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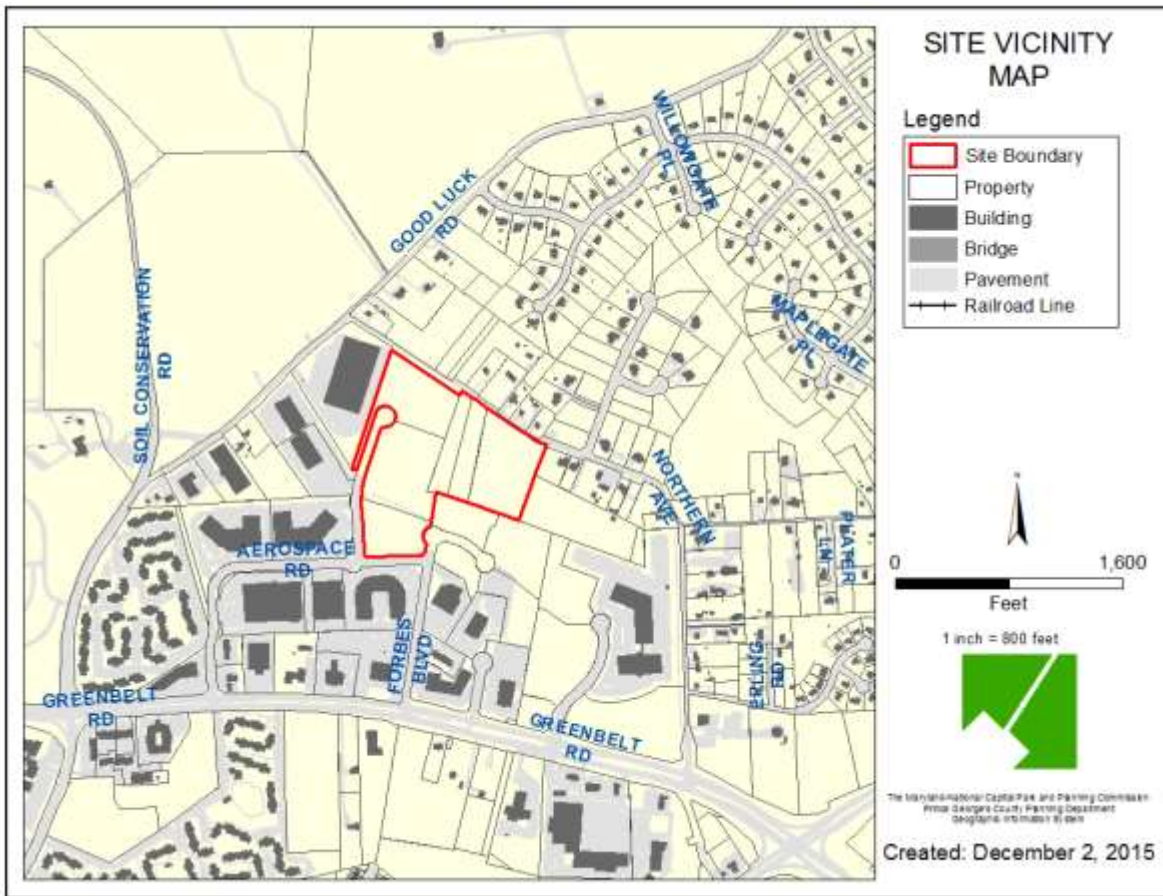
Detailed Site Plan

DSP-15001

Application	General Data	
Project Name: Glenn Dale Commons, Phase 3 Location: In the northeastern quadrant of the intersection of Aerospace Road and Hubble Drive. Applicant/Address: SLDM, LLC 448 Viking Drive Virginia Beach, VA 23452	Planning Board Hearing Date:	04/21/16
	Staff Report Date:	04/06/16
	Date Accepted:	01/29/16
	Planning Board Action Limit:	Waived
	Plan Acreage:	25.99
	Zone:	M-X-T
	Dwelling Units:	70
	Gross Floor Area:	N/A
	Planning Area:	70
	Council District:	04
	Election District	14
	Municipality:	N/A
	200-Scale Base Map:	210NE09

Purpose of Application	Notice Dates	
For approval of a detailed site plan (DSP) for 70 single-family detached houses.	Informational Mailing:	05/20/15
	Acceptance Mailing:	01/27/16
	Sign Posting Deadline:	03/22/16

