



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

Detailed Site Plan

DSP-10043

Application	General Data	
Project Name: The Milano Apartments Location: Located on the west side of the intersection of Owens Road and Kennebec Street. Applicant/Address: Milano Apartments, LLC 13178 Larchdale Road, Suite 3 Laurel, MD 20708	Planning Board Hearing Date:	06/30/11
	Staff Report Date:	06/21/11
	Date Accepted:	04/20/11
	Planning Board Action Limit:	06/30/11
	Plan Acreage:	13.06
	Zone:	R-18
	Dwelling Units:	299
	Gross Floor Area:	329,195 sq. ft.
	Planning Area:	76A
	Tier:	Developed
	Council District:	08
	Election District	12
	Municipality:	N/A
	200-Scale Base Map:	207SE01

Purpose of Application	Notice Dates	
Residential revitalization detailed site plan for the renovation of 299 condominium units and the expansion of a clubhouse.	Informational Mailing:	12/22/10
	Acceptance Mailing:	04/07/11
	Sign Posting Deadline:	05/24/11

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-10043
The Milano Apartments

Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

RESIDENTIAL REVITALIZATION

Many jurisdictions have in recent years introduced various innovative land use and zoning tools to make urban renewal more efficient. The residential revitalization legislation in the Prince George's County Zoning Ordinance (Section 27-445.10) is such an alternative zoning tool to encourage and assist the efficient rehabilitation of older apartment buildings and other residential development in designated revitalization areas of Prince George's County. The residential revitalization regulations provide a consolidated process employing detailed site plan review for a residential revitalization project that may not comply with the conventional regulations of the Zoning Ordinance, such as the number of parking spaces, lot coverage, setbacks, etc. Compared with the traditional zoning requirements, this residential revitalization technique provides more flexibility in the design review of eligible residential rehabilitation projects.

EVALUATION

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

- a. Section 27-445.10 of the Zoning Ordinance governing Residential Revitalization;
- b. The requirements of the Zoning Ordinance in the Multifamily Medium Density Residential (R-18) Zone and site design guidelines;
- c. The requirements of the *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance; and
- e. Referral comments

FINDINGS

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

1. **Request:** The subject application is for approval of a residential revitalization detailed site plan for expansion of a clubhouse, the addition of one handicap-accessible walkway, landscape improvements, and the interior renovation of apartments in the Multifamily Medium Density Residential (R-18) Zone.
2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-18	R-18
Use(s)	Multifamily Residential	Multifamily Residential
Parcels	2	2
Acreage	13.06	13.06
Total Gross Floor Area (GFA)	327,965 sq. ft.	329, 195 sq. ft.
Mid-Rise Apartments GFA	103,500 sq. ft.	103,500 sq. ft.
Garden Apartments GFA	223,337 sq. ft.	223,337 sq. ft.
Clubhouse GFA	1,128 sq. ft.	2,358 sq. ft.

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	477 (after 30% reduction)	374
Handicapped spaces	9	18
Loading space	1	1

Note: See Finding 6 for a detailed discussion of parking and loading requirements.

UNIT MIX (no alteration in the number or mix of units proposed)

Mid-Rise Apartments (Building 1101)

1BR	48
2 BR	38

Garden Apartments (Buildings 1100, 1102, 1104, 1005, 1007, 1009, 1011, 1107, 1109, 1111, 1115, 1117, 1119)

1BR	85
2 BR	126
3 BR	2

Total Units	299
1 BR	133
2 BR	164
3 BR	2

COMPARISON OF R-18 ZONE REQUIREMENTS AND POST-REHABILITATION CONDITIONS

Zoning Regulation	R-18 Zone Requirements	Conditions after Rehabilitation
Maximum Lot Coverage (%)	40	46
Minimum Green Space (%)	60	54
Minimum Lot Width/Frontage (Ft.)	125	N/A
Minimum Front Yard (Ft.)	30+	25
Minimum Side Yard (Ft.)	30/10+	29
Minimum Rear Yard (Ft.)	30+	18
Maximum Building Height (Ft.)	80	72
Minimum Distance Between Buildings	50+	40
Maximum Density (Du/Ac)	20	22.89

