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

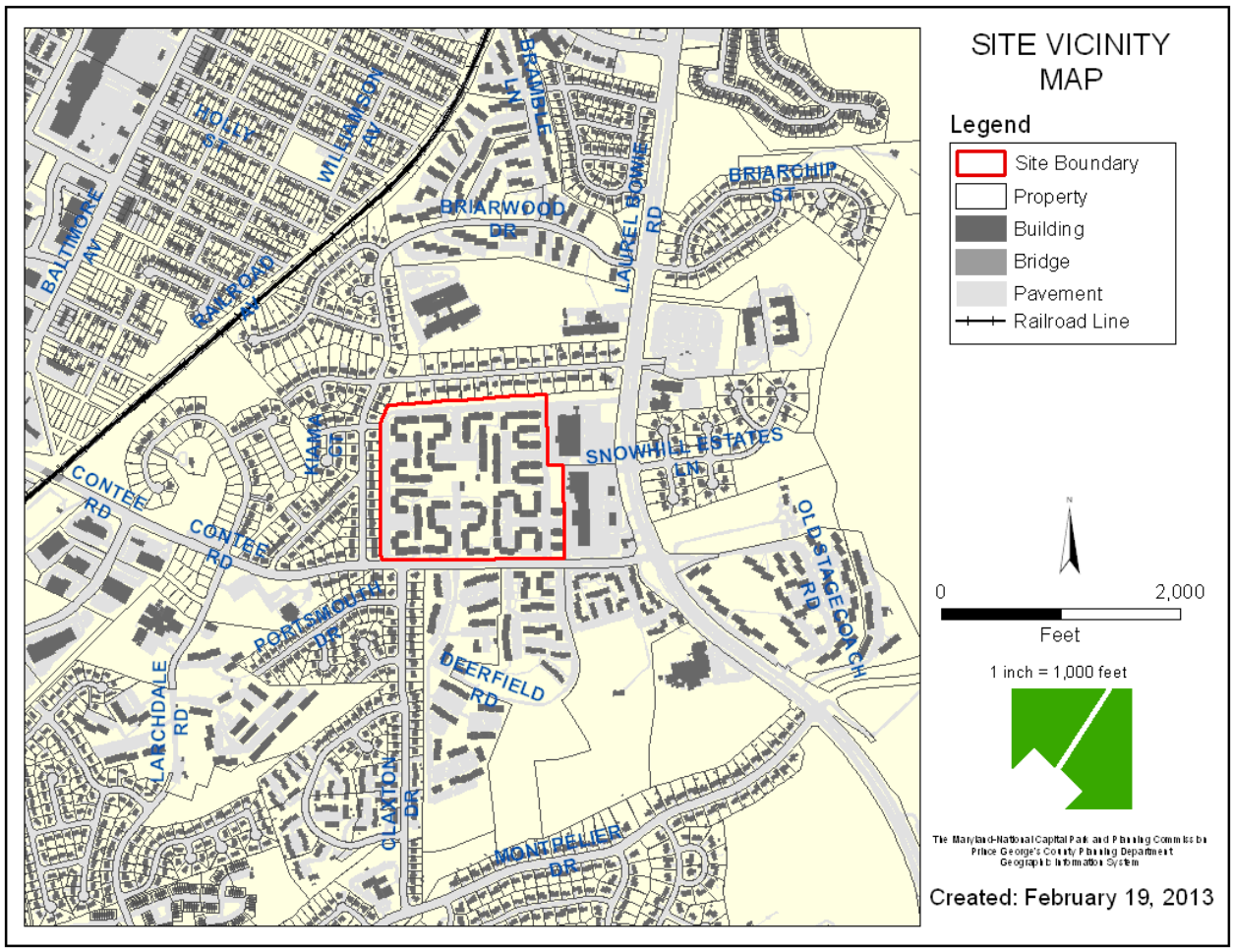
Note: *Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.*