Staff Recommendation		Staff Reviewer: Ruth Grover, M.U.P., A.I.C.P. Phone Number: 301-952-4317 E-mail: ruth.grover@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-15001
Type II Tree Conservation Plan TCPII-156-03-05
Glenn Dale Commons, Phase 3

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 with conditions, as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Mixed Use Transportation-Oriented (M-X-T) Zone and site design guidelines;
- b. The requirements of Conceptual Site Plan CSP-06001 and CSP-06001-01;
- c. The requirements of Preliminary Plan of Subdivision (PPS) 4-06123;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance (TCC);
- g. Referral Comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) application is for approval of a detailed site plan (DSP) for 70 single-family detached dwelling units on 25.99 acres of land in the Mixed Use - Transportation Oriented (M-X-T) Zone. The DSP is the single-family detached component of the

larger Glenn Dale Commons project which also includes 150–200 townhouses, 50–100 two-family dwelling units; 200–300 multifamily dwelling units; approximately 214,969 square feet of existing commercial office space to remain; and 50,000 square feet of commercial/retail space.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	M-X-T	M-X-T
Use(s)	Vacant	Residential*
Acreage	25.99	25.99
Parcels	1	7
Number of Units	0	70 SFDs
Lots	70	70

* Though the subject case is exclusively residential, the larger Glenn Dale Commons project, includes office and retail land use in conformance with M-X-T regulations. See Finding 7 for a more detailed explanation of this requirement.

FLOOR AREA RATIO (FAR) IN THE M-X-T ZONE

Base Density Allowed	0.40 FAR
Residential Bonus Incentive Factor	1.00 FAR
Total FAR Permitted	1.40 FAR (Optional Method of Development)
Total FAR Proposed	.28 FAR*

* FAR may be increased at the time of approval of a DSP in accordance with the provisions of Section 27-545(b) of the Zoning Ordinance. However, as identified above, the proposed .28 FAR of the subject DSP is within the permitted FAR for the development.

OTHER DEVELOPMENT DATA

Parking Schedule

Description	Parking Rate	# of Spaces Proposed
70 Single-family Detached Dwellings	2.0 spaces per unit	280*

* Parking is proposed at a rate of 4.0 spaces per unit and consists of two garage parking spaces and two tandem driveway spaces per unit.

Architectural Models

Architectural models for the DSP, all offered by Dan Ryan Builders, include the following:

Model Name	Elevations to be Offered	Base Finished Area (s.f.)
Newbury II	1-9	2,290
Cumberland II	1-12	2,492
Concord II	1-11	2,558
Belmont II	1-10	3,022
Emory II	1-12	3,472
Waterton II	1-14	3,655

3. **Location:** Phase 3 of the Glenn Dale Commons project is located in the northeastern quadrant of the intersection of Aerospace Road and Hubble Drive, in the north central portion of larger Glenn Dale Commons development as approved in Conceptual Site Plan CSP-06001-01. The subject project is also located in Council District 4 and Planning Area 70, within a “Focus Area” of the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* and the 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale* (East Glenn Dale Sector Plan and SMA) area.
4. **Surrounding Uses:** The subject site bounded to the south by Aerospace Drive with vacant land (Section 4 of the Glenn Dale Commons development) in the M-X-T Zone and vacant and occupied commercial and industrial uses in the I-1 Zone beyond; to the east by single-family residential units in the R-R Zone, vacant land (the multifamily portion of the Glenn Dale Commons development) in the M-X-T Zone and vacant and occupied commercial and industrial uses in the I-1 Zone; to the north by Northern Avenue, with vacant and occupied residential properties in the Residential- Estate (R-E) Zone beyond; and to the west by occupied commercial and office industrial land uses in the I-1 Zone.
5. **Previous Approvals:** The property is the subject of a number of prior approvals. The 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale* area (East Glenn Dale Sector Plan and SMA) retained the previous zoning on the property the I-1 (Light Industrial) and I-3 (Planned Industrial/ Employment Park). However, Prince George’s County Council Resolution CR-23-2006 rezoned the subject property to the M-X-T Zone on March 28, 2006.