3. **Location:** The Milano Apartments is located on Kennebec Street, east of its intersection with Glassmanor Road, and west of its intersection with Owens Road. The site is located in Oxon Hill, Planning Area 76A, and Council District 8.
4. **Surroundings and Use:** The subject property is surrounded by a mix of residential properties in the R-18, R-20 (One-Family Triple-Attached Residential), R-80 (One-Family Detached Residential), R-30C (Multifamily Low Density Residential Condominium), and R-M (Residential Medium Development) Zones. The properties to the west are Colonial Village, an apartment complex in the R-18 Zone; one single-family detached structure in the R-18 Zone; and single-family semidetached structures (duplexes) in the R-20 Zone. To the north is Fox Hills North Apartments in the R-18 Zone. To the east are undeveloped properties in the R-80 Zone and the Owens Road right-of-way. The properties to the south include the Oxon Hill Volunteer Fire Company and Rescue Facility and the Brighton Hills Condominiums in the R-30C Zone. The Kennebec Street public right-of-way bisects the subject property.

5. **Previous Approvals:** The property, known as Parcels 1 and 2, is located on Tax Map 96 in Grid B-1 and is 13.06 acres. Parcel 1 is north of Kennebec Street and Parcel 2 is south of Kennebec Street. The subject property, formerly Forest Green, was recorded in Plat Book WWW 40 @ 70 on May 3, 1961. In more recent history, the property has been known as Ashford Park Apartments and Azalea Woods.

The Milano Apartments is a certified nonconforming apartment project. The property's last approved use permit was issued on September 7, 2010. The nonconforming status indicates that the project was constructed prior to the effective date of many of the applicable zoning regulations. The applicant places the construction date of the complex to between 1964 and 1965.

6. **Design Features:** The Milano Apartments advertises a ten million dollar renovation of its existing apartment complex located in a partially-wooded, hillside setting at 1119 Kennebec Street in Oxon Hill, Maryland. The existing apartment complex is comprised of one, seven-story, midrise apartment building and 18 garden apartment buildings which vary between two and four stories, due to the varying topography of the site. The renovation includes: improvements to the interior of the apartment buildings, the replacement and addition of foundation plantings at the entrances of apartment buildings, the renovation of an existing concrete pool house to include a clubhouse with locker rooms and the apartment leasing office, and the addition of a handicap-accessible sidewalk that provides access to the pool.

The applicant proposes to improve the pool house by enclosing and finishing the roof deck to create a building with two functional levels. The clubhouse and leasing office are proposed at the first floor level, and the ground level, which is pool accessible, will include refinished locker rooms for pool patrons. The gross floor area (GFA) of the finished building will be approximately 2,358 square feet.

The building elevations originally submitted indicated that the club and pool house would have a predominantly wood resin panel façade. The applicant has revised the proposed materials and now proposes a cementitious siding exterior in an olive green tone with grey accents. Revised architectural elevations will be presented to the Planning Board at the scheduled hearing date. At the rear lower level of the building, in the area of the locker room entrance, the elevations indicate a gunite façade, which is a type of sprayed concrete finish frequently used in pool settings. Additional information regarding the color and finish of the façade materials should be provided prior to signature approval of the plans to ensure that the materials are durable and appropriate for this context.

The main entrance on the west side of the building proposes a wheelchair-accessible ramp with railing. The narrow porch with railing is proposed to extend along the full length of the front façade and provide access into the clubhouse and leasing office. Two doorways are provided along this elevation. A stairway to the rear of the building extends from the south side of the west elevation to the south elevation where it meets the concrete pad that provides access to the pool. Three entrances are provided at the ground level. Those entrances access the locker rooms.

The structure appears to be designed to maximize natural light into the building. Glass doors and floor-to-ceiling length windows are provided along the west elevation, which is the main entry into the building. The more visible east elevation, which can be seen when traveling east on Kennebec Street, proposes a curtain wall window feature central to the first floor clubhouse. The curtain wall and additional windows allow some natural surveillance of the pool from the leasing office.

Staff believes that the proposed revisions to the existing concrete pool house will help to make the pool a social focal point in this apartment community.

Recreational Facilities: The existing recreational facilities for the project are located in the northwest portion of the site. Those facilities include an existing 1,128-square-foot concrete pool house with a wooden roof deck, a fenced pool with a concrete patio, a playground on mulch ground cover, and a grilling area with two grills and three picnic tables. The applicant proposes improvements to the facilities through enlargement of the existing pool house.