Detailed Site Plan DSP-13011

Application	**General Data**	
Project Name: Arden Pointe	Planning Board Hearing Date:	11/14/13
	Staff Report Date:	11/06/13
Location: On the north side of Contee Road, approximately 700 feet west of its intersection with Laurel Bowie Road.	Date Accepted:	09/10/13
	Planning Board Action Limit:	11/19/13
	Plan Acreage:	45.07
	Zone:	R-18
Applicant/Address: Arden Point, LLP c/o The Donaldson Group 15245 Shady Grove Road, Suite 160 Rockville, MD 20850	Dwelling Units:	N/A
	Gross Floor Area:	3,319 sq. ft.
	Planning Area:	62
	Tier:	Developing
	Council District:	01
	Election District	10
	Municipality:	N/A
	200-Scale Base Map:	217NE08

Purpose of Application	**Notice Dates**	
A proposed 3,319-square-foot community building to replace an obsolete pool house.	Informational Mailing:	05/03/13
	Acceptance Mailing:	09/06/13
	Sign Posting Deadline:	10/15/13

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		


SITE VICINITY MAP
Legend
Site Boundary
Property
Building
Bridge
Pavement
Railroad Line
HOLLY ST
WILLIAMSON AV
BALTIMORE AV
RAILROAD AV
BRIARWOOD DR
BRIARCLIFF LN
LAUREL BOWIE RD
BRIARCHIP ST
KIAMIA CT
SNOWHILL ESTATES LN
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DEERFIELD RD
LARCHDALE RD
CLAYTON DR
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1 inch = 1,000 feet
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System
Created: February 19, 2013

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-13011
Arden Pointe

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, 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. Section 27-242(b)(5)(A) of the Zoning Ordinance governing alterations, extensions, or enlargements of recreational and social uses associated with certified nonconforming multifamily dwellings;

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 2010 *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 detailed site plan (DSP) for a 3,319-square-foot community building within a multifamily apartment development 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	1	1
Acreage	45.07	45.07
Total Number of Units	982	982
Community Building (GFA)	0 sq. ft.	3,319 sq. ft.

3. **Location:** Arden Pointe Apartments is located on the north side of Contee Road, approximately 700 feet west of its intersection with Laurel Bowie Road. The site is located in Planning Area 62 and Council District 1, within one-mile of the City of Laurel.

4. **Surrounding Uses:** The subject property is surrounded by a mix of residential and commercial properties. To the east are commercially-developed properties in the Commercial Shopping Center (C-S-C) Zone. To the north and west are single-family detached properties in the Rural Residential (R-R) Zone. To the south, across Contee Road, are multifamily developments in the R-18 Zone.

5. **Previous Approvals:** The property is known as Parcel B, located on Tax Map 10 in Grid C-2, zoned R-18, and is 45.09 acres. Parcel B was recorded in Plat Book WWW 56-100 and approved on June 16, 1965. The current configuration of Parcel B was the result of the resubdivision of part of Parcel B which created Parcel B-2. The resubdivision was legal and Parcel B-2 was recorded in Plat Book NLP 109-98 approved on May 14, 1981.

   Arden Pointe Apartments (formerly Laurel Square and The Town Center Apartments) were constructed between 1969 and 1970. The complex became nonconforming in 1975 when the Zoning Ordinance was amended to decrease the maximum density in the R-18 Zone from 2,000 square feet per dwelling unit to a maximum of 12 units per acre (County Council Bill CB-51-1975). Two special exceptions were approved (SE-1893 and SE-2274) to allow greater percentages of units with two or more bedrooms than allowed in the R-18 Zone. Parcel B, the area of DSP-13011, is comprised of four multifamily sections. Sections I, II, III, and IV were certified as a nonconforming use pursuant to Certified Nonconforming Uses CNU-8302-06 on January 24, 2007 and CNU-8303-06 on June 7, 2007 (PGCPB Resolution No. 07-117(C)).

6. **Design Features:** The proposed 3,319-square-foot community building will be accessed from Edinburg Lane, which is one of three private drives located on the north side of Contee Road that provides access to the existing multifamily development. The community building is proposed on the east side of Edinburg Lane near its terminus and will replace an existing obsolete swimming pool and pool house that were previously located in this area. One swimming pool will continue to exist on the site north of the proposed community building. No additional parking is proposed to serve the proposed community building. Parking for the community building will be provided via existing perpendicular surface parking spaces located on both sides of Edinburg Lane. Staff recommends that at least one designated handicap-accessible parking space be provided near the front entrance of the proposed community building for visitors and guests with physical disabilities.

