



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.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Melford Property Pod 6

DSP-07031-05

REQUEST	STAFF RECOMMENDATION
To replace two single-story office buildings with one single-story building on Lot 1 and one multi-story office building with one single-story building on Lot 7.	With the Conditions Recommended herein: <ul style="list-style-type: none">•Approval of Detailed Site Plan DSP-07031-05•Approval of Type II Tree Conservation Plan TCPII-036-99-19

Location: On the north side of US 50 (John Hanson Highway) and southeast of the intersection of Melford Boulevard and Tesla Drive.

Gross Acreage: 38.88

Zone: TAC-E

Zone Prior: M-X-T

Reviewed per Zoning Ordinance: Section 27-1704 (b)

Dwelling Units: N/A

Gross Floor Area: 59,640 sq. ft.

Planning Area: 71B

Council District: 04

Municipality: Bowie

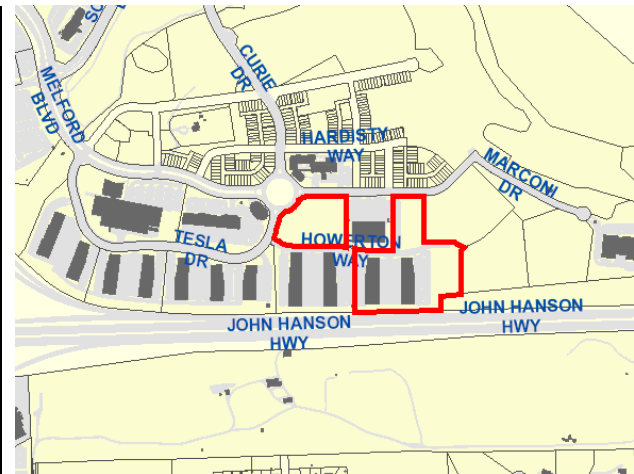
Applicant/Address:

Dewberry Engineers, Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706

Staff Reviewer: Tierre Butler

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Planning Board Date: 11/03/2022

Planning Board Action Limit: 11/09/2022

Staff Report Date: 10/18/2022

Date Accepted: 08/15/2022

Informational Mailing: 05/20/2022

Acceptance Mailing: 08/12/2022

Sign Posting Deadline: 10/04/2022

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.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-07031-05
 Type II Tree Conservation Plan TCPII-036-99-19
 Melford Property Pod 6

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, as described in the Recommendation section of this report.

EVALUATION CRITERIA

The property is within the Town Activity Center-Edge (TAC-E) Zone. This application, however, is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1704 (b) of the Zoning Ordinance, which allows for an approved project to continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved. The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the Mixed Use-Transportation Oriented (M-X-T) Zone;
- b. The requirements of Conceptual Site Plan CSP-06002 and its amendment;
- c. The requirements of Preliminary Plan of Subdivision 4-07055;
- d. The requirements of Detailed Site Plan DSP-07031 and its amendments;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- h. Referral comments.

FINDINGS

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

- Request:** This detailed site plan (DSP) requests the revision to DSP-07031-04, to replace two single-story flex/office buildings (25,840 square feet each) and one multi-story office building (42,000 square feet) with two one-story flex/research and development (R&D) buildings (36,120 and 23,520 square feet). This would be an overall reduction of square footage for Pod 6 from 372,889 square feet to approximately 338,849 square feet.
- Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	TAC-E (Prior M-X-T)	TAC-E (Prior M-X-T)
Use(s)	Office, Research and Development	Office, Research and Development
Total Gross Acreage	38.88	38.88
Total Gross Floor Area (GFA)		
Building A, Lot 1	-	36,120 sq. ft.
Building G, Lot 7	-	23,520 sq. ft.