During a site visit, Urban Design staff noted a lack of shade around the existing playground east of the pool area. Play areas should contain sufficient shade during the warmer months to afford protection from the sun. Staff recommends that two shade trees be provided outside of the mulch boundaries of the play area to provide shade for the playground east of the pool area. The location of those additional trees should be indicated on the site plan prior to signature approval.

Only one playground currently exists for the entire apartment community. Currently, families and children on Parcel 2 must cross Kennebec Street to access the only play area for the apartment complex. Urban Design staff recommends that a secondary play area be provided on Parcel 2. Staff recognizes that there are space, topography, and environmental constraints in finding an appropriate play area on Parcel 2 and recommends that the applicant work with the Urban Design Section to explore opportunities for a play area location south of Kennebec Street. There may be an opportunity to provide a play area east of Building 11 and south of the existing surface parking lot.

Parking and Loading: The site plan indicates 374 existing parking spaces, of which 18 are handicapped parking spaces. Per Section 27-445.10(b)(5) of the Zoning Ordinance, the normal requirement of parking spaces for this development (681 spaces) shall be reduced by 30 percent to 477 spaces. The required number of reserved handicapped spaces for the 477-space requirement is 9 spaces. An additional reduction of the parking requirement is permitted by Section 27-445.10(b)(5)(A) if the additional reduction is necessary to alleviate conditions that are particular to the proposed use, given its nature at this location, or to alleviate conditions which are prevalent in older areas of the county that were predominantly developed prior to November 29, 1949. When an additional reduction is provided, it should be determined that the additional reduction will not infringe upon the parking and loading needs of adjacent residential areas.

Staff determined that the need for a parking reduction is not due to the applicant's proposal, which includes a small increase in square footage on the site. In this case, an additional parking reduction is necessary to alleviate an existing condition prevalent in older areas of the county developed prior to current zoning regulations. This apartment complex was developed in the 1960s and is a certified nonconforming project. The existing parking lots are not being modified in any way. The applicant's statement of justification states that the number of existing parking spaces is adequate for the residents, and maintaining the number of existing parking spaces will not infringe upon the current parking and loading of adjacent residential areas.

Staff has no objection to the reduction request and notes that there is public bus transportation serviced by the Washington Metropolitan Area Transit Authority (WMATA), along Kennebec Street, which runs through the subject site. The Southern Avenue Metro Station is approximately 2.3 miles from the subject property. The availability of public transportation may reduce the dependence of future residents on personal vehicles.

According to current standards, one loading space is required for any multifamily development with a unit number ranging from 100 to 300. One loading space exists on the subject property. The existing loading space is adequate for the existing development. The dimensions of the loading space should be labeled on the DSP prior to signature approval of the plans.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance Requirements Governing Residential Revitalization in Section 27-445.10 and the Zoning Ordinance Requirements of the R-18 Zone:** The subject application has been reviewed for compliance with these requirements and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-441, Uses Permitted, of the Zoning Ordinance which governs permitted uses in residential zones. The proposed multifamily revitalization project, as shown on the detailed site plan, is a permitted use in the R-18 Zone.
- b. Pursuant to Section 27-445.10(b), Residential Revitalization—Requirements, regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages, and other requirements of the specific R-18 Zone do not apply to uses and structures in a residential revitalization project. The dimensions and percentages shown on the approved detailed site plan shall constitute the development regulations.
- c. Pursuant to Section 27-445.10(c), Residential Revitalization—Findings, in approving a residential revitalization project, the Planning Board shall find that the project:

(1) Improves a deteriorated or obsolete multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;

Comment: The proposed development is to renovate an existing obsolete, vacant, multifamily residential community with interior renovations and the expansion of a recreational facility. The physical quality of the site will be greatly improved upon completion of the revitalization project.

(2) Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;

Comment: The architectural changes to this site are largely limited to the proposed revisions to the existing concrete block pool house. The proposal is a marked improvement on the architectural character of this particular building.

The renovation of the apartment buildings includes the retouching of exterior paint, the replacement of shutters, and the enhancement of the buildings by proposing additional landscape materials at the front entries of the buildings. The proposal, as a whole, will improve the appearance of the apartment complex and the neighborhood in which this site is located.

(3) Serves a need for housing in the neighborhood or community;

Comment: The proposed renovation will provide 299 one-, two-, and three-bedroom refurbished units. This application was referred to the Prince George's County Department of Housing and Community Development (DHCD) for review and comment. No written comments were received prior to the publishing of this technical staff report.