The proposed 3,319-square-foot community building is a one and one-half-story structure with finish materials of vinyl siding, fieldstone, and a shingle roof. Its overall design gives the appearance of a residential structure. The building's main entrance is proposed at the center of the west façade. The entrance includes double glass-framed doors with windows on either side. Front-facing, asymmetrical, double gables are incorporated into the building design on either side of the entrance. Fieldstone is used to define areas with bay windows along the front of the building and along the base of the building. Clay colored shutters are proposed to enhance the windows above the first story.

The design of the rear elevation mirrors the design of the front elevation, except in its use of even more siding, and includes an attractive balance of windows and architectural features. The side elevations lack endwall features, such as windows. Staff recommends that the architect consider the use of additional windows along the northern and southern sides of the building.

With regard to building materials, staff notes that the existing multifamily buildings within the development are constructed of two primary colors of brick: buff brick and red brick. The proposal introduces new materials, specifically fieldstone and siding. Urban Design staff recommends replacement of the proposed vinyl siding with either cementitious siding or brick. Vinyl siding is not known for long-term durability and is not recommended for approval. The colors of the proposed building materials should be of a similar color palette with the existing multifamily buildings, as a way to increase the compatibility of the community building with the existing multifamily buildings.

The community building will contain active recreational facilities and areas for management activities. The area of the activities within the proposed community building is as follows:

Aerobics Room	160 sq. ft.
Exercise/Fitness Room	325 sq. ft.
Resident Services	150 sq. ft.
Business Center	220 sq. ft.
Wifi Café	250 sq. ft.
Leasing Center	820 sq. ft.
Management Office Space	330 sq. ft.
Bathroom, Foyer and Hallway	695 sq. ft.
Total area of the building	2,950 sq. ft.*

*The applicant's provided statement of finished floor area indicates a different gross floor area (GFA) than the DSP. The correct GFA should be indicated on the site plan prior to signature approval.

The proposed community building is indicated to replace a pool and pool house, which is a type of active and seasonal recreational facility. The types of recreational spaces proposed within the community building, specifically the fitness rooms and business center, primarily cater to an adult and young adult population. With the removal of the swimming pool, a large green space now remains in a centralized location behind the site of the community building. Staff recommends that an additional playground be provided on this open space, or at another appropriate location on the site, for the youth living in the multifamily development. This playground should be provided as a complement to the other existing play areas on the 45-acre site. With the subject approval, the subject site should achieve a net gain in recreational facilities.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance Requirements Governing Alterations, Extensions, or Enlargements of Recreational and Social Uses Associated with Certified Nonconforming Multifamily Dwellings 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, which governs permitted uses in residential zones.

   b. The subject site does not conform to the requirements of the R-18 Zone. The existing apartments were constructed between 1969 and 1970. The complex became nonconforming in 1975 when the Zoning Ordinance was amended to decrease the maximum density in the R-18 Zone from 2,000 square feet per dwelling unit to a maximum of 12 units per acre (CB-51-1975). The existing apartments are constructed at a density of 21.78 dwelling units per acre. The existing development is lawful and is the subject of nonconforming use certifications CNU-8302-06 and CNU-8303-06.

   c. Pursuant to Section 27-242(b)(5)(A), alterations, extensions, or enlargements of recreational and social uses associated with certified nonconforming multifamily dwellings, are permitted subject to DSP review and approval. Section 27-242(b)(5)(A) states:

      (A) The alteration, extension, or enlargement of recreational and social uses associated with certified nonconforming multifamily dwellings, for the sole use of residents and their guests, shall not be considered an alteration, extension, or enlargement of the nonconforming use. A Detailed Site Plan shall be approved for this use in accordance with Part 3, Division 9, of this Subtitle, prior to the issuance of any permits.

      Comment: The new community building is proposed for the sole purpose of serving the existing and future residents of the Arden Pointe community and their guests. The community building is designed to include an aerobics room, a fitness room, a business center, bathrooms, resident services, management offices, and a leasing center. Approximately 39 percent of the building will be used as management office and leasing center space. Spaces of this type are typically associated with community buildings in multifamily developments. These functions are designed to serve the existing and future residents of the apartment complex and, for these reasons, staff believes that the proposal qualifies for an exemption from special exception review and can be approved by DSP in accordance with Part 3, Division 9, of the Prince George's County Code. The subject application has been submitted in fulfillment of this requirement.

