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

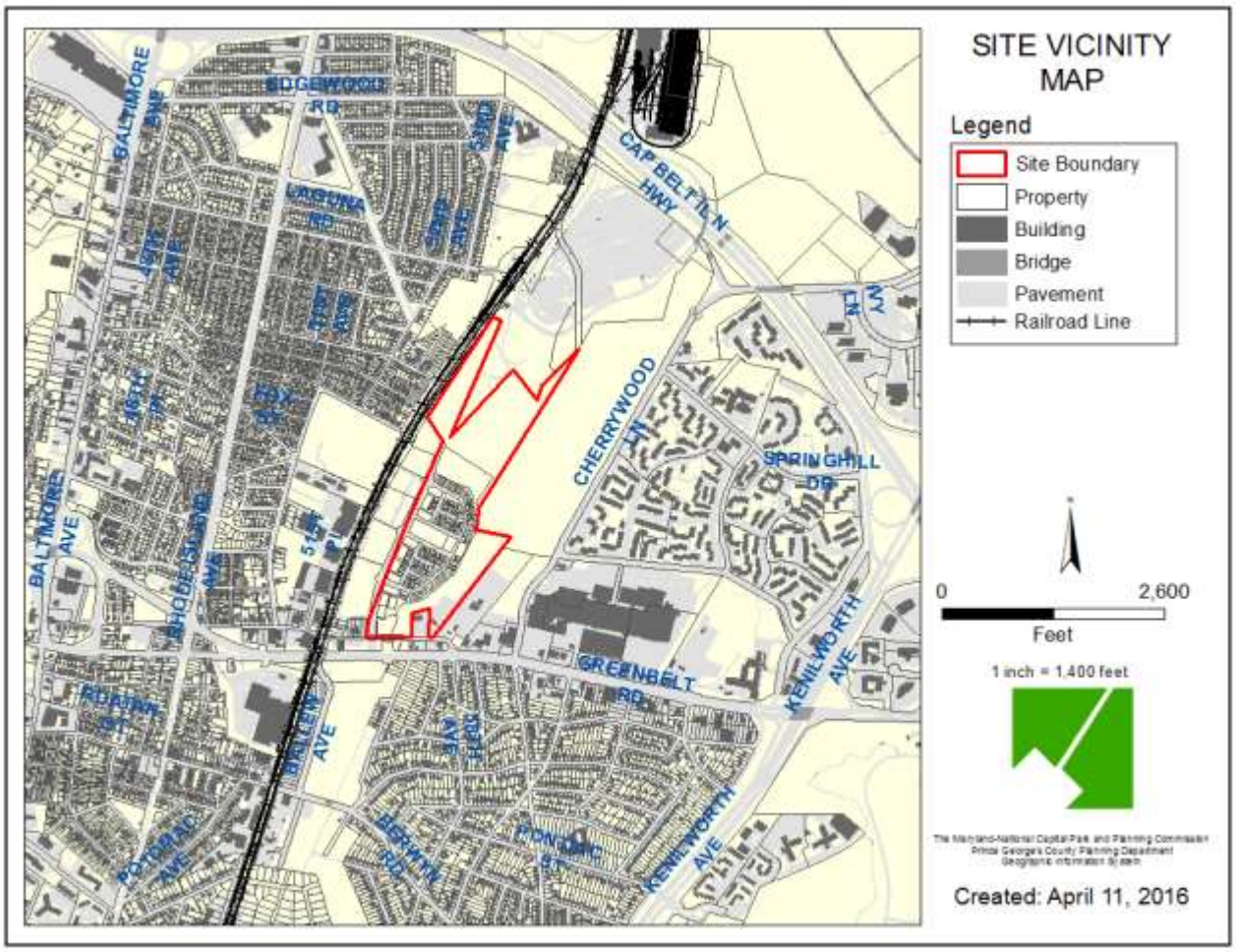
Note: *Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.*

Detailed Site Plan DSP-04081-09

Application	**General Data**	
Project Name: Greenbelt Station, Phase 1 **Location:** North side of Greenbelt Road (MD193), east of Greenbelt Station Parkway, and south of the Capital Beltway (I-95/495). **Applicant/Address:** NVR MS Cavalier Greenbelt 11700 Plaza America Drive, Suite 310 Reston, VA 20190	Planning Board Hearing Date:	06/02/16
	Staff Report Date:	05/18/16
	Date Accepted:	03/24/16
	Planning Board Action Limit:	06/02/16
	Plan Acreage:	64.21
	Zone:	M-X-T/D-D-O
	Dwelling Units:	342
	Gross Floor Area:	N/A
	Planning Area:	67
	Council District:	04
	Election District	21
	Municipality:	City of Greenbelt
	200-Scale Base Map:	211NE05