Parking Spaces

Use	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
Building A, Lot1	73	131
ADA-accessible spaces	3	6
Building G, Lot 7	48	67
ADA-accessible spaces	3	4
Total	127	208

Loading Spaces

	Required	Provided
Building A, Lot 1	1	13
Building G, Lot 7	1	12
Total	1	25

- Location:** The subject site is located on the north side of US 50 (John Hanson Highway) and southeast of the intersection of Melford Boulevard and Tesla Drive, in Planning Area 71B and Council District 4. Lots 1 and 7 are located directly south of existing Melford Boulevard, north of existing Howerton Drive, and east of existing Tesla Drive, and are separated by existing Lot 3, which is the current site of a Prince George's County 911 call center. The

overall site is zoned Town Activity Center Edge (TAC-E) and was previously zoned Mixed Use-Transportation Oriented (M-X-T).

4. **Surrounding Uses:** The site is surrounded by other TAC-E-zoned properties. Located across US 50 and southeast of Pod 6 is property zoned Agricultural and Preservation (AG). The specific area of this DSP is located in Pod 6 in the southeast portion of the overall Melford development.
5. **Previous Approvals:** The subject property is located on Tax Map 47 in Grid F-4 and on Tax Map 48 in Grid A-4. The property consists of two lots known as Lot 1 and Lot 7, recorded in Prince George's County Land Records in Plat Book PM 232 page 22 and Plat Book ME 258 page 14, respectively. On January 25, 1982, the Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-9401 for the overall Melford development (formerly known as the Maryland Science and Technology Center), with 10 conditions (Zoning Ordinance No. 2-1982). The Basic Plan rezoned the property from the Residential-Agricultural and Open Space Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Prince George's County Planning Board decision (Resolution No. 86-107) for the Maryland Science and Technology Center, with 27 conditions and 2 considerations. Between 1986 and 2005, several SDPs and preliminary plans of subdivision (PPS) were approved for the development.

The 2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B (Bowie and Vicinity Master Plan and SMA) rezoned the property from the E-I-A Zone to the M X-T Zone. Conceptual Site Plan CSP-06002 was approved by the Planning Board on January 11, 2007 for a mixed-use development consisting of hotel, office, retail, restaurant, R&D, and residential (366 single-family detached and attached units and 500 multifamily units) uses. Subsequently, on May 11, 2009, the District Council approved CSP-06002 with 4 modifications and 29 conditions, rejecting the residential component of the proposed development. Over the years, numerous DSPs have been approved for the overall development, in support of the office, flex space, hotel, and institutional uses, although not all have been constructed.

On May 6, 2014, the District Council approved the Plan Prince George's 2035 Approved General Plan (Plan 2035), which created new center designations to replace those found in the 2002 Prince George's County Approved General Plan and classified the Bowie Town Center, including the subject site, as a Town Center. The subject site retained its status as an Employment Area in the plan.

CSP-06002-01 was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128) for the addition of 2,500 residential units, including 500 townhouses; 1,000 age-restricted multifamily dwelling units; 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space to the previous CSP. The CSP amendment was appealed and heard by the District Council on February 23, 2015. The District Council subsequently issued an Order of Approval on March 23, 2015, supporting the development, as approved by the Planning Board.

Multiple PPS applications (4-98076, 4-02093, 4-07055, and 4-16006) have been approved, which impact the Pod 6 property. The only PPS that is relevant to this DSP is 4-07055 because it includes the entire area of this DSP. PPS 4-07055 was approved on May 20, 2008 with 34 conditions and is embodied in PGCPB Resolution No. 08-86.

DSP-07031 was approved by the Planning Board on July 24, 2008, for development of 134,480 square feet of office in four buildings on proposed Lots 1 and 3 and 248,820 square feet of R&D in seven buildings on proposed Lots 2, 4, and 5, within the overall Melford development. The application was subsequently amended three times, as approved by the Planning Director, for various changes to building footprints and square footage of Buildings C, D, H, T, and K; the addition of temporary real estate leasing signage; and an amendment to increase building height by two feet. The last amendment was DSP-07031-04 for a 61,809-square-foot inpatient rehabilitation facility on proposed Lot 5 in Pod 6.