On December 7, 2006, the Planning Board approved Conceptual Site Plan CSP-06001. On February 1 2007, the Planning Board adopted PGCPB Resolution No. 06-282, subject to 22 conditions, formalizing that approval. On March 13, 2008, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-06123 for the subject property. On April 3, 2008, the Planning Board adopted PGCPB Resolution No. 08-38, formalizing the approval, to create 70 single-family detached units. On December 10, 2015, the Planning Board approved CSP-06001-01, and adopted PGCPB Resolution No. 15-127, formalizing that approval subject to 11 conditions, specifying that the approval was to supersede entirely that of CSP-06001. The subject site also has an approved Stormwater Management Concept Plan (15253-2006-01) which is valid through May 4, 2017.

6. **Design Features:** This pod of single-family detached housing is bounded to the north by the right-of-way of Northern Avenue and is accessed via Hubble Drive from Aerospace Road. The DSP is bifurcated into a northern and southern portion. Its southerly portion, which is bounded by Aerospace Road to the south and Hubble Drive to the west, is devoted exclusively to stormwater management and recreational facilities. The northern portion contains the 70 proposed single-family detached units, the subject of this application.
The lot layout for the DSP is organized primarily by Hubble Drive, a curvilinear street, which forms the main travelway for the DSP. It provides access from Aerospace Road and frontage for 59 lots as it travels through the DSP. Hubble Drive makes a gradual curve in the northwestern corner of the DSP, and 90-degree turns in eyebrow culs-de-sac in the northeastern and southeastern corners of the site. The remaining 11 lots have frontage on Galaxy View Lane which also contains a 90 degree turn in an eyebrow cul-de-sac, connecting to Hubble Drive twice, once just above the recreational facilities and again where Hubble Drive curves in the northwestern corner of the site.

Architecture

Six single-family detached models are included in this DSP. The particular elevation and model name is included in *[Italic]* type below, followed by a description of the architectural style and characteristics of one of its representative elevations:

Newbury II–Elevation 5

The Newbury II–Elevation 5 has a well-articulated front façade with a small front porch supported by three piers, one on either side of the front entrance way and one on the far left end of the porch. The front façade also has a paneled two-car garage door which, together with its double pedimented roof and prominent two-story stone element (and front porch) comprise the most prominent design features of the front façade. Most of the windows are paired and shuttered, but for a single window above the front entrance door, which is also distinguished by a transom light. The stone treatment utilized on the central feature which is topped by the smaller of the two pediments is carried across the first story of the front façade. The remainder of the front façade is to be sheathed in vinyl siding, of a color to be chosen by the purchaser of the unit. A white color trim is utilized around the windows, the roof lines, and the piers supporting the front porch roof. The paneled garage door is black, as are the shutters, which provide aesthetic color accents.

Cumberland II–Elevation 9

The Cumberland II–Elevation 9 has a bold brick front and side. Brickwork in a contrasting color is utilized on the sills and lintels of the windows, of which there are four single and one double on both the second and the first story. A keystone is included in each lintel and the garage door opening is done in another contrasting grey color. The garage door is paneled and white in color as is the trim around the roofline, the windows and front entranceway as well as the small overhang over the front entranceway. A three-light transom is provided over the front entranceway. All windows are further defined through the use of black shutters. There is a single rectangular louvered window on the apex of the roof above the garage door. This portion of the front façade is pulled forward from the rest of the front façade, thereby providing a logical spot for the portico at the front entranceway. A single band of contrasting darker color brick, like that used to define the fenestration, is carried across this portion of the façade at the same height as the front door portico roof, providing a demarcation between the first and second story of the model.

Concord II–Elevation 8

The Concord II–Elevation 8 provides a front elevation almost entirely of a varied-color brick, with brick keystone lintels above the paneled garage door on the right side of the front façade, the three shuttered windows (six-over-six lights) and a rectangular louvered window in the apex of the main front pediment. The roofline is varied with three different apexes and a dormer/window on the left side of the front elevation over an ample sized front porch. The porch roof is supported by three piers and is partially sectioned off from the front yard by a balustrade, with a generously sized double-shuttered window. The white of the garage doors, key stones and trim around the windows, door and front porch, together with the black shutters and the variable color brick present a pleasing color combination. A portion of the front façade in the central portion of the upper story and the left side of the first story appear to be vinyl sided. Absent a plausible explanation from the applicant, staff would suggest and a proposed condition in the Recommendation section of this report would require that the full stone version of this model contain brick in these two locations as their architectural material.

