



Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.

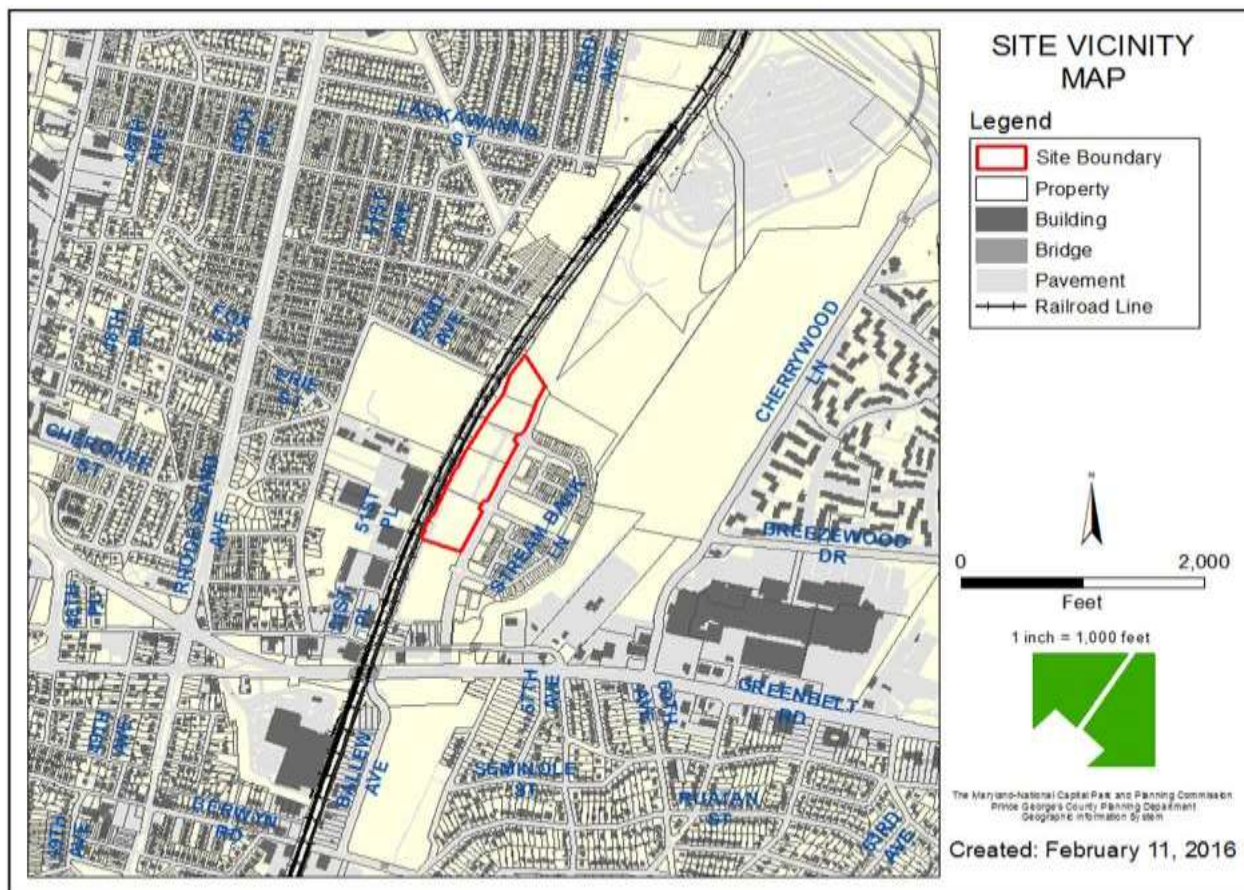
Detailed Site Plan

DSP-13045-02

Application	General Data	
Project Name: Greenbelt Station, Phase 3 (South Core) Location: On the west side of Greenbelt Station Parkway, approximately 1,800 feet north of its intersection with MD 193 (Greenbelt Road). Applicant/Address: NVR MS Cavalier Greenbelt, LLC 11700 Plaza America Drive, Suite 310 Reston, VA 20190	Planning Board Hearing Date:	04/05/18
	Staff Report Date:	03/22/18
	Date Accepted:	02/09/18
	Mandatory Action Timeframe	70 days
	Planning Board Action Limit:	04/20/18
	Plan Acreage:	13.16
	Zone:	M-X-T
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	67
	Council District:	04
	Election District	21
	Municipality:	Greenbelt
	200-Scale Base Map:	210NE05

Purpose of Application	Notice Dates	
Revision to Condition 1(k) of DSP-13045 to allow the provision of cross gables on a minimum of 50 percent of the units in a building group, for the Hepburn model.	Informational Mailing:	11/09/17
	Acceptance Mailing:	02/09/18
	Sign Posting Deadline:	03/06/18

Staff Recommendation		Staff Reviewer: Andrew Bishop Phone Number: 301-952-4897 E-mail: Andrew.Bishop@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-13045-02
Greenbelt Station, Phase 3 (South Core)

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL of a revised condition as described in the Recommendation section of this report. The detailed site plan is required in accordance with Section 27- 289(b) of the Prince George's County Zoning Ordinance to revise a previous condition of approval.