The site also has an approved City of Bowie Stormwater Management (SWM) Concept Plan, 01-0420-207NE15.

6. **Design Features:** The application proposes to replace two single-story office buildings and one multi-story office building with two new buildings. Lot 1 will have a 19-foot-tall 36,120-square-foot R&D building (Building A) with 131 parking spaces, including six ADA-accessible spaces and thirteen 12-foot by 45-foot loading spaces. Lot 7 will have a 19-foot-tall 23,520-square-foot R&D building (Building G) and 67 surface parking spaces, including four ADA-accessible spaces and twelve 12-foot by 45-foot loading spaces.

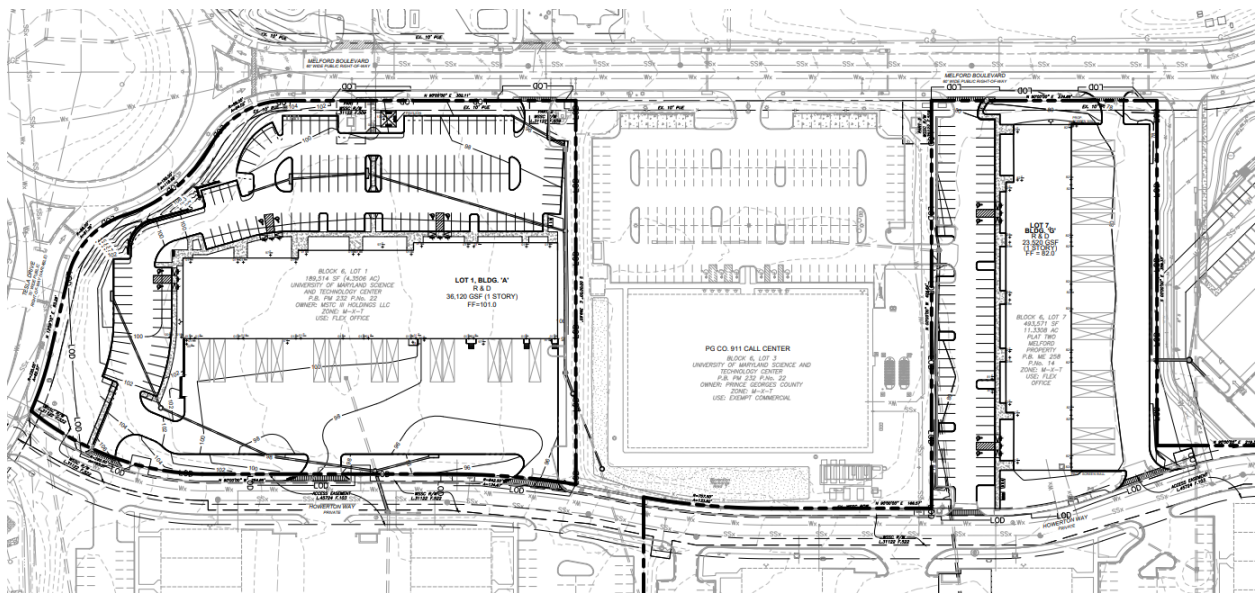


Figure 1: Site Plan

Architecture

The two proposed buildings will be constructed with masonry materials and have a rectangular form, with multiple entrances along the front elevations. The front and side elevations include a combination of accent and field brick, with full-height masonry piers and aluminum glass panel windows and doors. The rear elevation of each building is lined with loading doors placed approximately four feet above grade, raised entrances with stairs,

and double pane windows. The proposed buildings are similar to other flex R&D buildings that have been constructed in Pod 6. Each building will be approximately 19 feet tall.