      Additional recreational facilities, including a playground, should be provided on the DSP prior to signature approval.

d. The DSP conforms to the applicable site design guidelines contained in Section 27-274. The following discussion is offered:

(1) Section 27-274(a)(2), Parking, loading, and circulation, provides guidelines for vehicular and pedestrian circulation. Barrier-free pathways to accommodate the physically-handicapped should be provided. There is existing sidewalk access to the proposed community building. The proposed concrete walk in front of the building should be designed to ensure ADA (Americans with Disabilities Act) access. The proposed concrete walk is over seven feet in width and is indicated to have a slope of less than five percent, which conforms to the guideline.

(2) In accordance with Section 27-274(a)(3), adequate illumination should be provided. Existing and proposed lamp posts around the proposed community building should be provided on the DSP. If additional lamp posts are needed, details of the proposed lamp posts should be provided.

8. **2010 Prince George's County Landscape Manual:** The DSP for new construction is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual); however, 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 no modifications to the existing parking lots are proposed.

d. There are no exemptions from Section 4.4, Screening Requirements. All dumpsters should be adequately screened. No new dumpster locations are indicated on the DSP. 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. 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 requires that a percentage of the proposed plant materials used to meet the requirements of the Landscape Manual be native plants. Many older multifamily developments in the county were planted with plant material that has since been determined to be invasive, such as Bradford Pears. It is often impractical to require an applicant to remove all invasive trees on a site and replace them with non-invasive varieties. Staff therefore recommends that, when dead or diseased invasive trees are removed from the site, 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:** The site is exempt from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), because the site has less than 10,000 square feet of woodland and no previously approved tree conservation plans. No tree or woodland disturbance impacts are proposed. The site has a WCO Exemption Letter (S-013-13) and a Natural Resources Inventory (NRI) Equivalence Letter (NRI-004-13) to meet the WCO requirements.

   The subject application is exempt from the requirements of the Tree Canopy Coverage Ordinance because less than 5,000 square feet of disturbance is proposed to construct the proposed community building. Nevertheless, the site plan indicates that 10.38 acres of existing trees will be retained. Twenty-three percent of the site is covered by tree canopy.

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

    a. **Community Planning Division—**In a memorandum dated October 7, 2013, the Community Planning Division stated that the subject application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier and the land use recommendations of the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment.*

       The Community Planning Division has not identified any planning issues associated with this application. It finds that the services and uses provided by the proposed community building (an exercise room, library, and common room) will help improve the quality of life of current and future residents in the Arden Pointe complex.

    b. **Transportation Planning Section—**In memoranda dated September 18, 2013 and September 25, 2013, the Transportation Planning Section offered the following:

       (1) Vehicular access to the site is provided by internal private streets such as Edinburg Lane. The community building will be used by the residents of Arden Pointe. There are existing parking spaces and sidewalks adjacent to the site. The number of parking and loading spaces provided on the site are part of existing property conditions/approvals granted for nonconforming uses CNU-8302 and CNU-8303 in 2006. Fifteen parking spaces are shown adjacent to the building. It is assumed that most patrons will walk to the community building.

       (2) There are no master plan trails issues that impact the subject site in either the 2009 Approved Countywide Master Plan of Transportation (MPOT) or the area master plan. The subject property is an existing development and established community, and the property's frontage of Contee Road has been improved with a standard sidewalk. The concrete treatment of the sidewalks is carried across the ingress/egress points and serves to delineate the pedestrian crossings at these locations. High-visibility crosswalks are provided for pedestrian access across Contee Road. The MPOT recommends continuous sidewalks and designated bike lanes along Contee Road. Restriping for bike lanes (or other bicycle-compatible treatment) should be considered by the Prince George's County Department of Public Works and Transportation (DPW&T) at the time of road resurfacing or maintenance.

