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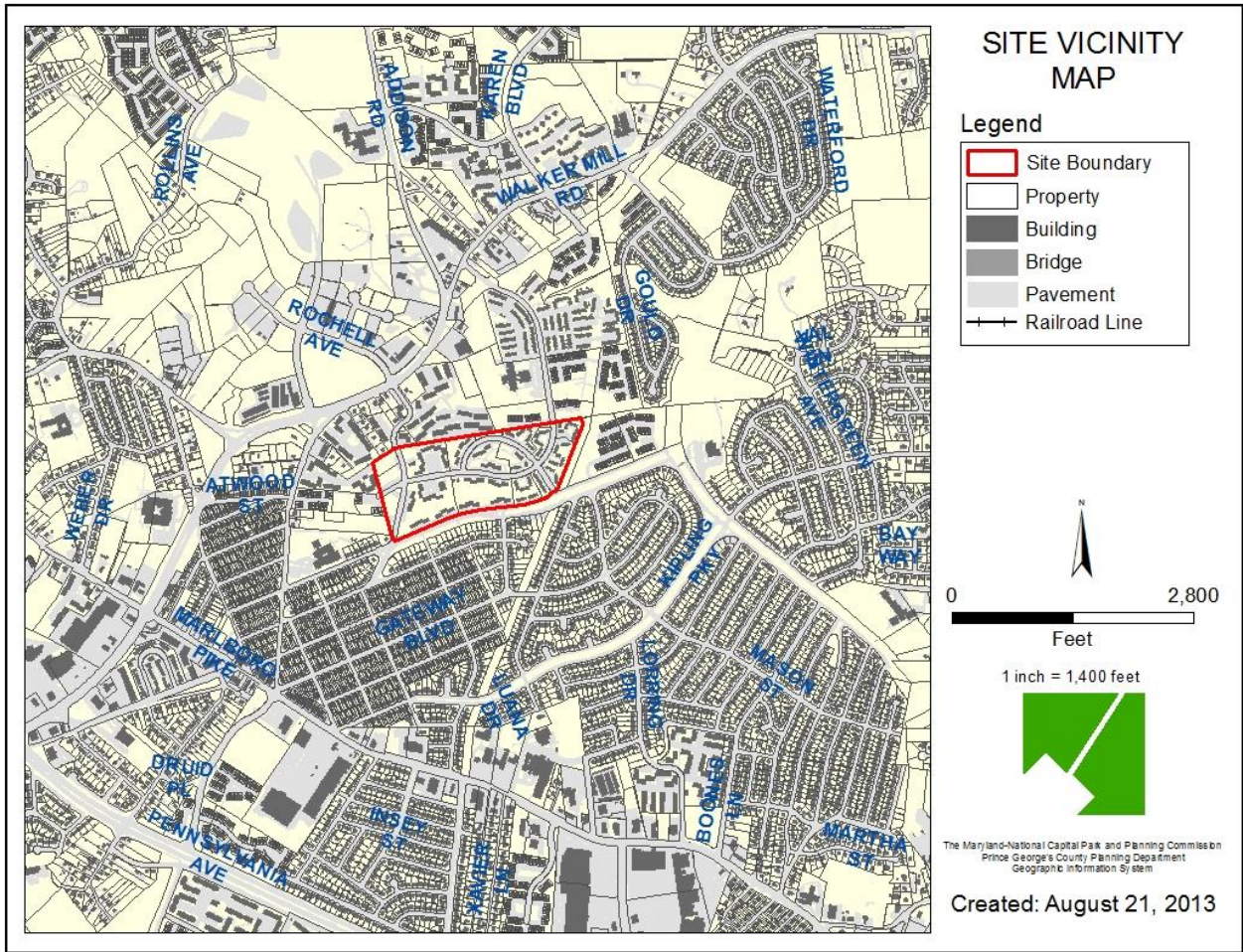
Detailed Site Plan

DSP-13004

Application	General Data	
Project Name: Woodland Springs Apartments (District Heights) Location: Northwest and southwest quadrants of the intersection of Rochell Avenue and Atwood Street. Applicant/Address: Shelter Development, LLC. 218 North Charles Street, Suite 220 Baltimore, MD 21201	Planning Board Hearing Date:	10/10/13
	Staff Report Date:	09/04/13
	Date Accepted:	06/19/13
	Planning Board Action Limit:	09/23/13
	Plan Acreage:	39.5
	Zone:	R-18
	Dwelling Units:	542
	Gross Floor Area:	N/A
	Planning Area:	75A
	Tier:	Developed
	Council District:	06
	Election District	06
	Municipality:	District Heights
	200-Scale Base Map:	203SE06

