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Detailed Site Plan

DSP-05060

Application	General Data
Project Name: Greenbelt Crossing Location: North side of Greenbelt Road, between Lakecrest Drive and Southway Road Applicant/Address: Lincoln Property Company Southwest, Inc. 1155 Herndon Parkway, Suite 100 Herndon, VA 20170	Date Accepted: 10/3/2005
	Planning Board Action Limit: Waived
	Plan Acreage: 4.5071
	Zone: R-18
	Dwelling Units: 90
	Square Footage: NA
	Planning Area: 67
	Tier: Developed
	Council District: 04
	Municipality: Greenbelt
	200-Scale Base Map: 210NE06

Purpose of Application	Notice Dates
Proposed apartment building with 90 condominium units	Adjoining Property Owners Previous Parties of Record Registered Associations: 7/1/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 1/30/06

Staff Recommendation		Staff Reviewer: Wagner, Gary	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 15, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Detailed Site Plan, DSP-05060
Greenbelt Crossing

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

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

- a. Conformance to Section 27-436 of the Zoning Ordinance, which regulates development in the R-18 Zone and the Prince George's County *Landscape Manual*;
- b. Conformance to the Woodland Conservation and Tree Preservation Ordinance;
- c. Referrals.

FINDINGS

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

- 1. **Request:** The subject application consists of site, landscape and tree conservation plans and architectural elevations for 90 condominium dwelling units in a four-story condominium building with an attached parking structure. The site consists of 4.5 acres in the R-18 Zone.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-18	R-18
Use(s)	Nursing Home	Condominiums
Acreage	4.5	4.5
Lots	1	1
Parcels	0	0
Square Footage/GFA	N/A	N/A
Dwelling Units:		
Attached	0	0
Detached	0	0
Multifamily	0	90

Parking Required:

29 1BR units x 2.0 Spaces/Unit = 58 spaces

61 2BR units x 2.5 Spaces/Unit = 153 spaces

Total Spaces Required: 211 spaces

Parking Provided: 211 spaces (In parking structure)

Loading Required: 0 spaces

Loading Provided: 1 space (interior of the building)

3. **Location:** The property is located in Planning Area 67, Council District 4, on the north side of Greenbelt Road, between Lakecrest Drive and Southway Road.
4. **Design Features:** The proposal is for a 90-unit condominium building on a parcel of land that is currently occupied by a nursing home. The nursing home will be razed and a new, four-story, predominantly brick and siding structure will be constructed in its place. The E-shaped structure wraps around two landscaped pedestrian courtyards with sitting areas that face southwest. A parking structure on the northeast side of the building will provide all the required parking. A drop-off area is provided at the front entrance to the building. Special paving should be provided in the courtyards and at the main entrance to the building. Each courtyard should also include a picnic area consisting of one handicap-accessible picnic table, one grill, and one trash receptacle. The building also includes a fitness room and a club room.

COMPLIANCE WITH EVALUATION CRITERIA

5. **Section 27-436 of the Zoning Ordinance:** The detailed site plan is in conformance with the requirements of Section 27-436 for development in the R-18 Zone. CB-109-2004, approved by

the District Council in November of 2004, modified the lot coverage, building height and bedroom percentage requirements in the R-18 Zone. Under the new regulations, lot coverage can be increased to 35 percent if 90 percent of all parking is within a parking structure, as is the case with the subject application; and the building height may be increased to 80 feet on a tract having a net area of four or more acres. The subject site has 4.5 acres. Lastly, the bedroom percentages of Section 27-419 do not apply where a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit, or where a housing cooperative is established to own the multifamily dwellings, as is the case with the subject application.

The detailed site plan (DSP) is in conformance with all other Zoning Ordinance requirements regarding building setbacks, parking and signage. An attractive brick monument sign has been provided at the entrance to the development. Dimensions should be provided from the monument sign to the property line and attractive landscaping should be provided at the base of the sign.