(3) Sidewalks are provided throughout the development and from the development to the public right-of-way of Contee Road. There is existing sidewalk access to the proposed community building. However, the proposed concrete walk in front of the building should be designed to ensure ADA access. In addition, parking for five bicycles is recommended.

c. **Environmental Planning Section—**In an e-mail dated September 27, 2013, the Environmental Planning Section indicated no issues with the proposal. There are no specimen trees, wetlands, streams, or floodplain located on the site. The project has an approved Stormwater Management Concept Plan (6471-2013-00). A fee of $1,280.00 is required for this project for on-site attenuation. The site disturbance is less than 5,000 square feet and is exempt from stormwater management requirements.

d. **Subdivision Review Section—**In a memorandum dated October 18, 2013, the Subdivision Review Section stated the following:

(1) The property is known as Parcel B, located on Tax Map 10 in Grid C-2, zoned R-18, and is 45.09 acres. Parcel B was recorded in Plat Book WWW 56-100 and approved on June 16, 1965. The current configuration of Parcel B was the result of the resubdivision of part of Parcel B which created Parcel B-2. The resubdivision was legal and Parcel B-2 was recorded in Plat Book NLP 109-98 approved on May 14, 1981. The bearings and distances of Parcel B on the DSP are as reflected on the record plat. The font of the bearings and distances on the DSP should be revised to be darker so they are legible. The property is improved with a 982-unit, garden-style, apartment complex that was constructed circa 1970. The applicant has submitted a DSP to construct a new 3,319-square-foot community building for the apartment complex.

(2) Section 24-111(c) of the Subdivision Regulations provides for exemptions from the requirement of filing a preliminary plan of subdivision for platted parcels. Specifically, in this instance, Parcel B is exempt from the requirement to file a preliminary plan pursuant to Section 24-111(c)(3) 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:

(3) The development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed five thousand (5,000) square feet of gross floor area.

Parcel B was recorded in a plat prior to October 27, 1970. Based on available aerial photographs (PGAtlas), the existing development was built before 1990. General Note 1 on the DSP indicates that the existing apartment complex was constructed circa 1970. Pursuant to Section 24-111(c)(3), the site is exempt from the requirement of filing a preliminary plan because the total proposed development constructed after 1991 does not exceed 5,000 square feet.

(3) Failure of the site plan and record plat to match will result in building permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

e. **Historic Preservation Section—**In a memorandum dated September 10, 2013, the Historic Preservation Section found that the subject application will have no effect on identified historic sites, resources, or districts.

f. **Permit Review Section—**In a memorandum dated October 14, 2013, the Permit Review Section requested additional information regarding the nonconforming use certifications. The additional requested information has been provided by the applicant.

g. **Department of Permitting, Inspections and Enforcement (DPIE)—**In a memorandum dated October 23, 2013, DPIE indicated that the proposed DSP is consistent with approved Stormwater Management Concept Plan 6471-2013.

h. **Prince George's County Health Department—**In a memorandum dated September 20, 2013, the Environmental Engineering Program of the Health Department stated that they completed a health impact assessment review of the DSP and have no comments.

i. **Prince George's County Police Department**—This application was referred to the Police Department for review and comment. At the time of this writing, no comment has been received.

j. **City of Laurel**—On November 5, 2013, the City of Laurel provided a referral response of no comment.

11. Based on the foregoing and 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-13011 for Arden Pointe, with the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made or information provided:

   a. Provide at least one designated handicap-accessible parking space near the front entrance of the proposed community building.

   b. Provide the correct gross floor area for the community building.

c. Provide fully dimensioned, to-scale, architectural elevations that indicate the following:

(1) Provide at least two windows along both the northern and southern building elevations.

(2) Indicate the use of cementitious siding or brick in place of vinyl siding.

(3) The final architectural elevations for the community building shall incorporate building materials consistent in color with the existing multifamily buildings.

d. Locate an additional playground in the open space behind the proposed community building, or at another appropriate centralized location. Resilient surfacing shall be provided for the playground. The playground shall indicate adequate fall distances around all proposed play equipment.

e. Locate the existing lamp posts around the proposed community building. If additional lamp posts are proposed, details of the proposed lamp posts shall be provided.

f. Provide a detail of the proposed dumpster enclosures, if additional dumpsters are proposed for the community building.

g. Revise the color and/or font of the bearings and distances, so they are darker and more legible.

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, as recommended by the 2010 *Prince George's County Landscape Manual.*