Purpose of Application	**Notice Dates**	
To amend the trigger for the construction of the stream valley trail.	Informational Mailing:	02/11/16
	Acceptance Mailing:	03/24/16
	Sign Posting Deadline:	05/02/16

Staff Recommendation			**Staff Reviewer:** Cynthia Fenton **Phone Number:** 301-952-3412 **E-mail:** Cynthia.Fenton@ppd.mncppc.org
APPROVAL	**APPROVAL WITH CONDITIONS**	**DISAPPROVAL**	**DISCUSSION**
	X		


SITE VICINITY MAP
Legend
Site Boundary
Property
Building
Bridge
Pavement
Railroad Line
0
2,600
Feet
1 inch = 1,400 feet
Created: April 11, 2016
EDGEWOOD RD
CAP BELT LN
HWY
CHERRYWOOD LN
SPRINGHILL DR
GREENBELT RD
KENILWORTH AVE
BALTIMORE AVE
RHODE ISLAND AVE
POTOMAC AVE
BERWYN RD
LAGUNA RD

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-04081-09
Greenbelt Station, Phase 1, South Core

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 of the detailed site plan with conditions as described in the Recommendation section of this report.

EVALUATION CRITERIA

The detailed site plan was reviewed and evaluated for compliance with the following criteria:

a. The requirements of Sections 27-544 and 27-548 for the Mixed-Use Transportation-Oriented (M-X-T) Zone, Section 27-27-548.23 for the District Development Overlay Zone (D-D-O-Z), and the site design guidelines of the Prince George's County Zoning Ordinance;

b. The requirements of Conceptual Site Plan CSP-01008 and its revisions;

c. The requirements of Preliminary Plan of Subdivision 4-01026;

d. The requirements of Detailed Site Plant DSP-04081 and its revisions;

e. The requirements of the Woodland Conservation and Tree Preservation Ordinance;

f. The requirements of the 2010 *Prince George's County Landscape Manual*;

g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;

h. Referrals.

FINDINGS

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

1. **Request:** The detailed site plan (DSP) is for Phase 1 of the South Core of the overall development known as Greenbelt Station. The applicant is requesting a revision to the trigger for the construction of the stream valley trail.

2. **Development Data Summary:**

	EXISTING/APPROVED	PROPOSED
Zone(s)	M-X-T/D-D-O	M-X-T/D-D-O
Use	Residential	Residential
Acreage (gross)	64.21	64.21
100 Year Floodplain	16.27	16.27
Lots	223	223
Outlots	1	1
Parcels	9	9
FAR (South Core)	0.60	N/A
Dwelling Units		
Two over two condominiums	130	0
Townhouse Units	212	0

OTHER DEVELOPMENT DATA

Total Parking Spaces	**Required**	**Provided**
2/2 Condominiums @ 2/d.u.	260	260
Townhouses @ 2.04 spaces/unit	433	424
On-street parking		111
Total	693	792
Handicap Parking	4	4

3. **Location:** The overall Greenbelt Station development is located on the north side of Greenbelt Road (MD 193) and south of the Capital Beltway (I-95/495) in Planning Area 67 and Council District 4. Phase 1 of the project covered by this DSP is located in the southern portion of the larger development, east of Greenbelt Station Parkway.

4. **Surrounding Uses:** Phase 1 within the South Core is bounded to the north by the Greenbelt Metro Station and an associated commuter parking lot in the Mixed Use–Transportation Oriented (M-X-T) Zone; to the south by Greenbelt Road (MD 193); to the east by a salvage yard in the M-X-T Zone and vacant land owned by the State of Maryland in the Reserved Open Space (R-O-S) Zone; and to the west by CSX railroad tracks and Phase 3 of the Greenbelt Station development in the M-X-T Zone.

5. **Previous Approvals:** Conceptual Site Plan CSP-01008 was approved by the Prince George's County Planning Board on July 26, 2001 (PGCPB Resolution No. 01-160), and affirmed by the Prince George's County District Council on September 24, 2001, as a Metro Planned Community in the Heavy Industrial (I-2) Zone, pursuant to County Council Bill CB-35-2000. Subsequently, the October 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area* rezoned the property to the M-X-T Zone. On September 15, 2005, the Planning Board approved a reconsideration of CSP-01008 (PGCPB Resolution No. 01-160(C)(A)) to incorporate transportation-related conditions proffered by the applicant, subject to 38 conditions.