Purpose of Application	Notice Dates	
This case was continued from the Planning Board agenda date of September 19, 2013 to October 10, 2013. A residential revitalization DSP for addition of 36 townhouse rental units to an existing multifamily development. Specimen Tree Variance from the requirements of Section 25-122(b)(1)(G).	Informational Mailing:	03/13/13
	Acceptance Mailing:	05/22/13
	Sign Posting Deadline:	08/20/13

Staff Recommendation		Staff Reviewer: H. Zhang, AICP, LEED AP Phone Number: 301-952-4151 E-mail: Henry.Zhang@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-13004
Type 2 Tree Conservation Plan TCP 2-021-13
Specimen Tree Variance from the requirements of Section 25-122(b)(1)(G)
Woodland Springs Apartments (District Heights)

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

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

- a. The requirements of the Zoning Ordinance, specifically Section 27-445.10, Residential Revitalization;
- b. The requirements of the *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance;
- d. Referrals.

FINDINGS

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

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for the addition of 36 townhouse rental units to an existing multifamily residential development.

2. Development Data Summary

	EXISTING	PROPOSED
Zone	R-18	R-18
Use	Vacant/existing apartments	Single-Family Attached Residential/ Existing Apartments
Acreage	39.5	39.5
Of which acreage for new townhouses	3.89	3.89
Total number of dwelling units	506	542 (36 new)
Of which Unit A	-	24
Unit B	-	10
Unit C	-	2

Other Development Data

PARKING	REQUIRED	PROPOSED
Total Spaces	595	552*
Of which Existing Apartments (506 Units)	506	506
Existing Community Building	15	15
Proposed addition of 36 units	74	84 (53 existing)
Parking Spaces for the Physically Handicap	12†	16
Of which van-accessible spaces	-	8

Note: *Section 27-445.10(b)(5) of the Zoning Ordinance allows up to 30 percent reduction to the regular parking requirements in accordance with Section 27-568. By providing 552 parking spaces, the applicant requests an approximate 7.2 percent reduction in the total number of parking spaces provided, which is within the permitted reduction in accordance with the above residential revitalization provisions. A note to this effect should be added to the parking calculation table.

†Section 27-566 requires two percent of the total parking spaces to be designated for the physically-handicapped if the number of parking spaces is more than 500. The application has required parking of 595 spaces, thus a minimum of 12 parking spaces for the physically-handicapped should be provided. The application proposes 16 spaces, which includes 10 existing spaces already on the multifamily site and six new spaces provided with the proposed townhouse site. The subject site plan conforms to the parking requirements for the physically-handicapped in terms of the number and location of the parking spaces.

Architectural Models

Model	Base Finished Area (sq. ft.)	Total Finished Area (sq. ft.)
Unit A	1,575	1,591
Unit B	1,467	1,467
Unit C	1,742	1,742

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

Zoning Regulation	R-18 Zone Requirements	Conditions after Rehabilitation
Minimum Lot Size (sq. ft.)	16,000	50,125
Maximum Lot Coverage (%)	30	40.14
Green Space (%)	70	59.86
Lot Width/Frontage (ft.)	125	N/A
Front Yard (ft.)	33 (max.)	N/A
Side Yard (ft.)	33/13 (max.)	N/A
Rear Yard (ft.)	33 (max.)	N/A
Building Height (ft.)	40	29 (max.)
Distance Between Buildings (ft.)	50 Plus 2 above 36 ft. or 58 (max.)	16.6 (min.)
Density (du/ac)	12	9.26

