



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

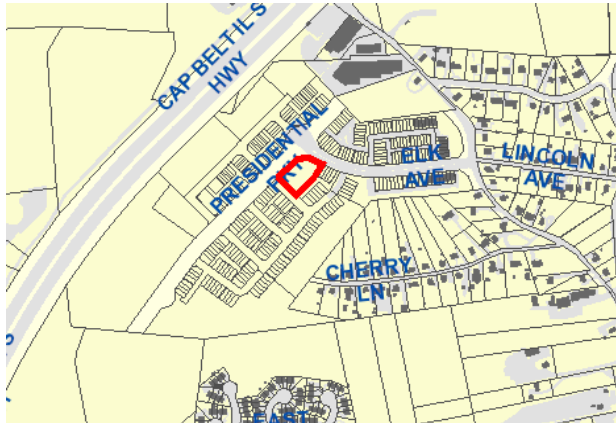
Note: Staff reports can be accessed at <http://mncppc.igm2.com/Citizens/Default.aspx>

Detailed Site Plan

DSP-06079-05

Westridge (D'Arcy Park South)

REQUEST	STAFF RECOMMENDATION
Revise the DSP condition on the timing of recreational facilities construction.	With the condition recommended herein: <ul style="list-style-type: none">Approval of Detailed Site Plan DSP-06079-05

Location: On the south side of Elk Avenue, approximately 933 feet west of its intersection with D'Arcy Road.			
Gross Acreage:	0.82	Planning Board Date:	12/15/2022
Zone:	RR/MIO	Planning Board Action Limit:	01/13/2023
Zone Prior:	R-R/M-I-O	Staff Report Date:	11/29/2022
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)	Date Accepted:	11/04/2022
Dwelling Units:	N/A	Informational Mailing:	09/19/2022
Gross Floor Area:	N/A	Acceptance Mailing:	11/04/2022
Planning Area:	78	Sign Posting Deadline:	11/16/2022
Council District:	06		
Municipality:	N/A		
Applicant/Address: CGMG Capital, LLC 4514 Cole Avenue, Suite 1175 Dallas, TX 75205			
Staff Reviewer: Tom Burke Phone Number: 301-952-2739 Email: Thomas.Burke@ppd.mncppc.org			

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA 3

FINDINGS 3

1. Request 3

2. Development Data Summary 3

3. Location 4

4. Surrounding Uses 4

5. Previous Approvals..... 4

6. Design Features 4

COMPLIANCE WITH EVALUATION CRITERIA 4

7. Detailed Site Plan DSP-06079 and its amendments..... 4

RECOMMENDATION 5

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-06079-05
Westridge (D'Arcy Park South)

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

EVALUATION CRITERIA

This property is within the Residential, Rural (RR) Zone and the Military Installation Overlay (MIO) Zone; however, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 24-1704(b) of the Zoning Ordinance, which allows for projects with prior approvals to continue to be reviewed under the prior Zoning Ordinance for development of a property. The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Detailed Site Plan DSP-06079 and its amendments;

FINDINGS

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

1. **Request:** The subject amendment to a detailed site plan (DSP) proposes a revision to the previous conditions relating to the timing of recreational facilities construction.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	RR/MIO	R-R/M-I-O
Use	Residential	Residential
Total Acreage	0.82	0.82
Parcels	1	1