EVALUATION CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance, specifically,
 - (1) Sections 27-544 and 27-548 for the Mixed Use-Transportation Oriented (M-X-T) Zone;
 - (2) Section 27-548.23 for the Development District Overlay Zone; and
 - (3) Site design guidelines.
- b. The requirements of Conceptual Site Plan CSP-01008 and its amendments.
- c. The requirements of Preliminary Plan of Subdivision 4-01026.
- d. The requirements of Detailed Site Plan DSP-13045 and its amendments.
- e. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- f. The requirements of the 2010 *Prince George's County Landscape Manual*.
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- h. Referrals.

FINDINGS

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

1. **Request:** The detailed site plan (DSP) is for the purpose of amending Condition 1(k) of DSP-13045 only, and does not propose to amend any of the previously approved site improvements.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-X-T/D-D-O	M-X-T/D-D-O
Use(s)	Vacant	Residential and Commercial
Acreage (gross)	13.16	13.16
100 Year Floodplain	1.95	1.95
Units	163	163
Commercial/Retail Gross Floor Area	0	3,000 square feet
Floor Area Ratio	0	0.6

3. **Location:** The subject site is located on the west side of Greenbelt Station Parkway, approximately 1,800 feet north of its intersection with MD 193 (Greenbelt Road), within the western portion of Phase 3 of the larger Greenbelt Station development, in Planning Area 67 and Council District 4.
4. **Surrounding Uses:** This portion of Phase 3 within the South Core is bounded to the north by a stormwater management pond within Phase 1 of Greenbelt Station; to the south by the multifamily development Verde at Greenbelt Station, in the Mixed Use-Transportation Oriented (M-X-T) Zone; to the west by WMATA/CXS rail tracks, and beyond by Reserved Open Space (R-O-S) zoned property owned by the Prince George's County Board of Education and industrial uses in the Heavy Industrial (I-2) Zone; and to the east by Greenbelt Station Parkway, and beyond by property approved for townhouses and open space within Phases 1 and 2 of Greenbelt Station, in the M-X-T Zone.
5. **Previous Approvals:** Conceptual Site Plan CSP-01008 was approved by the Prince George's County Planning Board on July 26, 2001 (PGCPB Resolution No. 01-160) and affirmed by the Prince George's County District Council on September 24, 2001 as a metro planned community in the I-2 Zone, pursuant to County Council Bill CB-35-2000. Subsequently, the October 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area* rezoned the property to the M-X-T Zone. On September 15, 2005, the Planning Board approved a reconsideration of CSP-01008 to incorporate transportation-related conditions proffered by the applicant, subject to 38 conditions (PGCPB Resolution No. 01-160(C)(A)).

An amendment to CSP-01008-01 was originally approved by the Planning Board on February 2, 2006 (PGCPB Resolution No.06-32) and subsequently affirmed by the District Council on June 20, 2006, subject to 66 conditions. CSP-01008-01 was reconsidered and approved by the Planning Board on July 26, 2012 subject to 63 conditions (PGCPB Resolution No. 06-32(A)). Conceptual Site Plan CSP-01008-02, to revise specific conditions of

CSP-01008-01, was approved by the Planning Board on January 30, 2014 (PGCPB Resolution No. 14-07) and by the District Council on June 2, 2014 with three conditions.

A Preliminary Plan of Subdivision (PPS), 4-01026, was approved by the Planning Board on September 6, 2001 with 19 conditions (PGCPB Resolution No. 01-130(A/3). In addition, several DSPs have been approved for the site.

Detailed Site Plan DSP-13045 included a portion of the South Core of the overall development known as Greenbelt Station and consisted of 166 townhouse lots and 3,000 square feet of commercial retail space. The DSP was approved by the Planning Board on March 17, 2016 (PGCPB Resolution No.16-42), subject to 11 conditions.

Detailed Site Plan DSP-13045-01 was an amendment to revise the material of the sound wall, to make minor landscaping modifications to an interior courtyard, and to propose adjustments to the sidewalk. The DSP was approved on December 20, 2016 by the Planning Director.

Additionally, the DSP is subject to Stormwater Management Concept Plan and Approval Letter 9319-2007-03. However, the proposed amendment does not impact stormwater management issues.

6. **Design Features:** The proposed development approved with DSP-13045 represents the remaining portion of Phase 3 for the South Core of the overall Greenbelt Station development. Due to the limited nature of the subject DSP to amend a previous condition of approval related to architecture only, the general layout of the DSP is not proposed to change and will remain the same.

Architecture

Four models were proposed in the original DSP: one NV model, the Tyson, and three Ryan models, the Strauss, Hepburn, and Clarendon. The models range in height from three stories (Strauss and Hepburn) to four stories (Clarendon and Tyson) with single and two-car garages.