(4) Benefits project residents and property owners in the neighborhood;

Comment: The subject site, recently known as Azalea Woods, was the subject of a foreclosure. In December 2010, the project was acquired by Milano Apartments, LLC. The ten million dollar renovation of the site will greatly benefit adjacent property owners by supporting investment in the neighborhood and providing an improved housing opportunity to residents in the county.

(5) Conforms with the housing goals and priorities as described in the current Housing and Community Development Consolidated Plan for Prince George's County; and

Comment: This application was referred to the DHCD, for review and comment. Discussions with DHCD indicate that the primary goal of the consolidated plan is to provide benefit to low- to moderate-income residents of Prince George's County. Low-to-moderate income is defined as those who earn less than 70 percent of the area median income. This development is designed to serve a population with low-to-moderate incomes; therefore, the proposed improvements, which include improvements to the property's recreational facilities, would be a direct benefit to low-to-moderate income families in Prince George's County.

The Housing and Community Development Consolidated Plan also encourages affordable housing options. The Milano Apartments advertises rental rates ranging from \$810 for an efficiency unit to \$1,275 for a three-bedroom unit. Fair market rents (FMRs), outlined by the U.S. Department of Housing and Urban Development (HUD), for zip code 20745 range from \$890 for an efficiency unit to \$1,910 for a three-bedroom unit. While FMRs include shelter rent plus the cost of all tenant-paid utilities, the advertised rental rates of The Milano Apartments indicate that the units would be considered an affordable housing option, according to HUD standards.

While written comment was not received prior to the publishing of the subject technical staff report, discussions with DHCD indicate that the proposal will conform to the housing goals and priorities as described in the current Housing and Community Development Consolidated Plan for Prince George's County

(6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable master plan.

Comment: This application conforms with the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A*. According to a review by the Community Planning South Division (Campbell to Fields, May 26, 2011), the subject application is also consistent with the 2002 Prince George's County General Plan Development Pattern policies for the Developed Tier.

The following master plan guidelines found on page 74 of the 2000 Approved Sectional Map Amendment for the Heights and Vicinity apply to this site:

Guideline 1. Existing living areas should be preserved and upgraded, where appropriate, through the use of conservation and rehabilitation programs. This includes the Prince George's County Redevelopment Revitalization Tax Credit Program which is currently available throughout most of the planning area.

Comment: In conformance with Guideline 1, the applicant proposes upgrades to an existing living area in the county. The subject site is located in one of the planning area's Revitalization Tax Credit Districts. The incentives and funding provided for this rehabilitation project were not explored as a part of the subject plan review.

Guideline 4. Recreational areas, school facilities and activity centers should be designed, or redesigned upon future expansion or renovation, to serve as social focal points in residential areas.

Comment: The proposed renovations to the pool house, which include the addition of locker rooms on the first floor; a management office on the second floor; an ADA (Americans with Disabilities Act) ramp; and a sidewalk leading to the pool house, will help to make the pool a social focal point in this apartment community.

8. **Prince George's County Landscape Manual:** Section 27-445.10(b)(6) of the Zoning Ordinance states that the renovation project shall comply with the requirements of the *Prince George's County Landscape Manual* to the extent that is practical. The site is exempt from many of the applicable sections of the Landscape Manual.
 - a. The site plan is not subject to Section 4.1, Residential Requirements, because the proposal does not result in an increase in gross floor area (GFA) of a multifamily building.
 - b. The site plan is not subject to Section 4.2, Landscape Strips along Streets, because the subject proposal is for a residential use.
 - c. The site is not subject to Section 4.3, Parking Lot Requirements, because the applicant proposes to restripe the existing parking lots, and does not propose the creation of additional impervious surfaces in the parking lots.
 - d. There are no exemptions from Section 4.4, Screening Requirements. There are a number of dumpster locations throughout the apartment complex. All of those dumpster locations have existing white vinyl dumpster enclosures. The applicant proposes additional evergreen materials around the dumpster enclosures, which conforms to the screening requirements outlined in the Landscape Manual. If additional dumpsters are proposed, details of the enclosures should be provided prior to signature approval of the plans.