3. **Location:** The subject property is located in the northwest and southwest quadrants of the intersection of Rochell Avenue and Atwood Street, inside the Capital Beltway (I-95/495), in Planning Area 75A, Council District 6, and in the Developed Tier of the county.
4. **Surrounding Uses:** The larger property occupied by existing multifamily apartments is located on the north side of District Heights Parkway, along both sides of Atwood Street and Alpine Street. The 36 proposed townhouse rental units will be located on the west side of Rochell Avenue on a triangular site bisected by the Atwood Street extension. The larger site is bounded on the east, north, and west sides by properties in the Townhouse (R-T), Multifamily Medium Density Residential (R-18) and One Family Detached Residential (R-55) Zones. The 36 proposed townhouse rental units are bounded on the east by the right-of-way of Rochell Avenue, and across the street further to the east by the rest of the existing multifamily apartment buildings in the R-18 Zone; and on the north and west sides by properties in the R-55, R-18, and R-T Zones.
5. **Previous Approvals:** The subject property was improved with 614 multifamily apartment units in the 1960's. The Shelter Group did a refurbishment of the property in the 1990's including a reduction of 168 multifamily dwelling units. The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Subregion 4 Master Plan and SMA) retained the property in the R-18 Zone. The site also has an approved Stormwater Management Concept Plan, 7432-2013-00, which expires on April 16, 2016.
6. **Design Features:** The 36 proposed townhouse rental units are located on the west side of Rochell Avenue, which intersects with Atwood Street. Atwood Street extends further into the subject site and bisects the 36 townhouse units into two distinct sections, the southern and northern sections. The northern section, known as Parcel P, consists of four townhouse sticks with 24 units. The

southern section, known as Parcel Q, consists of two townhouse sticks with 12 units. Three buildings in the northern section front on both Atwood Street and Rochell Avenue. An access driveway enters the site at the back of the townhouse buildings and exits the site from Atwood Street. The two buildings in the southern section also front on Rochell Avenue. An access driveway enters the rear of the site from Atwood Street and exits on Rochell Avenue. Four-foot-wide sidewalks have been provided along Rochell Avenue and Atwood Street. Six-foot-wide sidewalks have been provided on-site between the units and access drives. All parking spaces are located at the rear of the site. A stormwater management pond is located on Parcel R in the rear of the southern section.

Three townhouse models (Unit A, Unit B, and Unit C) have been provided with this application. The base finished square footage of the units varies from 1,467 to 1,742 square feet (see the Development Data table above in Finding 2). Since the proposed townhouses will not be fee-simple units, but will instead be rental units, there are no individual lot lines on this DSP. Each of the two townhouse sections is on its own parcel. As provided by the standards for residential revitalization, R-T Zone regulations for individual fee-simple lots, such as setbacks and minimum lot size, are not applicable to this application.

This DSP also includes renovation of the existing recreational facilities on Parcel K, including installation of modern child-friendly ADA (Americans with Disabilities Act of 1990) compliant play equipment and resilient rubber ground surface. Other improvements will include replacement of the existing gateway sign on Parcel N. The sign face area of the proposed sign measures 26.1 square feet, which is within the maximum allowed square footage of 48 for a permanent real estate sign in accordance with Section 27-618(c) of the Zoning Ordinance.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements regarding residential revitalization 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, which governs permitted uses in all residential zones. The proposed revitalization project, as shown on the subject DSP for 36 townhouse rental units, is a permitted use in the R-18 Zone.
 - b. Per 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 larger property originally included 614 multifamily dwelling units. After the applicant acquired the property, a total of 168 dwelling units was removed from the site, including seven buildings on Parcels P, Q, and R containing twelve dwelling units each where the proposed townhouse units are located. The development will eventually replace an obsolete, vacant, multifamily residential section (which has now been razed) with six new buildings. The previously existing parking spaces and other site features have been removed and will be replaced with new improvements, including landscaping

and many on-site amenities. The interior of the units will be furnished in accordance with current interior decoration standards and equipped with energy-efficient household appliances. The revitalization will also reduce the density on the site by more than 45 percent, from the existing 17 units per acre to 9.3 units per acre. The physical quality of this section of the larger site will be greatly improved upon completion of the revitalization project.

In addition, the development will also include rehabilitation of the existing recreational facilities on Parcel K. Those improvements will consist of the installation of child-friendly, ADA-compliant play equipment and replacement of the existing mulch on the ground with a safer resilient rubber floor. Other improvements will include replacement of the existing gateway sign on Parcel N with a new sign. Improvement of these facilities, along with the replacement of previous multifamily dwellings with single-family attached dwellings, collectively provides a significant enhancement of the existing community.