3. **Location:** This application is part of the larger Westridge project, a 56.19-acre community which was formally known as D'Arcy Park South and is located in the southeastern quadrant of the intersection of the I-95/I-495 (Capital Beltway) and D'Arcy Road, in Planning Area 78 and Council District 6. More specifically, the area of this amendment is located on the north side of proposed Presidential Parkway, adjacent to the Capital Beltway, along the site's northwestern property line.
4. **Surrounding Uses:** The overall Westridge site is surrounded by single-family detached homes in the Residential, Rural (RR) Zone; industrial uses in the Industrial, Employment (IE) Zone and D'Arcy Park North to the north; Little Washington, a single-family detached community in the RR Zone, to the east; Chester Grove Apartments in the Residential, Multifamily-20 (RMF-20) Zone, vacant land in the IE Zone, and vacant land in the RR Zone to the south; and the Capital Beltway to the west. The subject parcel is within the Westridge Community, which is comprised of single-family attached units in the RR Zone.
5. **Previous Approvals:** This project is subject to the requirements of Preliminary Plan of Subdivision 4-05116, which includes the entirety of the property and was approved on October 26, 2006, subject to 22 conditions (PGCPB Resolution No. 06-220(A)).

The Prince George's County Planning Board originally approved Detailed Site Plan DSP-06079 on November 29, 2007 (PGCPB Resolution No. 07-224), for 556 total dwelling units including 226 townhouses, 154 two-family attached, and 176 multifamily dwelling units, subject to 11 conditions. The Prince George's County District Council affirmed the Planning Board's decision on June 17, 2008, with 14 conditions. The DSP was amended three times by the Planning Director. DSP-06079-01 approved the conversion of 154 two-family attached dwellings to 77 townhouses on February 11, 2019. DSP-06079-02 was approved for the addition of two new single-family attached architectural models in December 2019. DSP-06079-03 was approved on June 1, 2020 to revise unit specifications, as well as architecture and layout of the clubhouse and central recreational facilities.

The Planning Board approved DSP-06079-04 on June 11, 2020 (PGCPB Resolution No. 2020-100), to replace the multifamily units with single-family attached units, reducing the total number of units from 476 to 460.

The site has an approved Stormwater Management Concept Plan, 8276-2006-01, which expired on June 23, 2022.

6. **Design Features:** All design criteria for this site were approved with previous applications and shall carry forward with this amendment.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Detailed Site Plan DSP-06079 and its amendments:** DSP-06079 was approved by the Planning Board and affirmed by the District Council, with additional conditions, on November 29, 2007. The following condition is relevant to this application:
 2. **The applicant shall construct the proposed community center and swimming pool prior to issuance of the building permit that would allow construction of the 250th unit in the development.**

The purpose of this application is to amend this condition to allow more building permits to be issued prior to the requirement for construction of the community center and swimming pool. The applicant, in the statement of justification (SOJ), requested to move the timing from the 250th permit to the 375th permit. When the timing was established with DSP-06079, the applicant was proposing 556 units as a combination of single-family attached, two-family, and multifamily units. The timing for this recreational facility was set at approximately 45 percent of the total community build-out. Since this initial approval, the proposed multifamily and two-family units were removed and replaced with single-family attached units, for a net reduction resulting in a total of 460 units.

The applicant is committed to construction of the recreational facilities, indicating in the SOJ that building permits have been secured, construction materials have been ordered, and the footings have already been installed for the building. By moving the timing to 375 issued permits, the community then would be approximately 82 percent complete, prior to construction of these facilities. Staff felt that this was too far into completion of the community, as many residents have already moved into the finished units and are expecting recreational facilities, as approved. Staff believes that moving the timing to 330 units, at which time approximately 71 percent of the community will be completed, is acceptable. A recommendation is therefore provided herein to require that, prior to issuance of the building permit that would allow construction of the 330th unit in the development, the applicant shall fully construct the proposed community center and swimming pool.

8. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if approved 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 costs and without detracting substantially from the utility of the proposed development for its intended use.
9. As required by Section 27-285(b)(4) of the Zoning Ordinance, for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations. No new impacts are proposed with this application to the on-site regulated environmental features or primary management area.

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 Detailed Site Plan DSP-06079-05 Westridge (D'Arcy Park South), subject to the following conditions:

1. The applicant shall fully construct the proposed community center and swimming pool, prior to issuance of the building permit that would allow construction of the 330th unit in the development.
2. Revise the recreational facilities agreement to reflect the change in timing to the 330th unit.