6. ***Landscape Manual:*** The detailed site plan is in conformance with all applicable sections of the *Landscape Manual*. The site is surrounded on three sides by existing multifamily dwelling units; therefore, no bufferyards are required. However, the applicant has provided additional landscaping and has saved a significant amount of existing woodlands to screen the development from the adjacent development.

REFERRALS

7. In a memorandum dated October 26, 2005, (Chellis to Wagner), the Subdivision Section indicated that the property is exempt from the requirement of filing a preliminary plan of subdivision, pursuant to Section 24-111(c)(4) of the Subdivision Regulations. The site was previously developed with more than 5,000 square feet of gross floor area, constructed pursuant to a building permit issued prior to December 31, 1991.
8. In a memorandum dated October 27, 2005 (Shirley to Wagner), the Environmental Planning Section offered the following comments:

This site is exempt from the Woodland Conservation Ordinance and a letter of exemption has been issued. The Environmental Planning Section recommends approval of DSP-05060, subject to the conditions found in the recommendation section.

Site Description

A review of available information indicates there are no regulated features associated with the site, such as a stream, 100-year floodplain and wetlands. The property is 15 percent wooded. There are no designated scenic or historic roads in vicinity of the site. MD 193 is a traffic noise generator and noise impacts are anticipated. According to the 2005 adopted Countywide Green Infrastructure Plan (GI Plan), no features from the plan, such as, Regulated Areas, Evaluation Areas and Network Gaps are associated with the property. This site is located in the Indian Creek watershed of the Anacostia River basin and in the Developing Tier as reflected in the 2002 adopted General Plan.

Environmental Review

1. This site is larger than 40,000 square feet, and has more than 10,000 square feet of existing woodland on-site; however, it is exempt from the Woodland Conservation

Ordinance because the worksheet in the TCPII shows no disturbance of existing woodland. A TCPII has been submitted and because less than 5,000 square feet of existing woodland will be cleared, a TCPII is not required for this site. The Environmental Planning Section issued a numbered letter of exemption (attached). This letter is valid for two years from the date of issuance and it should be included in all future county permit applications for the subject DSP to demonstrate compliance with the ordinance.

Comment: No further information regarding woodland conservation is required.

2. MD 193 is an existing major arterial road. Noise levels higher than the state standards are anticipated to be generated by MD 193 in relation to the proposed residential use. The DSP does not contain information regarding the unmitigated 65-dBA (Ldn) noise contour and a Phase I Noise Study has not been submitted. Therefore, the noise model in the Environmental Planning Section was used to determine the approximate range of the unmitigated 65-dBA (Ldn) noise contour. The approximate range as measured from the centerline of MD 193 is 247 feet. The DSP must be revised to locate the unmitigated 65-dBA (Ldn) noise contour based on the noise model or the results of a Phase I Noise Study.

The outdoor activity area shown is only partly impacted by the 65-dBA noise levels and the building will partially shield this area. No outdoor activity noise mitigation is required.

Recommended Conditions: Prior to signature approval of the detailed site plan, revise the plan to locate the unmitigated 65-dBA (Ldn) noise contour based on the Environmental Planning Section's noise model or submit a Phase I Noise Study and show on the detailed site plan the location of the unmitigated noise contour as a result of the study.

Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures within prescribed noise corridors have been designed to reduce interior noise levels to 45-dBA (Ldn) or less.

3. A copy of the stormwater management concept plan approval letter has been submitted with the DSP. The letter was issued by DER on August 5, 2005, and is valid for three years from the date of issuance. Redevelopment of the site proposes less impervious surface area than that which is associated with the current land use. A proposed stormdrain will discharge onto MD 193. Conditions of approval in the letter stipulate approval by the State Highway Administration is required to hook up the proposed stormdrain into the state's system.

Comment: No further information regarding stormwater management is required.

