



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

DSP-07057-05

### Woodmore Town Center, Lot 14 Block J (Gibbs Pool)

REQUEST	STAFF RECOMMENDATION
A pool and hot tub within the rear yard setback of an existing single-family detached house, on Lot 14 Block J.	APPROVAL

<b>Location:</b> On the north side of Sir Michael Place, approximately 200 feet southwest of Glenarden Parkway.	
Gross Acreage:	0.14
Zone:	M-X-T
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	73
Council District:	05
Election District:	13
Municipality:	Glenarden
200-Scale Base Map:	204NE08
<b>Applicant/Address:</b> Livewell Outdoors P.O. Box 99 Cheltenham, MD, 20623	
<b>Staff Reviewer:</b> Andrew Bishop <b>Phone Number:</b> 301-952-4897 <b>Email:</b> Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	02/10/2022
Planning Board Action Limit:	02/10/2022
Staff Report Date:	01/26/2022
Date Accepted:	11/16/2021
Informational Mailing:	10/14/2021
Acceptance Mailing:	10/06/2021
Sign Posting Deadline:	01/11/2022

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/](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-07057-05  
Woodmore Town Center Lot 14 Block J (Gibbs Pool)

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

**EVALUATION**

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

- a. The requirements of the Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone.
- b. The requirements of Zoning Map Amendment A-9613-C.
- c. The requirements of Conceptual Site Plan CSP-03006.
- d. The requirements of Preliminary Plan 4-06016.
- e. The requirements of Detailed Site Plan DSP-07057 as amended.
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

**FINDINGS**

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

1. **Request:** The detailed site plan (DSP) is being filed by the homeowner, to request the construction of a pool and hot tub within the rear yard setback of an existing single-family detached house, on Lot 14 Block J.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use	Residential	Residential
Gross Acreage	0.14	0.14
Dwelling Unit	1	1

	EXISTING
Total parking spaces	4

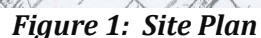
**Floor Area Ratio (FAR) in the M-X-T Zone**

FAR Permitted (for entire development):	
Base Density	0.4 FAR
Residential	1.0 FAR

**Note:** The total permitted FAR is 1.4 under the Optional Method of Development, Section 27-545(b)(4) of the Prince George's County Zoning Ordinance. This DSP will not have any impact on the previously approved FAR for the overall development.

3. **Location:** The subject site is in Planning Area 73 and Council District 5. The property is within the overall Woodmore Town Center, which is a mixed-use development of 1,079 dwelling units, a 360-room hotel, and 1,750,000 square feet of commercial development. The site included in this application is located on an interior lot known as Lot 14, Block J and is recorded in the Prince George's County Land Records, Plat Book MMB 239, page 5. The property consists of 0.14 acre and is located on the north side of Sir Michael Place, approximately 200 feet southwest of its intersection with Glenarden Parkway.
4. **Surrounding Uses:** The property is currently improved with an existing single-family dwelling that was constructed in approximately 2015. The site is in a residential area and is bounded to the north, east, and west by single-family detached dwellings in the Mixed Use-Transportation Oriented (M-X-T) Zone, and to the south by the right-of-way of Sir Michael Place, with residential uses beyond. The subject property and the surrounding properties are all within the M-X-T Zone.
5. **Previous Approvals:** On March 14, 1988, the Prince George's County District Council approved Zoning Map Amendment A-9613-C, rezoning the subject property from the Rural Residential Zone to the M-X-T Zone, subject to 11 conditions. The original Conceptual Site Plan, CSP-03006, was approved by the District Council on January 23, 2006, affirming the Prince George's County Planning Board's decision with modified conditions. This CSP application has been amended twice. Once at the Planning Director level with the approval of CSP-03006-01 on December 5, 2013, to amend the uses in Pod A and Pod E, and the

6. **Design Features:** The subject application proposes the construction of a pool that is approximately 15 feet by 25 feet, a hot tub, and a patio within the rear yard of an existing single-family detached dwelling, located at 2512 Sir Michael Place. The subject property, known as Lot 14, Block J, of Woodmore Towne Centre, is an interior lot with an existing dwelling, which fronts on Sir Michael Place to the south. The proposed pool is in the rear of the single-family dwelling and will encroach into the rear yard setback by approximately 13 feet.