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

Comment: The building exteriors of the proposed 36 townhouse rental units have been designed with durable materials using a mix of masonry products and standard siding with additional architectural features to add visual interest. The townhomes have widths ranging from 22 to 24 feet and will be among the newest housing in the neighborhood. Adjacent properties are developed with townhomes and multifamily apartment buildings, and the proposed two-story townhouse buildings on the subject site will be consistent with and enhance the architectural style of the nearby homes that are also constructed with combinations of brick and standard vinyl siding. Architectural features such as projecting bay windows with composite board trim, architectural shingles, and durable standing seam metal roofs help to enhance the visual character to the façades. Roofs will be articulated in a traditional residential fashion with gables and projections similar to those on most surrounding buildings. Deep roof overhangs are reminiscent of traditional residential architecture. The existing neighboring development to the west is single-family detached homes with standard vinyl siding, and the existing townhouse development to the northeast is also finished with brick and standard vinyl siding, which is consistent with the proposed townhouse development.

The layout of the site and final siting of the townhouse building sticks as shown on the site plan require both the rear and front elevations to be well articulated due to the proposed location of the buildings. Many new architectural details, such as an optional entrance porch, railed balcony, and brick veneer base for each building have been provided to improve the scale and curb appeal of the proposed townhouses.

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

Comment: The 36 proposed townhouses will provide a much-needed and welcome rental housing option in the predominantly multifamily housing community. The townhouses will also include units for the physically-handicapped. The quality and safety features of this project will be highly beneficial to the neighborhood, thus the project will continue to serve the housing needs of the community, but in a much better way.

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

Comment: The previously existing apartments on the site where the 36 townhouses are proposed were vacant and had been a nuisance for the neighborhood. The proposed revitalization project will introduce good quality housing to the neighborhood. The proposed project will greatly benefit property owners in the community and provide new housing opportunities to residents in the county. The proposed townhouses are being designed to be energy-efficient and with the intent to exceed the current building code by 20 percent in terms of energy efficiency. Energy Star rated features such as energy-efficient residential appliances, lighting fixtures, and windows will be used in this development. The project residents will benefit from reduced energy costs. Four townhouses will be designated for residents with physical disabilities. Two of these homes will be constructed to be specifically accessible to serve the needs of individuals with physical disabilities and will include elevators. Two other townhomes will be constructed specifically to serve the needs of individuals with visual and/or hearing impairments. The project residents will benefit from these specialized options and the neighborhood property owners will benefit from having new housing options that increase and enhance the attractiveness of their neighborhood and community. Lastly, the development of new quality housing will help spur overall property values and further help sustain this working class community.

(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: Community-building and revitalization are keys to housing and community development activities in Prince George's County. Among six goals and priorities of the Housing and Community Development Consolidated Plan for Prince George's County dated July 1, 2011 – June 30, 2015, the proposed project specifically meets four of them that are applicable to this DSP. Specifically, the subject application conforms to Decent Housing, Goal 1, DH 2.1, of the Housing and Community Development Consolidated Plan, which states "Increase affordable housing options for low and moderate-income households." The revitalization project will be a special housing reinvestment in an inner-Beltway community. It will develop a range of housing for residents including, but not limited to, families and persons with disabilities. It will also build and restore a vibrant community by creating safe neighborhoods where people want to live and improve the quality of life for all residents by reducing the concentration of inferior, low-value housing units in the community.

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

Comment: The Subregion 4 Master Plan and SMA retained the R-18 Zone designation for the subject property. Chapter 15 of the plan dictates the general site standards and guidelines for proposed residential development. The subject DSP conforms to the following:

- Building orientation—The main façade of the building faces the street. The entrance to the units will be from the parking lots located behind the units, with the exception of six units at the northeast corner of the project, which will enter the fronts of these units from the parking lot.

- Build-to-line and frontage occupancy—The proposed townhomes are built up to the build-to-line without encroachments, and conform to the minimum frontage occupancy of 50 percent.
- Lead walks and internal public sidewalks are proposed to be at least four feet in width to allow for clear pedestrian passage.
- Off-street parking—Surface parking lots are proposed to satisfy parking demand and are located behind the buildings, which will minimize their visual impact on the urban environment.
- Dumpsters are screened so that they are not visible from the street.
- The proposed building coverage of 17.26 percent conforms to the requirements of the master plan.
- The residences are located primarily on secondary streets.
- The proposed drive aisles in the parking lots are 22 feet wide. These drive aisles will serve the purpose of an alley for access.
- All private residential parking is located behind the buildings and is accessed through the previously-described parking lot drive aisles.