- e. The application is not subject to Section 4.7 of the Landscape Manual. The property does not propose an increase in GFA of ten percent of the existing buildings on a lot, and no part of any new structure extends closer to an adjacent property in a less-intense use category. The application also does not involve a change in use from a lower use category to a higher use.
- f. Section 4.9 of the Landscape Manual requires that a percentage of the proposed plant materials used to meet the requirements of the Landscape Manual be native plants. The site is subject to Section 4.4. The proposed plant materials used to screen the dumpsters and mechanical areas should be planted with native plant percentages in accordance with Section 4.9(c)(1) and (2). No invasive species should be proposed in fulfillment of the Section 4.4 requirement.

During a site visit, staff noted that there are a number of existing Bradford Pear trees on the site. The Bradford Pear trees make up a number of the mature landscape and street trees on the site. While Bradford Pear is a known invasive plant material, it would be impractical to require the applicant to remove all of these invasive trees on the site and replace them with non-invasive varieties. Staff therefore recommends that, when dead or diseased invasive trees are removed from the site that they are replaced with non-invasive or native trees in kind.

- 9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance:** This property is exempt from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. An exemption letter was issued for this site on December 2, 2010. A tree conservation plan is not required at this time.

Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on properties that require a tree conservation plan or letter of exemption. Properties zoned R-18 are required to provide a minimum of 15 percent of the gross tract area in tree canopy.

The overall development has a gross tract area of 13.06 acres and, as such, TCC of 1.96 acres or 85,334 square feet, is required. This project proposes to preserve 87,120 square feet of existing mature trees on the site in addition to planting 7 evergreen and shade trees for landscaping. Based on a review of the aerial photographs showing the on-site trees, the requirement can be met with the existing trees. The total on-site TCC provided through this application is 87,505 square feet.

One correction needs to be made to the worksheet. The sheet shows the gross tract area of the site entered as on-site woodland conservation. This acreage needs to be deleted from that column.

A copy of the TCC worksheet was submitted for review and found to demonstrate compliance with the TCC requirement. Prior to certification of the detailed site plan, the landscape plan needs to be revised to add a copy of the most current worksheet to the plan.

Recommended Condition: Prior to certification of the detailed site plan, the landscape plan shall be revised to show the correct tree canopy coverage worksheet on the plan that demonstrates how the tree canopy requirement is being met. The gross acreage of the site as shown on the column for "total on-site woodland conservation provided" shall be deleted.

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

- a. The Community Planning South Division, in a memorandum dated May 26, 2011, concluded that the subject application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and the land use recommendations of the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A*.
- b. The Transportation Planning Section, in memoranda dated April 22, 2011, and May 2, 2011, indicated that the site plan as presented is acceptable.

- (1) The site is not located within any master planned rights-of-way.
- (2) The renovations to the pool area include several improvements that will enhance pedestrian and ADA accessibility. These include a new concrete sidewalk and two ADA-accessible ramps. The existing ingress/egress to the pool parking lot includes a concrete apron onto Kennebec Street that continues the sidewalk material through the driveway, thus delineating the pedestrian crossing. No additional pedestrian recommendations or master plan conditions are required at this time.
- (3) From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a detailed site plan as described in Section 27-285 of the Zoning Ordinance. There are no master plan trail recommendations.

- c. The Environmental Planning Section, in a memorandum dated June 20, 2011, provided comment on the subject application.

A review of the available information indicates that regulated environmental features are not found to occur on the subject property. Kennebec Street and Owens Road do not generate sufficient traffic that would result in noise levels of 65 dBA Ldn or greater, so noise mitigation is not required. The soils found to occur on the site, according to the *Prince George's County Soil Survey*, are in the Beltsville, Christiana, Croom, Sassafra, and Zekiah series. According to available information, Marlboro clay is not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources, Wildlife and Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads adjacent to this property. This property is located in the Oxon Run watershed of the Potomac River basin and in the Developed Tier as reflected in the General Plan.

No additional information is required with regard to woodland conservation. Prior to certification of the detailed site plan, a revised tree canopy coverage worksheet should be shown on the plan that demonstrates how the tree canopy coverage requirement is being met using the existing trees on-site.