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exact location of the utilities. If the installation is determined to be detrimental to any of the affected utilities, the location should be adjusted accordingly.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the following Zoning Ordinance requirements:
  - a. The subject application is in conformance with the requirements of Section 27-547 of the Zoning Ordinance, which governs uses in mixed-use zones. The proposed pool and hot tub that is located in the rear yard of the residential property, is permitted in the M-X-T Zone.
  - b. Section 27-548 of the Zoning Ordinance, M-X-T Zone establishes additional standards for the development in this zone. The DSP's conformance with all applicable provisions is still valid for the development, but does not affect this application for a homeowner's minor improvement and addition of the pool and hot tub on the property.
  - c. **Section 27-274, Design Guidelines:** Prior findings for conformance with all applicable site design guidelines are still valid and govern this DSP.
8. **Zoning Map Amendment (Basic Plan) A-9613-C:** A-9613-C was approved subject to six conditions. The proposed pool and hot tub in the rear yard setback do not alter the previously made findings of approval of the basic plan.
9. **Conceptual Site Plan CSP-03006:** CSP-03006 was approved by the District Council on January 23, 2006 and affirmed the Planning Board's decision with modified conditions. Two amendments to CSP-03006 have been approved. The first amendment was approved on December 5, 2013, to revise the uses in Pod A and Pod E and was reviewed at the Planning Director level. The second amendment was approved 2015 by the Planning Board on July 30, 2015, to relocate the hotel, conference center, and multifamily, and add an institutional use. The proposed pool and hot tub in the rear yard setback do not alter the previously made findings of approval of the basic plan.
10. **Preliminary Plan of Subdivision (PPS) 4-06016:** The subject project complies with the requirements of PPS 4-06016, which was approved by the Planning Board, subject to 23 conditions. PPS 4-06016 was reconsidered on July 12, 2012 and approved with 40 amended conditions, as embodied in PGCPB Resolution No. 06-212(A). The relevant conditions of that approval are included in **boldface** type below, followed by staff comments:
  9. **A Type II tree conservation plan shall be approved at the time of approval of the DSP.**

The subject application is for a pool and hot tub on a private residence and does not impact the previously approved Type II tree conservation plan.

**10. Development of this site shall be in conformance with Stormwater Management Concept Plan 20908-2003-01, and any subsequent revisions.**

The development proposed by this application is limited to a pool and hot tub on an existing single-family property and does not require a revision to the approved SWM concept plan.

- 11. Detailed Site Plan DSP-07057 and its amendments:** DSP-07057 was approved by the District Council on October 18, 2016, subject to 25 conditions and one revised condition. The DSP has subsequently been amended three times at the Planning Director level for minor revisions to the site plan and to complete homeowner improvements. None of the conditions of approval are relevant to this application.
- 12. 2010 Prince George's County Landscape Manual:** The addition of a pool and hot tub is exempt from the requirements of the 2010 *Prince George's County Landscape Manual*. Previous landscaping-related findings are still valid.
- 13. Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from the Tree Canopy Coverage Ordinance because the application proposes less than 5,000 square feet of gross floor area or disturbance.
- 14. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject lot does not contain any woodland conservation. The addition of the pool and hot tub will not alter the previous findings regarding conformance with the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance that were made at the time of approval of the PPS and previous DSPs.
- 15. Referral Comments:** The subject application was referred to concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
- a. **Community Planning**—In a memorandum dated January 10, 2022 (Garnaas-Holmes to Bishop), incorporated herein by reference, it is noted that master plan conformance is not required for this application.
  - b. **Historic Preservation**—In a memorandum dated, January 11, 2022 (Stabler and Smith to Bishop), incorporated herein by reference, it is noted that the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources, nor will this application impact any historic sites, resources, or known archeological sites.
  - c. **Transportation Planning**—In a memorandum dated January 10, 2022 (Ryan to Bishop), incorporated herein by reference, it is noted that there are no prior conditions related to vehicular or pedestrian transportation issues, and that given the scope of the DSP, the subject property would have no impact on on-site and off-site transportation facilities or impede site circulation.

- d. **Subdivision**—In an email dated January 10, 2022 (Vatandoost to Bishop), incorporated herein by reference, it is noted that the subject application is the subject of PPS 4-06016, and that given the limited scope with no additional gross floor area, the modifications proposed are within the scope of the entitlements approved under the underlying PPS. The DSP included in this application is in substantial conformance with the PPS.
  - e. **Environmental Planning**—In an email dated January 5, 2022 (Rea to Bishop), incorporated herein by reference, it is noted that this application is in conformance with Type II Tree Conservation Plan TCPII-053-07-02, and no environmental requirements have been identified for this application.
  - f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPiE)**—At the time of the writing of this technical staff report, DPiE did not offer comments on the subject application.
  - g. **Prince George's County Health Department**—In a memorandum dated November 30, 2021 (Adepoju to Bishop), incorporated herein by reference, the Health Department offered recommendations with respect to health-related issues on the property.
16. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the subject DSP represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
17. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must also find that the regulated environmental features on a site have been preserved or restored in a natural state, to the fullest extent possible. Since the lot has been developed in accordance with previously approved plans, this requirement is not applicable.

## 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-07057-05, for Woodmore Town Center, Lot 14 Block J (Gibbs Pool).