In addition, according to a previous review by the Community Planning Division (Smoot to Zhang dated July 19, 2013), the subject application is also consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier and conforms to the land use recommendations of the master plan for urban land use. The master plan also recommends placing a high priority on continual rehabilitation of existing older living areas and on the maintenance and revitalization of housing in established communities. The Community Planning Division concluded that the proposed development supports the goals and objectives of the 2002 General Plan and Subregion 4 Master Plan by providing a well-designed revitalization project that can serve as a catalyst for future development and investment in the area.

8. **The Prince George's County Landscape Manual:** In accordance with Section 27-445.10(b)(6) of the Zoning Ordinance, projects that are governed by residential revitalization provisions require compliance with the requirements of the *Prince George's County Landscape Manual* (Landscape Manual) to the extent that is practical. In this case, the landscape plan shows conformance with the following requirements:

- a. Section 4.1, Residential Requirements—Section 4.1 requires a minimum of one and one-half major shade trees and one ornamental or evergreen tree per dwelling unit to be planted on individual lots and/or common open space to best fulfill the objectives and design guidelines of this section. For the proposed 36 units, a minimum 54 major shade trees and 36 ornamental trees is required. The landscape plan shows more trees than are minimally required. However, a Section 4.1 landscape schedule is not provided. A condition has been included in the Recommendation section of this report to require the applicant to revise the landscape plan to include a Section 4.1 schedule prior to certification of this DSP.

- b. Section 4.3, Parking Lot Requirements—Section 4.3(c)(2) requires a certain percentage of the parking lot (depending on the size) to be planted with at least one shade tree per each 300 square feet (or fraction) of interior landscape area provided. The site plan shows a surface parking lot between 7,000 and 49,999 square feet, which requires provision of eight percent of the parking lot as interior landscape area. The landscape plan provides approximately 10.3 percent of the interior landscape area, which exceeds the requirements.
 - c. Section 4.7, Buffering Incompatible Uses—Section 4.7 is applicable in this DSP due to the site’s proximity to an existing multifamily development to the north of Parcel P. In accordance with the requirements of Section 4.7, a maximum Type “A” buffer may be required; however, if a six-foot-high opaque fence or wall is provided, for properties located in the Developed Tier and/or in a center or corridor node, except for those adjoining existing residentially developed lots, the requirements may be reduced up to 50 percent including the number of plant units, setback, and landscape yard. A Type “A” buffer requires a minimum 20-foot building setback and a minimum 10-foot landscaped yard to be planted with 40 plant units per 100 linear feet of property line. The landscape plan provides a six-foot-high opaque fence and a 10-foot-wide landscape bufferyard with 400 plant units, which meet the Section 4.7 requirements. However, no fence details are provided. A condition has been included in this report to require the applicant to provide fence details prior to certification of this DSP.
 - d. Section 4.9, Sustainable Landscaping Requirements—Section 4.9 mandates a percentage of plants within each plant category to be native species (or cultivars of native species) as identified in the U.S. Fish and Wildlife Service publication *Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed* or The Maryland-National Capital Park and Planning publication *Native Plants of Prince George’s County* dated 1998, or any subsequent revisions. The landscape plan has been revised to show the percentage of native plants in each category.
 - e. Section 4.10, Street Trees along Private Streets—Section 4.10 has prescribed ten requirements that govern the planting of street trees along private streets. Since the development proposed in this DSP consists of townhouses and condominiums, all streets within the site are privately-owned streets. All street trees planted should be in conformance with the requirements in Section 4.10 to the extent practical. A Section 4.10 landscape schedule is required to be provided prior to certification of this DSP.
9. **The Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance:** The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the entire site is more than 40,000 square feet in area and contains more than 10,000 square feet of existing woodland.
- a. The subject property has an approved Natural Resources Inventory, NRI-006-13, which covers only 3.88 acres of the overall 39.94 acres of land covered in this DSP. The NRI needs to be revised to include the entire property.
 - b. A Type 2 tree conservation plan (TCP2) has been submitted showing woodland clearing and construction of 36 townhouses in six buildings. The TCP2 is required to cover the entire area included in this DSP. The woodland conservation worksheet must be revised to account for the gross tract area of the site. The TCP2 proposes to clear all of the on-site

woodlands and meet the requirement with off-site woodland credits. The Environmental Planning Section supports the proposal with several conditions that have been included in the Recommendation section of this report.