- d. The Prince George's County Department of Housing and Community Development (DHCD) was forwarded a referral request for the subject application in conformance with Section 27-445.10(e), Mandatory Referrals. No written referral response was received prior to the publishing of the technical staff report. In discussion with DHCD, DHCD indicated that the application conforms with the housing goals and priorities in the Housing and Community Development Consolidated Plan for Prince George's County.
- e. The Subdivision Review Section, in a memorandum dated June 1, 2011, provided comment on the subject plan. Section 24-111 of the Subdivision Regulations provides for exemptions from the requirement of filing a preliminary plan of subdivision for parcels with a record plat. Specifically, in this instance, Parcels 1 and 2 are subject to Section 24-111(c)(4) which provides:

(c) A final plat of subdivision approved prior to October 27, 1970, shall be resubdivided prior to the issuance of a building permit unless:

(4) The development of more than five thousand (5,000) square feet of gross floor area, which constitutes at least ten percent (10%) of the total area of the site, has been constructed pursuant to a building permit issued on or before December 31, 1991.

Parcels 1 and 2 have a record plat which was approved May 3, 1961. The total property land area is 568,893 square feet, and the existing development GFA on the property is 326,837 square feet (57.45 percent of the total land area). Based on aerial photos of the site on PGAtlas, the apartment buildings have been in existence prior to 1991. It appears that the site is exempt from the requirement of filing a preliminary plan of subdivision under Section 24-111(c)(4) for Parcels 1 and 2 based on the existing conditions and structures on the site.

The site plan should note that all of the existing structures are to remain. The Area Calculations Table on the site plan should be revised. Under the description column of the table, it indicates Parcels A through E which are not legal parcels. The site consists of only Parcels 1 and 2. The creation of Parcels A through E would require a preliminary plan of subdivision.

- f. The Historic Preservation Section, in memoranda dated April 18, 2011 and May 12, 2011, provided comment on the subject proposal, as follows:
 - (1) The proposed detailed site plan will have no effect on identified historic sites, resources, or districts.
 - (2) A Phase I archeological survey is not recommended on the above-referenced 13.06-acre property located at 1119 Kennebec Street in Oxon Hill, Maryland. The application proposes to renovate a pool house in an existing apartment complex. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
- g. The Permit Review Section, in a memorandum dated May 12, 2011, provided eight comments and questions on this application. All of the concerns and questions have been addressed during the review and with the recommended conditions of approval.

- h. Washington Suburban Sanitary Commission (WSSC), in a memorandum dated May 12, 2011, stated that the subject proposal has no affect on any WSSC pipeline.
 - i. The Department of Public Works and Transportation (DPW&T), in a memorandum dated May 11, 2011, indicated that a grading permit will be required for the proposed work.
11. 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.
12. Section 27-285(b)(4) of the Zoning Ordinance requires that a detailed site plan demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the site does not contain any regulated environmental features this required finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation, analysis, and findings, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-10043 for The Milano Apartments, with the following conditions:

1. Prior to certification of the detailed site plan, the following revisions shall be made or information provided:
 - a. Additional information regarding the color and finish of the proposed façade materials on the clubhouse shall be provided to ensure that the materials are durable and attractive. The applicant shall provide photographs or physical samples of proposed materials upon request by Urban Design staff.
 - b. All materials and colors shall be labeled on the provided elevations in plain English.
 - c. Two additional shade trees shall be provided for the existing playground area.
 - d. The applicant shall work with the Urban Design Section to locate a play area south of Kennebec Street, if determined to be feasible, east of Building 11 and south of the existing surface parking lot, or at another location to be determined.
 - e. If additional dumpsters are proposed, a detail of the enclosure shall be provided.
 - f. The proposed plant materials used to screen the dumpsters and mechanical areas shall be planted with native plant percentages in accordance with Section 4.9(c)(1) and (2) of the *Prince George's County Landscape Manual*. No invasive species shall be proposed in fulfillment of the Section 4.4 requirement.
 - g. The landscape plan shall be revised to show the correct tree canopy coverage worksheet on the plan that demonstrates how the tree canopy requirement is being met. The gross acreage of the site as shown in the column for "total on-site woodland conservation provided" shall be deleted.

- h. A note shall be added to the plans stating that this development is being developed under Section 27-445.10, Residential Revitalization.
 - i. The site plan shall note that all of the existing structures are to remain.
 - j. All bearings and distances shown on the site plan shall match the record plat.
 - k. The Area Calculations Table on the site plan shall be revised. The site only consists of Parcels 1 and 2.
 - l. Actual building height, setbacks, lot coverage, and density shall be shown on the site plan along with the standards set forth by the Planning Board for this development.
 - m. The location and dimensions of the on-site loading space shall be labeled on the site plan.
2. When removal or death of existing invasive trees on the site occurs, that plant material shall be replaced with non-invasive or native plant materials recommended by the Landscape Manual.