in this case R-18, do not apply to uses and structures in a residential revitalization project.

7. **Recreational Facilities**—At time of DSP-04010 approval, the recreational facility package included both an on-site recreational facility package and an off-site contribution. The additional off-site contribution was estimated at approximately \$500,000. The subject application proposes only minor revisions to the on-site recreational facilities. Per the current formula for determining the value of recreational facilities to be provided in subdivisions, for 323 dwelling units in Planning Area 72, a recreation facility package of approximately \$320,300 is required. The on-site recreational facility package proposed by the applicant is between \$325,000 and \$364,000, which exceeds the required value for a subdivision of this scale. Specifically, the on-site recreational facilities include the following:

One fitness circuit with 15 activity centers distributed in eight stations that include:

- a. Introduction and heart check (1)
- b. Achilles stretch (1)
- c. Hamstring stretch (1)

- d. Sit & reach (1)
- e. Knee lift (1)
- f. Log hop (1)
- g. Half knee bend (1)
- h. Body curl (1)
- i. Bench curl (1)
- j. Sit-up (1)
- k. Vault bar (1)
- l. Push-up (1)
- m. Bench Leg Raise (1)
- n. Bench dip (1)
- o. Leg Stretch (1)

One tot lot that includes:

- Stool boulder (1)
- Bench boulder (1)
- Hill boulder (1)
- Cliff boulder (1)
- Mountain boulder (1)

The proposed recreational facility package exceeds the minimum required value for recreational facilities. In order to ensure that the proposed recreational facilities will be finished on time to be enjoyed by future residents, a timing condition that requires the completion of the facilities prior to issuance of the 250th building permit has been incorporated in the recommendation section of this report.

COMPLIANCE WITH EVALUATION CRITERIA

8. **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 revitalization project as shown on the detailed site plan 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 replace an obsolete, vacant, multifamily residential district (which has now been razed) with new buildings. The previously existing parking spaces and other site features will also be replaced with the new improvements including landscaping and many on-site amenities. The proposed 323 townhouses consist of 180 16' frontage units and 143 20' frontage units. The interior of the units will be furnished in accordance with current interior decoration standards and equipped with current household appliances. One existing access point along Landover Road (MD 202) will be closed and the other access will be improved as the main entrance to the site. An additional access point off 75th Avenue has been proposed on the plan. The

proposed revitalization will also reduce the density on the site by approximately 50 percent, from the existing 24 units per acre to approximately 13 units per acre. The physical quality of the site 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 buildings in the form of normal townhouse units show a strong urban residential architectural character. The proposed building mass in general is scaled-down dramatically from the previous apartment buildings and is more compatible with the only residential building in the vicinity to the north of the site. The open frontage of the proposed development along both Landover Road (MD 202) and 75th Avenue improves the contextual relationship between the subject property and the surrounding neighborhood through visually attractive quality residential design and the augmentation of existing landscaping. Many new architectural details, such as an entrance porch, railed balcony, and brick veneer base for each building, will improve the buildings' scale and curb appeal. Additional landscaping, such as the centrally located linear green open space, site improvements such as pole-mounted street lighting, on-site recreational facilities, and ornamental perimeter iron 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 323 townhouses with two types of units of various frontage widths. At the time of DSP-04010 approval, the Department of Housing and Community Development, Prince George's County (Ivy Thompson to Henry Zhang, August 2004) provided comments indicating that the subject application is in conformance with the county's Consolidated Housing and Community Development Plan. The quality and safety features of this project will be highly beneficial to 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: The previously existing apartments were vacant and had been a nuisance for the neighborhood. The revitalization will remove the nuisance from the neighborhood and introduce high-quality housing. The proposed project will greatly benefit property owners in the neighborhood and provide new housing opportunities to the residents in the county.

(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 the key to housing and community development activities in Prince George's County. At time of DSP-04010 approval, the Planning Board found that the proposed revitalization project conforms to the housing goals and priorities of the current Housing and Community Development Consolidated Plan for Prince George's County according to a memorandum from the Department of Housing and Community Development, Prince George's County. Among six goals and priorities of the consolidated plan, the proposed project specifically meets four of them

that are applicable to this detailed site plan. The revitalization will be a special housing reinvestment in an Inner-Beltway community. It will develop a range of housing for residents including, but not limited to, families and persons with disabilities. It will build and restore a vibrant community by creating safe neighborhoods where people want to live, and improve the quality of life for all residents by reducing concentration of inferior, low-value housing units in the community

(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable master plan.

Comment: The 1993 sectional map amendment for the Landover and Vicinity Master Plan retained the property in the R-18 Zone. According to a review by the Community Planning Division (Sam White to Henry Zhang, April 14, 2008), the subject application is also consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and conforms to the land use recommendations of the 1993 master plan for urban land use. The master plan also recommends placing a high priority on continual rehabilitation of existing old living areas through both public and private actions.

8. **Detailed Site Plan DSP-04010:** The Planning Board approved DSP-04010 on February 24, 2005 with six conditions. None of the conditions is applicable to the review of this DSP. The District Council affirmed the Planning Board's approval on July 11, 2005 with three additional conditions. Those permit-related conditions will be enforced at time of issuance of permit. Since this DSP proposes to replace the previous approval with 323 townhouse units, those condominium related conditions, specifically Conditions five and six, are no longer applicable if the Planning Board approves this DSP. Staff has recommended new conditions related to the elevation treatments of the high visibility units to replace Conditions five and six attached to the approval of DSP-04010.