- c. Section 25-122(b)(1)(G) requires that specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Environmental Technical Manual. The applicant proposes to remove one specimen tree where the proposed 36 townhouses will be located. The variance application meets the six required findings as stated in Section 25-119(d) for granting of the variance as follows:

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

Comment: The site is located in the Developed Tier which is where the General Plan encourages high-density development. The specimen tree is located in an area of isolated woodlands which contains no regulated environmental features. The location of the proposed entrance road and water and sewer lines will not be possible to construct if the tree remains, causing unwarranted hardship on the site.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

Comment: Enforcement of this rule will prevent the applicant from utilizing the developable area of the proposed site and providing necessary utilities and circulation. Other developed properties would be given the same consideration to remove this one specimen tree under similar circumstances.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

Comment: Other developed properties within and immediately adjacent to the site would be given the same consideration to remove this one specimen tree under similar circumstances. The granting of the variance therefore would not convey a special privilege denied to the other applicants.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

Comment: The physical constraint or prior use and development of the property are not a result of any action by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property;

Comment: Removal of the specimen tree is not related to land or building use on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

Comment: Water quality will remain unaffected and will be subject to the requirements of the Department of Permitting, Inspections, and Enforcement (DPIE), the Maryland Department of the Environment (MDE), and the Prince George's County Soil Conservation District.

In conclusion, the required findings of Section 25-119(d) have been adequately addressed for the removal of the one on-site specimen tree.

- d. Subtitle 25, Division 3—Tree Canopy Coverage Ordinance requires a minimum 15 percent of the gross tract area to be covered under tree canopy for properties in the R-18 Zone. The gross tract area is 39.5 acres, resulting in a requirement for tree canopy coverage (TCC) of 5.9 acres. The TCC table on the landscape plan shows only the TCC information for the smaller site where the 36 townhouses are located. The TCC table should be revised to show the entire site under this DSP. Given the proposed landscaping and the existing larger trees on the site, it is not a problem for this site to meet the 15 percent requirement of TCC. A condition has been included in the Recommendation section of this report to require the applicant to revise the TCC table prior to certification.

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

- a. **Community Planning Division**—In a memorandum dated July 19, 2013, the Community Planning Division offered the following major determinations:
- Conformance with the 2002 Prince George's County Approved General Plan: This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern, infrastructure, and community character and design policies for the Developed Tier.
 - Conformance with the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment: This DSP conforms to the medium- to high-density residential land use recommendation of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*.

The Community Planning Division concluded that the proposed development supports the goals and objectives of the 2002 General Plan and Subregion 4 Master Plan by providing a well-designed revitalization project that can serve as a catalyst for future development and investment in the area.

- b. **Subdivision Review Section**—In a memorandum dated September 4, 2013, the Subdivision Review Section found that the total gross floor area of the development on the subject site constructed prior to December 31, 1991 constitutes 33.87 percent of the total land area. In accordance with Section 24-111(c)(4) of the Subdivision Regulations, this DSP application is exempt from the requirement to file a new preliminary plan of subdivision. However, the DSP should be revised to show the bearings and distances of Parcels A–H and J–R as reflected on the record plat for the property. A condition has been included in the Recommendation section of this report.

- c. **Transportation Planning Section**—In a memorandum dated June 24, 2013, the Transportation Planning Section stated that the plan is acceptable. Adequate sidewalks and pedestrian access have been provided.

In a separate memorandum from the Transportation Planning Section dated August 26, 2013 on DSP review for master plan trail compliance, the trails planner provided a comprehensive analysis of this DSP's conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 Subregion 4 Master Plan and Sectional Map Amendment (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The Transportation Planning Section concluded that this plan is acceptable and fulfills the intent of applicable master plans and functional plans. The Transportation Planning Section recommended two conditions that have been included in the Recommendation section of this report.

- d. **Environmental Planning Section**—In a memorandum dated August 27, 2013, the Environmental Planning Section recommended approval of Detailed Site Plan DSP-13004 and the accompanying variance application to remove one on-site specimen tree subject to one condition. The condition recommended by the Environmental Planning Section consists of 11 sub-conditions that have been included in the Recommendation section of this report.
- e. **Permit Review Section**—In a memorandum dated July 31, 2013, the Permit Review Section provided five comments regarding the application's conformance with the Landscape Manual, parking, private recreational facilities, and signage requirements. The applicable comments have been discussed with the applicant and issues have been addressed during the review process.
- f. **Prince George's County Police Department**—The Police Department's comments will be presented at the time of public hearing for this DSP.
- g. **Prince George's County Health Department**—The Health Department, in a memorandum dated July 5, 2013, provided comments on grocery stores and restaurants surrounding the site, a community garden, and on mitigation of noise and dust impacts during the construction of the project.