A revision to the Conceptual Site Plan, CSP-01008-01, was originally approved (PGCPB Resolution No.06-32) by the Planning Board on February 2, 2006, and subsequently affirmed by the District Council on June 20, 2006, subject to 66 conditions. Conceptual Site Plan

CSP-01008-01 was reconsidered and approved (PGCPB Resolution No. 06-32(A)) by the Planning Board on July 26, 2012 subject to 63 conditions. Conceptual Site Plan CSP-01008-02, to revise specific conditions of CSP-08001-01, was approved (PGCPB Resolution No. 14-07) by the Planning Board on January 30, 2014 and by the District Council on June 2, 2014, with three conditions.

A Preliminary Plan of Subdivision, 4-01026, was approved (PGCPB Resolution No. 01-130(A/3)) by the Planning Board on September 6, 2001 with 19 conditions. In addition, several DSPs have been approved for the site.

Detailed Site Plan DSP-04081 was approved by the Planning Board on June 22, 2006 and adopted on July 13, 2006 (PGCPB Resolution No. 06-149) with eight conditions. Subsequent revisions were approved at the Planning Director level including, most recently, the relocation of public utility easements for DSP-04081-07. An eighth revision to DSP-04081 for the realignment of the stream valley trail at the Planning Director level is currently pending.

The subject site also has an approved Stormwater Management Concept Plan (46821-2005-02), which is valid through April 29, 2019.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Prince George's County Zoning Ordinance:** The subject DSP is not proposing any new development on the site. Therefore, all previous findings regarding compliance with the requirements of Section 27-546, Site Plans for the M-X-T Zone, and the site plan design guidelines of the Zoning Ordinance are still valid.

   Section 27-548.25 of the Zoning Ordinance requires the Planning Board to find that the site plan meets all of the applicable development district standards of the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment* (Greenbelt Metro Area and MD 193 Corridor Sector Plan and SMA). The subject DSP is exempt from this requirement, as the original CSP was approved prior to approval of the 2013 Greenbelt Metro Area and MD 193 Corridor Sector Plan.

7. **Conceptual Site Plan CSP-01008 and its revisions:** Conceptual Site Plan CSP-01008 was superseded by CSP-01008-01 (PGCPB Resolution No. 06-32). The following conditions were included in the approval:

   16. All detailed site plans shall consider the development district standards of the Greenbelt Area sector plan.

   Comment: No development is proposed in this DSP; thus, there are no applicable development district standards to consider.

   25. The applicant, his successors, and/or assignees shall provide adequate, private and/or public recreational facilities in accordance with the standards outlined in the Park and Recreation Facilities Guidelines. A complete recreational package shall be provided at the time of the first detailed site plan for each core and shall include facilities in the amount of $1,750,000 at a minimum.

27. The developer, his successors, and/or assignees shall satisfy the Planning Board that there are adequate provisions to assure retention and a future maintenance of the proposed recreational facilities.

28. Three original, executed recreational facilities agreements (RFAs) or similar alternative shall be submitted to DRD for its approval, three weeks prior to a submission of a grading permit. Upon approval by DRD, the RFA of alternative instrument shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.

Comment: The above conditions were fulfilled in prior approvals.

Conceptual Site Plan CSP-01008-02 was approved with no conditions applicable to the subject application. All prior findings are still valid.

8. **Preliminary Plan of Subdivision 4-01026:** The following conditions were included in the approval of Preliminary Plan 4-01026 (PGCPB Resolution No. 01-130(A)/2):

10. Prior to approval of any final plat including residential units, the applicant shall submit three original, executed Recreational Facilities Agreements (RFA) to the Department of Parks and Recreation. Upon approval, the RFAs shall be recorded among the land records of Prince George's County

11. Prior to application for building permits for residential units, the applicant shall submit to the Department of Parks and Recreation a performance bond, letter of credit, or other suitable financial guarantee, in an appropriate amount determined by Development Review Division.

Comment: These conditions were fulfilled in previous approvals. Because this DSP is not proposing any new development, all previous findings remain valid.

9. **Detailed Site Plan DSP-04081 and its revisions:** The alignment of the stream valley trail is currently pending approval of DSP-04081-08. The proposed trail alignment will connect to Greenbelt Station Parkway, Stream Bank Lane, Branchville Road, and Cherrywood Lane. The proposed trail includes a loop around a pond east of Indian Creek and a bridge over Indian Creek. The Conceptual Site Plan (CSP-01008-01) and the Preliminary Plan (4-01026) both reference a recreational facilities agreement (RFA), which outlines the needed recreational facilities.

Private Recreation Facilities Agreement "Greenbelt Station, Phase 1, South Core"
The RFA was signed on October 5, 2006 by The Maryland-National Capital Park and Planning Commission (M-NCPPC) and Greenbelt Metropark LLC, which included the following provisions.