The architectural character of the proposed homes included a variety of styles and materials, including full/partial brick, full/partial vinyl siding, and combinations thereof, with a variety of window, door, and roof treatments. Features included gables, dormers, covered stoops, and bay windows. The approved architecture is not changing with the subject DSP, only Condition 1(k) is being amended (see Finding 10).

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP was previously reviewed for compliance with the requirements of Sections 27-544, 27-546, 27-548, and 27-548.23 and the site plan design guidelines of the Zoning Ordinance. The proposed amendment to Condition 1(k) will not alter the previous findings regarding conformance with these requirements, as found in PGCPB Resolution No. 16-42.
8. **Conceptual Site Plan CSP-01008 and its amendments:** Detailed Site Plan DSP-13045 was approved by the Planning Board and found to be in conformance with CSP-01008 and its amendments. The current application for the amendment of Condition 1(k) does not change this previously made finding.

9. **Preliminary Plan of Subdivision 4-01026:** Detailed Site Plan DSP-13045 was approved by the Planning Board and found to be in general conformance with PPS 4-01026 and the applicable conditions of approval. The current application for the amendment of Condition 1(k) does not change this previously made finding.
10. **Detailed Site Plan DSP-13045 and its amendments:** Detailed Site Plan DSP-13045 was approved by the Planning Board (PGCPB Resolution No. 16-42), subject to 11 conditions, which are still applicable to the subject application with the exception of Condition 1(k), which the applicant has requested to revise with the current application. The original language of Condition 1(k), which was approved with DSP-13045 stated:
 1. **Prior to certificate approval of DSP-13045, the plans shall be revised, or information shall be provided as follows:**
 - k. **Provide a tracking table to ensure that 60 percent of all full front façades are constructed of brick and that at least 50 percent of units in a building group shall have standard dormers.**

The applicant found that they cannot meet this condition on the Hepburn townhouse model. The dormer requirement is not practical for the Hepburn model due to its narrow 16-foot width. Therefore, due to the width of this specific unit, the applicant is proposing the use of a cross gable to ensure a varied roofline. Specifically, the applicant is proposing to include additional language to Condition 1(k), which is underlined and shown in **bold** as follows:

- k. Provide a tracking table to ensure that 60 percent of all full front façades are constructed of brick and that at least 50 percent of units in a building group shall have standard dormers. **Dormers and/or gables may be provided for the Hepburn model.**

Staff finds this new proposed language acceptable, with some slight modifications for clarity, because it is consistent with the intent of the original condition to ensure a varied roofline on at least 50 percent of units in a building group, while allowing architectural flexibility. Therefore, staff is recommending that the Planning Board adopt a revised condition, as proposed by staff, to supersede Condition 1(k) of DSP-13045 (PGCPB Resolution No. 16-42).

The site plan was subsequently amended one time with DSP-13045-01, which was approved by the Planning Director, and its conditions of approval are not applicable to the review of this DSP.

11. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This site is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance because the site has approved tree conservation plans. A revision to the Type II tree conservation plan was approved with DSP-13045 in accordance with the requirements of the Woodland Conservation and Tree Preservation Ordinance. The current application for the amendment of an architectural condition does not change that previously made finding.
12. **2010 Prince George's County Landscape Manual:** The subject DSP for an amendment to Condition 1(k) for architectural issues and does not change the findings of conformance made with DSP-13045 in relation to the 2010 *Prince George's County Landscape Manual*.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that require a grading permit for disturbing more than 5,000 square feet of a site. The subject DSP for an amendment to Condition 1(k) for architectural issues does not change the findings of conformance made with DSP-13045 in relation to the Tree Canopy Coverage Ordinance.
14. **Referral Comments:** Due to the limited nature of this request, the subject application was only referred to the City of Greenbelt. The referral comments are summarized as follows:
 - a. **City of Greenbelt**—In an e-mail from the City of Greenbelt received on March 19, 2018 (Rhuby to Bishop), the City of Greenbelt stated that they do not have any comments regarding the subject application, and that City staff has no objection to the proposed language to be added to Condition 1(k).
15. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP will, if the condition proposed below is adopted, represent 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.
16. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that the regulated environmental features have been preserved and/or restored to the fullest extent possible. Because no new impacts are proposed to the regulated environmental features, this finding has been met.

RECOMMENDATION

Based upon the foregoing evaluation, analysis, and findings of this report, the Urban Design staff recommends that the Planning Board APPROVE Detailed Site Plan DSP-13045-02, Greenbelt Station, Phase 3 (South Core), to amend Condition 1(k) as follows:

1. Prior to certificate approval of Detailed Site Plan DSP-13045-02, the plans shall be revised, or information shall be provided, as follows:
 - a. Provide a tracking table to ensure that 60 percent of all full front façades are constructed of brick, and that at least 50 percent of units in a building group shall have standard dormers, except cross gables may be provided for the Hepburn model.