The three additional conditions prescribed in the Council Order of approval for the subject site warrant the following discussion:

7. **Before certification of the Detailed Site Plan, and before recording of the final plat, both site plan and final plat shall have the following note added, in a place where it is clearly legible:**

“This Detailed Site Plan [or “This Final Plat”] has been approved subject to all covenants, easements, servitudes, rights-of-way, and other restrictions, recorded or unrecorded, which were in effect on the date of approval.”

Comment: This condition will be carried forward in a modified form as a condition of approval for this DSP.

8. **The applicant shall provide regular shuttle bus service for residents to Metrorail.**

Comment: The applicant will provide shuttle service to the Landover metro station for future residents. This condition will be carried forward as a condition of approval for this DSP.

9. **No buildings shall stand more than five stories high.**

Comment: The proposed townhouses are three stories in height. No buildings are higher than five stories.

9. **Landscape Manual:** The proposed residential revitalization is not exempt from the requirements of the applicable sections of the *Landscape Manual*, because the proposed development is to demolish all existing buildings and parking and replace them with new buildings, parking, landscaping, and other site amenities. However, 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.

The subject DSP proposes 323 townhouses. Section 4.1 (f) requires one and a half shade trees and one ornamental or evergreen tree per dwelling unit to be located on individual lots and in common open space. The landscape plan provides more trees graphically than are required. However, the Section 4.1 landscape schedule incorrectly refers to multifamily residential landscape requirements. A condition has been proposed to require the applicant to revise the 4.1 (f) schedules in accordance with the requirements of the *Landscape Manual* prior to certification.

The subject DSP does change the landscape treatments pursuant to the requirements of Section 4.3(b), Perimeter Landscape Requirements, and Section 4.7, Buffering Incompatible Uses as previously approved with DSP-04010. However, the Landscape Plan does not provide any information regarding Section 4.3 (b). The Landscape Plan should be revised to reflect the schedule of Section 4.3 (b).

10. **Woodland Conservation Ordinance:** The property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because although the entire site is more than 40,000 square feet in area, there are less than 10,000 square feet of existing woodland. A Type I Tree Conservation Plan is not required.

A letter of exemption from the Woodland Conservation and Tree Preservation Ordinance has been issued for this site. The exemption letter is valid through February 5, 2010.

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

- a. In a memorandum dated April 14, 2008, the Community Planning Division noted that the application is consistent with the 2002 *General Plan* Development Pattern policies for the Developed Tier and conforms to the land use recommendations of the 1993 *Approved Master Plan and Approved Sectional Map Amendment for Landover and Vicinity, (Planning Area 72)* for Urban Land Use.
- b. The Transportation Planning Section in a memorandum dated April 7, 2008, noted that the site is acceptable and overall trip generation is less than that for the apartment complex that was originally approved for this site. However, the Transportation Planner states that two shuttle bus stops were approved for this site and this revision only shows one.

Comment: A condition has been proposed to require the applicant to provide two shuttle bus stops on the site plan and one of them should have a shelter.

In a separate memorandum from the Transportation Planning Section

dated May 19, 2008, on detailed site plan review for master plan trail compliance, the Trails Planner indicated that there are no master plan trails issues.

- c. The Permit Section in a memorandum dated April 9, 2008, indicated that the site plan sets forth the development criteria.
 - d. Washington Suburban Sanitary Commission in a memorandum dated April 18, 2008 stated that water and sewer extension will be required. There is an approved project No. DA4230Z05 within the limits of this site.
 - e. The Prince George's Fire Department had not responded to the referral request at the time the staff report was written. However, the Fire Department provided comments at time of DSP-0410 approval. Staff has reviewed the site plan for conformance to the applicable regulations regarding the required access for fire apparatus, fire lanes, the location and performance of fire hydrants and found that the DSP is in conformance with the applicable regulations.
12. As required by Section 27-285 (b), the detailed site plan 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.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Residential Revitalization Detailed Site Plan, DSP-04010/01, for Hunter's Ridge, subject to the following conditions:

- 1. Prior to certificate approval of this Detailed Site Plan, the applicant shall
 - a. Add a brick elevation tracking table to the site plan.
 - b. Remove any reference to multifamily dwellings from the site plan.
 - c. Provide the follow architecture-related conditions as site plan notes:

A minimum 60 percent of the townhouses shall have a brick front elevation, where the structure permits.

Buildings 1, 2, 3, 35, 36, 39, 40, 44, and 45 shall have brick front elevations and the side elevations of the end units in those buildings shall have a minimum one story of brick finish and a minimum three balanced architectural features.

The side elevations of Unit A, Building 43; Unit A, Building 41; Unit F, Building Five; Unit F, Building Six; Unit A, Building Seven; Unit A, Building Eight and Unit A, Building Nine shall have a minimum one story of brick finish and a minimum three balanced architectural features.

- d. Revise the Section 4.1 (f) schedule to be consistent with the requirements of the *Landscape Manual*.
 - e. Provide a site plan note and a final plat note as follows:

“This Detailed Site Plan [or “This Final Plat”] has been approved subject to all covenants, easements, servitudes, rights-of-way, and other restrictions, recorded or unrecorded, which were in effect on the date of approval.”
 - f. Provide two shuttle bus stops on the site plan and one of them shall have a shelter.
 - g. Provide a Section 4.3 (b) schedule as previously approved on DSP-04010.
- 2. Prior to issuance of the 250th building permit, all on-site private recreational facilities shall be completed and be available to the residents for use.
 - 3. The applicant shall provide regular shuttle bus service for residents to Metrorail.