9. In a memorandum dated February 21, 2006 (Mokhtari to Wagner), the Transportation Planning Section offered the following comments:

The Transportation Planning Division has reviewed the detailed site plan application referenced above. The property is located on the north side of Greenbelt Road (MD 193), approximately 2,000 feet east of the Beltway (I-95/I-495). The subject property is

approximately 4.5 acres and is zoned R-18. The application proposes to demolish and replace the existing nursing home with 90 units of residential condominiums. Per the 2002 General Plan, the property is located within the Developed Tier.

Review Comments: There is no approved preliminary plan of subdivision for this site, and none is required. Therefore, there is no trip cap or any other unmet transportation condition that requires discussion.

Circulation and pedestrian access within the site is acceptable. It should be noted that Greenbelt Road is an arterial facility, and the site plan proposes utilizing an existing access driveway onto Greenbelt Road, which is improved with a median opening at this location. .

In the absence of any required subdivision or zoning conditions, the transportation findings in a detailed site plan application are generally confined to access, internal circulation, and parking layout. To this end, staff finds that the approval of the above referenced detailed site plan would meet the requirements of Section 27-285(b), as it relates to transportation.

10. In a memorandum dated October 12, 2005 (Chang to Wagner), the Community Planning Division had the following comments:

- The 1989 master plan recommends public or quasi-public uses for the subject property to reflect the existing nursing home and medium-density residential uses for the surrounding properties at urban density (12.0 to 16.9 dwelling units per acre). It is assumed that the plan recommends that the property be developed for a comparable density at a maximum of 16.9 dwelling units per acre. The applicant proposes 19.97 dwelling units per acre for the property, which is slightly above the maximum density recommended in the 1989 master plan. However, the 2002 General Plan supercedes the 1989 master plan and sets forth a new direction for development of the county. It designates the MD 193 corridor as one of seven corridors for more intensive development and redevelopment in the county. The proposed density is in conformance with the General Plan's vision for more intensive redevelopment near major intersections or transit stops along the corridor.
- Historic Greenbelt has a system of interior walkways permitting residents to go from home to town center without crossing a major street. Vehicular traffic is carefully separated. Consideration should be given to providing a pedestrian and trail connection between the subject site and the surrounding neighborhoods. The trail planner of the Countywide Planning Division will make an appropriate recommendation for pedestrian walkways and trails.
- The architecture for Historic Greenbelt is in the Art Deco style with curving lines, glass brick inserts in the facades of apartment buildings, and buttresses along the front wall of the elementary school. Historic Greenbelt Community Center is considered one of the ten best structures in Art Deco style within the United States. Therefore, consideration should be given to incorporating some of the Art Deco architectural features into designing these condominiums.

With regard to the architecture, the Urban Design staff notes that the City of Greenbelt has reviewed the plans and is satisfied with the design.

11. The City of Greenbelt's public hearing for the application is not until February 27, 2006. Any conditions of approval recommended by the city will be presented at the Planning Board hearing on March 9, 2006.
12. As required by Section 27-285(b) of the Zoning Ordinance, 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-05060, subject to the following conditions:

1. Prior to certification the following revisions shall be made to the detailed site plan:
 - a. Dimensions shall be provided from the monument sign to the property line and attractive landscaping shall be provided at the base of the sign.
 - b. The site and landscape plan shall be revised to provide special paving in the courtyards and at the main entrance to the building.
 - c. Two picnic areas shall be provided in close proximity to each courtyard. Each picnic area shall contain one handicap-accessible picnic table, one grill and one trash receptacle.
2. Prior to signature approval of the detailed site plan, revise the plan to locate the unmitigated 65-dBA (Ldn) noise contour based on the Environmental Planning Section's noise model or submit a Phase I Noise Study and show on the detailed site plan the location of the unmitigated noise contour as a result of the study.

Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures within prescribed noise corridors have been designed to reduce interior noise levels to 45-dBA (Ldn) or less.