Signage

There will be building-mounted signage that is consistent with what has previously been erected on existing buildings within Melford Pod 6.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the M-X-T Zone of the prior Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-547 of the Zoning Ordinance, as permitted uses in the M-X-T Zone.
 - b. The DSP conforms with Section 27-548, M-X-T Zone, of the Zoning Ordinance.
 - c. The DSP is in conformance with the additional findings for the Planning Board to approve a DSP in the M-X-T Zone, as outlined in Section 27-546(d) of the Zoning Ordinance.
 - d. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance.
8. **Conceptual Site Plan CSP-06002 and its amendment:** CSP-06002 was approved by the District Council on May 11, 2009. On March 23, 2015, the District Council approved CSP-06002-01 to add 2,500 residential units, including 500 townhouses; 1,000 age-restricted multifamily dwelling units; 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space to the previous CSP development, entirely superseding the original CSP-06002 approval. The conditions of CSP-06002-01, relevant to the subject DSP, are as follows:
 1. **The proposed development shall be limited to a mix of uses where the trip cap associated with the uses within the boundary of CSP-06002-01 shall not exceed 4,441 AM and 4,424 PM peak hour trips. Any development with an impact beyond that identified hereinabove shall require a revision to the conceptual site plan with a new determination of the adequacy of transportation facilities.**

The applicant has submitted a trip generation memorandum for the proposed development. Staff finds that the conclusions and findings of the trip generation study are acceptable, and that the DSP is within the peak-hour trip cap approved.
 5. **Except for previously approved clearing that directly relates to the construction of the stormwater management ponds, all disturbances to the stream and floodplain buffers shall be eliminated. Where buffers have been disturbed by previous approvals, they shall be reforested wherever possible. The Type I tree conservation plan associated with the preliminary plan of**

subdivision will be evaluated for impacts to these buffers for the installation of stormwater management outfalls, as necessary. The 150-foot building setback shall be shown on the plans, and the applicant shall adhere to the setback.

No new impacts to regulated environmental features are proposed with the current application.

7. Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:

- a. The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.**

The application proposes surface parking lots near the building that have been designed to limit the amount of impervious surfaces, to the extent practical. It is noted that the design of these areas has incorporated the use of pervious paving materials in a portion of the parking compound.

- b. The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.**

The current application does not include streams or 100-year floodplain buffers.

- c. Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**

All woodlands have been previously cleared from the development site.

- d. The open space system, including but not limited to environmentally-sensitive areas, shall extend through the site and shall link the different uses. Portions of the open space system shall be visible to and accessible from public streets.**

No portion of the open space system is located on the currently proposed development site.

8. **All stream channels on the site shall be depicted on all plans in their entirety, with the regulated stream buffer shown as required.**

All streams and regulated stream buffers were correctly delineated on the revised natural resources inventory and the Type II tree conservation plan (TCPII), and are further reflected in this DSP.

9. **At the time of detailed site plan (DSP), the following design issues shall be addressed:**

- a. **The plans shall show the stormwater management ponds as amenities, with gentle natural slopes and extensive native planting.**

No new SWM ponds are proposed with this DSP. The SWM ponds currently exist and were approved with previous DSPs.

- b. **Prior to the approval of any detailed site plan that includes a portion of the Melford and Cemetery Environmental Setting, in consultation with archaeology staff, the applicant shall provide for additional public interpretation of the significance of archeological findings within the property. That public interpretation may take the form of on-site signage, a printed brochure, public lectures or a website. The location and wording of any additional signage, brochure text, or website shall be subject to approval by the Prince George's County Planning Department staff archeologist.**

The Melford House and Cemetery Historic Site (71B-016) is not impacted by this application and is beyond the scope of this application.

- c. **The proposed lighting system shall use full cut-off lighting systems, with limited light spill over.**

The photometric plan indicates that light values on-site and at the boundaries of the site cause limited light spill over, in accordance with this requirement. In addition, it is noted that the applicant is proposing full cut-off light fixtures, which limit any potential light spill over.

- d. **Applicable DSPs that may affect the historic vista of the Melford and Cemetery Historic Site (71B-016) shall demonstrate that any portion of a proposed building either partially or fully within the designated view corridors established in Conceptual Site Plan CSP-06002-01 comply with the height requirements for buildings within the view corridors set forth in the design guidelines.**

- e. **Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.**

Historic Site 71B-016 is not impacted by this development and is beyond the scope of this application.