Comment: The comments about dust and noise impacts during construction from the Health Department will be addressed through the addition of site plan notes. The Urban Design Section agrees with the Health Department regarding the benefits of a community garden and recommends that one or more such gardens be provided in the development, if appropriate locations can be found.

- h. **The Department of Parks and Recreation (DPR)**—In a memorandum dated August 14, 2013, DPR provided no comments on the subject DSP.
- i. **The Department of Public Works and Transportation (DPW&T)**—In a memorandum dated June 26, 2013, DPW&T noted that, since the site is located within the City of District Heights, all improvements within the public rights-of-way are to be coordinated with the municipality. In addition, DPW&T also provided standard discussion on issues such as right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, storm drainage systems, and facilities in order to be in

conformance with the requirements of DPW&T. Most of the issues will be addressed at the time of the issuance of road and access related permits.

11. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the subject detailed site plan satisfies the site design guidelines as contained in Section 27-274 (cross-referenced in Section 27-283) and 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. In addition, 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 and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5). Since there are no regulated features impacted by this addition, this finding is not necessary.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-13004, Type 2 Tree Conservation Plan TCP2-021-13, and a Specimen Tree Variance from the requirements of Section 25-122(b)(1)(G), subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall provide the required information or make the following revisions to the plans:
 - a. Provide the number of parking spaces for the physically-handicapped in the parking calculation table.
 - b. Add a note to the parking calculation table stating that the proposed parking is within the allowable reduction range in accordance with the residential revitalization provisions.
 - c. Add site plan notes as follows:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified on Subtitle 19 of the Prince George’s County Code.”

“A minimum 60 percent of front façades will be finished with 100 percent brick or other equivalent masonry products (excluding doors, windows, and trim).”

“Resilient ground surface material, in accordance with the standards of the American Society for Testing and Materials (ASTM), shall be used in the outdoor play area where any play equipment will be installed.”
 - d. Revise the plans to include marked crosswalks at the site’s two ingress/egress points along Rochell Avenue, unless modified by the City of District Heights.

- e. Relocate entirely the existing bus shelter within the public road right-of-way of Rochell Avenue (Using option B).
 - f. Revise the Type 2 tree conservation plan (TCP2) as follows:
 - (1) Amend the natural resources inventory with the submission of a specimen tree table covering the entire site.
 - (2) Include the amended specimen tree table on the TCP2.
 - (3) Submit a custom soils report for the entire site.
 - (4) Show a bold line symbol around the entire project area consistent with the DSP application.
 - (5) Revise the woodland conservation worksheet to show the gross tract area consistent with the DSP application and demonstrate how the revised requirements will be met.
 - (6) Add the required soils table to the plan.
 - (7) Revise the legend to show the symbols and labeling for rip-rap, street trees, and specimen tree.
 - (8) Show the location of all specimen trees on the plan.
 - (9) Add the specimen tree chart to the plan with the additional column for “retain/remove.”
 - (10) Revise the approval block to include the TCP2 number, TCP2-021-13.
 - (11) Have the revised plan signed and dated by the qualified professional who prepared it.
 - g. Provide Section 4.1 and Section 4.10 landscape schedules on the landscape plan.
 - h. Provide fence and lighting fixture details on the landscape plan.
 - i. Provide one or more community gardens on the larger property, with size and location to be reviewed and approved by the Urban Design Section as designee of the Planning Board.
 - j. Revise the DSP to show the bearings and distances of Parcels A–H and J–R as reflected on the record plat.
2. Prior to issuance of any building permits, the applicant shall:
- a. Complete the renovation of the existing outdoor play area on Parcel K.

- b. Construct the bus shelter consistent with Department of Public Works and Transportation (DPW&T) specifications and standards, unless modified by DPW&T and/or the Washington Metropolitan Area Transit Authority (WMATA).
 - c. Complete and open the community garden to the residents.
- 3. Prior to issuance of a certificate of occupancy for any new townhouse, the applicant shall prepare and open the community garden(s) for use by the residents.