1. Recreation Facilities. In accordance with the approvals for CSP-01008/01 and Preliminary Plan 4-01026, DSP-04081 requires that the Developer shall construct on the Property the private recreation facilities approved by the Planning Board as specified below:

(a) The private outdoor recreation facilities to be constructed by the Developer for Phase I of the South Core of Greenbelt Station are as follows:

i. Townhouse Section Facilities:

1. 360 linear feet of 6-foot wide asphalt connector trail;
2. 315 linear feet of 4-foot wide asphalt connector trail;
3. One tot lot;
4. Two sitting areas with trellises in two pocket parks, and;
5. Twelve benches (including benches in sitting areas)

(b) Construction of the recreation facilities listed in sub-paragraph (a)(i) above shall be completed as follows:

The Developer shall construct all private South Core Facilities prior to the 250th townhouse building permit, as stated in PGBPB Resolution 06-149, Finding 5.

Comment: The submitted application proposes that the developer bond the Indian Creek trail prior to issuance of the 250th building permit and construct the trail prior to issuance of the 352nd building permit.

The applicant submitted a statement of justification for the requested extension of the trail construction as follows, in part:

> "The off-site portion of the trail system, which is located on State land, requires State and City of Greenbelt approval. The trail location, easements, right of entry agreements and construction permits are not subject to the applicant's direct control. Construction of the on-site trail system must be coordinated with the off-site portion. The applicant therefore requests that this requirement be amended so that bonding of the trail be completed prior to the issuance of the 250th building permit and the construction of the trail be completed prior to the issuance of the 352nd building permit."

The applicant's rationale for extending the trail construction to allow adequate time for the state and the City of Greenbelt approvals is reasonable. However, the length of the extension for construction, from the 250th building permit to the 352nd building permit, goes beyond the number of building permits in this DSP, which includes 342 units (212 townhouses, 130 two-over-two dwellings). Staff recommends that the trail be completed before the completion of all units in Phase 1, prior to the 300th building permit. Staff further recommends that signage be placed along the trail and at trail access points to indicate the location of the future public use trail. Signs indicating the trail location will benefit future residents of the development by providing more information regarding the construction and development of the subdivision. The applicant is encouraged to commence construction of the trail as soon as all necessary permits are obtained, to avoid any unnecessary delays.

10. **Woodland Conservation and Tree Preservation Ordinance:** This site is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because the site has approved tree conservation plans. However, no development is proposed in this DSP, therefore, a revision to the Type II tree conservation plan is not required. All prior findings remain valid.

11. **2010 Prince George's County Landscape Manual:** The proposed development is within the Development District Overlay (D-D-O) Zone of the 2013 Greenbelt Metro Area and MD 193 Corridor Sector Plan and SMA; however, the site is not subject to the D-D-O Zone standards, as discussed previously. The site is in the M-X-T Zone and is exempt from the standards in the D-D-O Zone, which specifically subjects the proposed development to the *Prince George's County Landscape Manual.* Because no development is proposed in this DSP, all prior findings remain valid.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that require a grading permit for disturbing more than 5,000 square feet of a site. Properties that are zoned M-X-T are required to provide a minimum of ten percent of the gross tract area in tree canopy coverage. This DSP will not require a grading permit; therefore, conformance with the ordinance at this time is not required.

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

    a. **Trails—**In a memorandum dated April 13, 2016, the DSP was evaluated for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the 2013 Greenbelt Metro Area and MD 193 Corridor Sector Plan and SMA, Preliminary Plan 4-01026, and Conceptual Site Plan CSP-01008-01-02. The following additional summarized comments are provided below.

    2009 Approved Countywide Master Plan of Transportation
    The proposed trail is part of two listed master plan trails planned facilities:

    - Metroland Indian Creek Spur—connecting Branchville Road to the Indian Creek Trail just west of Indian Creek

    - Indian Creek Trail—connecting Branchville Road to the Greenbelt Station Parkway sidepath and the Greenbelt Metrorail Station

    Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan
    The sector plan delineates planned and existing trails that surround the subject development and connect to the Greenbelt Metro Station. Additionally, the following transportation implementation strategy related to the trail is listed in the sector plan (page 125):

    > **Strategy 2.4. — Provide additional connections between existing and future neighborhoods and the Indian Creek Trail and Northeast Branch trail system to contribute to stronger communities that enjoy greater mobility and access to regional transportation systems.**
    >
    > **Comment:** The submitted application does not change the alignment of the proposed trail. Both the current approved alignment and the proposed alignment in DSP-04081-08 will contribute to completing the MPOT and sector plan planned trails.