- 11. At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:**
- a. The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.**
 - b. The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.**
 - c. The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.**

The subject DSP is for the R&D buildings and does not propose any recreational facilities. Therefore, this condition is not applicable and will be addressed with future DSPs that include residential uses.

- 13. All plans shall delineate and note both the environmental setting and the impact area for Melford and Cemetery, Historic Site 71B-016.**

The environmental setting and impact area for Historic Site 71B-016 are shown on the plans, and are not impacted with this application.

- 17. The applicant shall provide standard sidewalks along both sides of all internal roads, in keeping with Guideline 3 of Prince George's County Council Resolution CR-11-2006. In areas of high pedestrian activity, wide sidewalks shall be required where reasonably appropriate, unless modified by the City of Bowie for portions of sidewalk within the public right-of-way.**

The applicant has included a 5-foot-wide sidewalk, which surrounds the facility. The portion of Melford Boulevard that fronts the subject property has sidewalks in place, and connections from that sidewalk to the one around the building are provided adjacent to both access drives.

- 21. No additional research and development flex space is permitted in the Mixed Use-Transportation Oriented (M-X-T) Zone at Melford.**

The subject DSP is an amendment to what was previously approved. The purpose of this application is to replace two single-story flex office buildings and one multi-story office building with two flex R&D buildings. This application is replacing

the previously approved R&D flex space, resulting in an overall reduction of approved square footage.

9. **Preliminary Plan of Subdivision 4-07055:** On May 29, 2008, the Planning Board approved PPS 4-07055, with 34 conditions (PGCPB Resolution No. 08-86). The relevant conditions are discussed, as follows:

2. **A type II tree conservation plan shall be approved in conjunction with detailed site plans.**

The applicant submitted Type II Tree Conservation Plan TCPII-036-99 with the subject DSP. The Environmental Planning Section has determined it to be acceptable, with a condition.

3. **Development of the site shall be in conformance with the Stormwater Management Concept Plan #01-0907-207NE15, issued by the City of Bowie and any subsequent revisions.**

The City of Bowie has jurisdiction over SWM concept and final technical approvals for this site. An approved SWM Concept Plan (01-0420-207NE15), which includes Pod 6, was submitted with this application. A letter dated September 27, 2022, from Bruce Beasman, the City Engineer, states that no additional changes to the SWM concept will be required for the new layout shown in this DSP. The SWM concept plan shows the use of a regional pond and two bioretention facilities.

4. **Total development within the subject property shall be limited to uses within the M-X-T Zone that generate no more than 392 AM trips and 875 PM trips for Pod 1, and 874 AM trips and 1272 PM peak trips for Pods 5, 6, 7, 7B and P2 combined. Any development with an impact beyond that identified herein above shall require a revision to the CSP and a new preliminary plan with a new determination of the adequacy of transportation facilities.**

The applicant has submitted a trip generation memorandum for the proposed development. It should be noted that Pod 5 was part of subsequent PPS 4-16006, with a new trip cap for the area including Pod 5 of Melford Village. Therefore, the remainder of PPS 4-07055 (Pods 6, 7, and P2) retain the trip cap of 874 AM and 1,272 PM trips. The trip generation study uses Prince George's County rates for R&D buildings and resulted in the generation of 37 AM peak-period trips and 35 PM peak-period trips for the proposed 36,120-square-foot building on Lot 1. Lot 7 already contains two R&D buildings, totaling 99,160 square feet. The proposed 23,520-square-foot building on Lot 7 would bring the total square footage for Lot 7 to 122,680, resulting in the generation of 126 AM peak-period trips and 120 PM peak-period trips for Lot 7. The memorandum indicates that the total new trips generated by the properties within the limits of the subject application, in addition to the remaining development assumed in Pod 6, Pod 7, and P2, will generate a total of 550 AM peak-period trips and 540 PM peak-period trips. Staff finds that the conclusions and findings of the trip generation study are acceptable, and that the DSP is within the peak-period trip cap approved in PPS 4-07055.

- 10. As part of the submission package of each detailed site plan, information addressing the use of low impact development techniques such as bioretention, green roofs, reductions in impervious surfaces, cisterns, and water recycling shall be included, or a justification as to why these techniques cannot be implemented on this project shall be submitted.**

In the statement of justification, the applicant stated that they previously provided low-impact development techniques on other areas of Pod 6, as part of prior approvals of development. These techniques are shown on the approved SWM plan for Pod 6. Staff has reviewed the justification and determined that the previously approved development techniques are acceptable.

- 11. Detailed site plans for the development shall include a statement from the applicant regarding how green building techniques and energy efficient building methods have been incorporated into the design.**

This application is providing multiple green building techniques to include Leadership in Energy and Environmental Design Gold design standards, such as water-efficient landscaping, water use reduction fixtures, fundamental commissioning of the buildings' energy system, optimized energy performance, fundamental refrigerant management storage and collection of recyclables, waste management, environmental tobacco smoke control, outdoor air delivery monitoring, low-emitting materials, certified wood, and low mercury lighting. Staff has reviewed the justification and determined that the green building techniques are acceptable.

- 12. The DSP shall demonstrate the use of full cut-off optics for all commercial and industrial lighting fixtures and for the proposed street lighting.**

An illuminance plan has been submitted with this DSP, including details for the proposed lighting. Staff has reviewed the proposed lighting and determined that the fixtures are acceptable.

- 17. Development of this subdivision shall be in conformance with the approved Type I Tree Conservation Plan (TCPI/44/98-03). The following note shall be placed on the final plat of subdivision:**

"This development is subject to restrictions shown on the approved Type I Tree Conservation Plan, TCPI/44/98-03, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince Georges County, Planning Department."

The Environmental Planning Section has reviewed this application and determined conformance with TCPI-44-98-03. General Note 7 on Record Plat 232-22 and General Note 2 on Record Plat 258- 14 provide the note, as required by this condition.

- 32. Any residential development of the subject property shall require a new preliminary plan of subdivision prior to the approval of detailed site plans.**

The subject DSP does not propose any residential development.

- 34. “Share the Road” with a bike signs shall be provided along Melford Boulevard frontage at the time of Detailed Site Plan.**

The latest DSP submission does not conform to the referenced PPS condition. Staff requires the applicant to update the plan sheets to provide a “share the road with a bike” signage assembly along the Lot 1 frontage of Melford Boulevard. The property directly east of Lot 7 was the focus of DSP-07031-04, which also required bikeway signage, per Condition 34 of 4-07055. The additional bikeway signage along the frontage of Lot 1 will further facilitate safe bicycle movement along Melford Boulevard, as envisioned by the PPS.

- 10. Detailed Site Plan DSP-07031 and its amendments:** DSP-07031 was approved by the Planning Board on July 24, 2008 (PGCPB Resolution No. 08-117) for 133,680 square feet of office in four buildings, on proposed Lots 1 and 3; and 248,820 square feet of R&D in seven buildings, on Lots 2, 4, and 5 within the existing Melford development, subject to 17 conditions. The DSP was amended three times for minor changes and was approved by the Planning Director, with no conditions. The last amendment, DSP-07031-04, for a 61,809-square-foot inpatient rehabilitation facility on proposed Lot 5 in Pod 6 was approved by the Planning Board on November 5, 2020. There are no relevant conditions applicable to the review of the subject DSP.
- 11. 2010 Prince George’s County Landscape Manual:** The application is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George’s County Landscape Manual*. The landscape plan provided with the subject DSP contains the required schedules, demonstrating conformance to these requirements.
- 12. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has previously approved TCPs. This pod had previously been graded under Type II Tree Conservation Plan TCPII-036-99. TCPII-036-99-19 was submitted with the DSP and a revised TCPII was submitted on September 29, 2022. The TCPII indicates that Pod 6 has been almost fully cleared over time, and when this DSP was originally reviewed, only 1.87 acres of woodlands were remaining. With the -08 revision of the TCPII, an additional 0.43 acre of woodland was cleared, leaving 1.44 acres of woodland preservation located within the existing wetland on the eastern portion of the site, which is proposed for preservation. The clearing and preservation on Pod 6 is consistent with the current DSP.