From the standpoint of active transportation, it is determined that this plan revision (DSP-04081-09) is acceptable, fulfills the intent of applicable plans, fulfills prior conditions of approval, and meets the finding for a DSP, as described in Section 27-285 of the Zoning Ordinance, subject to the conditions in the Recommendation section of this report.

b. **Prince George's County Department of Parks and Recreation (DPR)—**DPR previously indicated that the subject site was not within the Metropolitan District, that it was in the City of Greenbelt municipal boundary and, therefore, had no comment.

c. **City of Greenbelt—**In a letter dated May 12, 2016, the City of Greenbelt indicated that they concur with the applicant's need for the timing revision, but they are concerned that the proposed trigger is not adequately tied to the existing development sequence of Greenbelt Station. The City strongly supports the installation and posting of signs that ensure that current and future residents of Greenbelt Station are aware of the trail's alignment and its implementation timeline. The City of Greenbelt indicated that they held a public hearing on April 25, 2016 and voted to approve Detailed Site Plan DSP-04081-09 subject to the following conditions.

(1) Prior to the issuance of the 250th building permit, the Stream Valley Trail shall be fully bonded for construction.

(2) Prior to the issuance of the 300th building permit, the Stream Valley Trail shall be fully constructed.

(3) Prior to the issuance of the 250th building permit:

(a) The trail location shall be posted at 200-foot intervals, at all trail access points, and be inspected by the trails coordinator and the City of Greenbelt.

(b) The signage shall be approved by the trails coordinator and the City prior to posting and shall state at a minimum: "future location of a public trail" and the expected date (month and year) of construction completion.

(c) The signage shall be constructed of durable materials, shall utilize colors that will attract attention, and shall be directed towards the lots of the subdivision and the public street.

(d) The height of the signage shall be determined by the M-NCPPC trails coordinator and the City in consideration of the site grading to ensure visibility of the signs. This condition may be waived at certain locations by the trail coordinator and with the consent of the City, at the request of the applicant, if they agree that specific site conditions make the posting unwarranted at certain locations along the proposed trail.

(e) Maintenance of the sign shall be the responsibility of the developer.

In addition to these conditions, the City requests that a finding be added stating that, "If approvals are received prior to issuance of the 300th building permit, or any permit trigger approved thereafter, construction of the stream valley trail should commence immediately

upon receipt of all applicable permits, subject to reasonable constraints of accepted best practice standards as relates to climate and weather."

Comment: The City of Greenbelt's conditions have been incorporated in the Recommendation section of this report, and a finding is included encouraging the applicant to commence construction of the trail as soon as all necessary permits are obtained.

14. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP will, if the condition proposed below is fulfilled, 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.

15. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that the regulated environmental features have been preserved and/or restored to the fullest extent possible. Because no new impacts are proposed to the regulated environmental features, this finding has been met.

RECOMMENDATION

Based upon the foregoing evaluation, analysis, and findings of this report, the Urban Design staff recommends that the Planning Board APPROVE Detailed Site Plan DSP-04081-09 for Greenbelt Station, Phase 1, subject to the following conditions:

1. Prior to issuance of the 250th building permit, the applicant shall comply with the following:

    a. The trail location shall be posted with signs at 200-foot intervals at all trail access points, and be inspected jointly by the M-NCPPC trails coordinator and the City of Greenbelt.

    b. The signs shall be constructed of durable materials, utilize colors that will attract attention, and state, at a minimum: "Future Location of a Public Trail" with the expected date (month and year) of construction completion. The signs shall be directed towards the lots of the subdivision and the public street. Maintenance of the signs shall be the responsibility of the developer.

    c. The sign details shall be approved jointly by the M-NCPPC trails coordinator and the City of Greenbelt, as the designee of the Prince George's County Planning Board, prior to posting.

    d. The height of the signage shall be determined jointly by the M-NCPPC trails coordinator and the City of Greenbelt, in consideration of the site grading to ensure visibility of the signs. This condition may be waived at the request of the applicant at certain locations along the proposed trail alignment, with approval by the trails coordinator and with the consent of the City of Greenbelt, if specific site conditions make the posting impractical at those locations.

    e. The public trail shall be fully bonded.

2. Prior to issuance of 300th building permit in the South Core, the public trail shall be fully constructed. The trigger for the completion of the trail may be increased up to the 352nd building permit contingent upon approval of the City of Greenbelt and the M-NCPPC Planning Director, as the designee of the Prince George's County Planning Board.

3. Notice of the stream valley trail's construction and alignment shall be posted in each leasing trailer and/or model home's show floor.