The worksheet on the TCPII is based on the original area of woodlands provided on-site with TCPII-036-99. According to the worksheet, the overall site is 428.15 acres within the M-X-T Zone. A total of 168.35 acres of existing woodlands are on the net tract. The site has a woodland conservation threshold of 43.26 acres, or 15 percent of the net tract, as tabulated. The woodland conservation worksheet proposes the removal of 113.95 acres of woodland in the net tract area and the removal of 0.23 acre in the floodplain, for a woodland conservation requirement of 71.97 acres. The TCPII shows this requirement will be met with 51.06 acres of woodland preservation, 7.71 acres of afforestation/reforestation, 9.74 acres of specimen/historic tree credit, 0.42 acre of fee-in-lieu, and 3.04 acres of off-site woodland conservation credits. The TCPII plan requires technical corrections to be in conformance with the WCO. These revisions are specified in the recommended conditions below.

13. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule demonstrating conformance to these requirements through new plantings on the subject property.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Subdivision Review**—In a memorandum dated October 3, 2022 (Gupta to Butler), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS, with conditions included herein.
 - b. **Transportation Planning**—In a memorandum dated October 10, 2022 (Ryan to Butler), the Transportation Planning Section determined that this plan is acceptable, with conditions that are included herein.
 - c. **Environmental Planning**—In a memorandum dated October 3, 2022 (Rea to Butler), the Environmental Planning Section provided a discussion of various environmental issues and recommended approval of TCPII-036-99-19, with a condition included herein.
 - d. **Historic Preservation**—In an email dated October 4, 2022 (Stabler to Butler), it was noted that the subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
 - e. **Permit Review**—In a memorandum dated September 9, 2022 (Bartlett to Butler), it was noted that the plan was acceptable.
 - f. **Community Planning**—In a memorandum dated September 27, 2022 (Lester to Bishop), it was noted that, pursuant to Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - g. **City of Bowie**—In a memorandum dated August 30, 2022 (Adams to Butler), it was noted that the City Council voted to recommend approval of the DSP.

15. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
16. Per Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:

The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.

Based on the level of design information submitted with this application, the regulated environmental features on the subject property have been preserved and/or restored, to the fullest extent possible. No impacts to regulated environmental features are proposed with this DSP.

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-07031-05 and Type II Conservation Plan TCPII-036-99-19 for Melford Property, Pod 6, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Revise the DSP to display a "share the road with a bike" signage assembly along the Lot 1 frontage of Melford Boulevard. The DSP shall also include the exact details and profiles of the signage assembly.
 - b. Revise the DSP to provide a crosswalk at the southwestern portion of Lot 1, where vehicles access the parking area adjacent to Howerton Way. This crosswalk shall connect the sidewalk located adjacent to the building on the eastern side of the drive aisle to the sidewalk on the western side of the drive aisle, which extends to Howerton Way.
 - c. Revise the DSP sheets and the truck turning plans to display the road dimensions and lane configuration of Howerton Way.
 - d. Revise the DSP to close the inter-parcel connection along the southwestern portion of Lot 1, thereby separating the truck court from the surface parking area.
 - e. Provide an additional truck turning plan that shows truck turning movements and access to Lot 7. The exact design and truck turning plan, with design vehicle classification, shall be evaluated and accepted by the Transportation Planning Section.

2. Prior to signature approval of the detailed site plan, the Type II tree conservation plan shall be revised to correct the sheet numbering.