Belmont II–Elevation 4

The Belmont II–Elevation 4 provides stone on the first story of the house except for on the far left of the front façade where it extends up to the roof trim. Triple windows are provided on this

portion of the façade on its first and second stories and a single decorative shuttered window is included in the lower of two pediments, where the stone treatment extends up to the roof trim. On the right side of the front façade are three evenly spaced windows on the first story with a triple window on the second story. The center of the façade includes the front entranceway to the house on the first floor which is protected by a small pedimented porch, with its roof supported by paneled piers. Two things regarding the front elevation seem peculiar. First, the window immediately above the front entranceway has shutters whereas the rest of the many windows do not. Also, though all the windows appear to be double sash, only the upper portions of the windows have mullions. Staff would recommend, and a condition in the Recommendation section of this staff report would require, that the shutters be removed from the single central window on the second story and that mullions be provided on both the upper and lower portions of the windows.

Emory II–Elevation 1

The Emory II–Elevation 1 provides balanced fenestration with the central portion of the model containing a paneled front door with a stoop, with a pier on either side supporting its small roof. The front door has a glazed transom and a window in the door itself. The windows are regularized across the façade with six-over-six light windows generally on the second story and nine over nine light windows on the first floor. They are trimmed generously, but do not have shutters. The higher of the two pitched roofs is generally central to the front façade, but a little to the left and has a louver near its apex. A subordinate pitched roof is located on the right side of the front façade, also with a louver near its apex. The garage door is paneled and has light fixtures on either side. The paneling and the decorative light fixture give this portion of the façade some design quality and compensate partially for what would otherwise be a large expanse of door.

Waterton II–Elevation 12

The Waterton II–Elevation 12 provides a central front porch with its roof supported by four piers and a balustrade between the three piers on the right side of the port. Above the porch are three shuttered windows with six-over-six light shuttered windows. The garage, unlike most of the other garages included for the models for this project, has four windows in its upper third. They are five-over-five light windows. The remainder of the door is paneled. Above the garage is a building block that contains two double-six sash windows that are six-over-six light and is the only portion of the façade where exterior insulation and finishing system (EFIS) appears to be utilized. A proposed condition in the Recommendation section of this staff report would require replacement of the EFIS with brick. The rest of this front elevation is brick. On the left side of the elevation on the first floor is another, larger double window, nine over nine double sash windows without shutters. There is a single window above the double window on the left side. It is six-over-six lights and has shutters.

As a template sheet was not provided in the plan set, a proposed condition in the Recommendation section of this staff report would require that the plans be revised to include one, prior to certificate approval of the plans.

Additionally, a highly-visible lot exhibit was not provided for the project. Staff would suggest that the units on Lots 1, 3, 6, and 7 on Block A, Lots 1, 35, and 36 on Block B and Lots 9, 10 and 19 on Lot C are highly visible and warrant more elaborate architectural features. However, the applicant has not indicated any lots on the DSP as highly visible nor provided a highly-visible side elevation for any of the models submitted for approval. Therefore, staff recommends that a proposed condition in the Recommendation section of this staff report would require that prior to certificate approval, that these lots be indicated on the DSP, to be highly visible on the DSP coversheet and the individual sheets of the DSPs as highly visible and that a highly-visible side

elevation be included for each proposed models.

Recreational Facilities

The recreational facilities for the subject project, located on Parcel D, as indicated on Sheet 4 of the landscape plan include two 60-foot by 90-foot or 5,400-square-foot open play areas, a combined tot and pre-teen-lot, six benches, a community garden, a trail with six exercise stations, a picnic area with grills and picnic tables, and a pavilion. All play equipment is composed of or some combination of the following materials:

- Aluminum;
- High-density steel;
- and low density polyethylene (LDPE).

As the applicant included details for 13 exercise stations on the plans but only provided seven along the trail, staff recommends, and a condition of this approval would require, that the applicant remove the details of the six exercise stations that they are not including as recreational facilities along the trail.

It is intended that the other recreational facilities included in the greater Glenn Dale Commons project be made available to the residents of the subject Phase 3 of development and thus will, as the additional phases are completed, add to the recreational facilities available to the future residents of subject Phase 3.

Green Building Techniques

Green building techniques incorporated into the project include the following:

- Using a complete certified blower door test on every home constructed
- Using energy star appliances in every home (i.e. high efficiency heating, ventilation and air conditioning (HVAC) system water heating systems)
- Using low volatile organic compounds (VOC) materials in all of the homes
- All heat pumps to be 14 seasonal energy efficiency ratio (SEER) or better
- All windows to be double pane
- Low-emissivity (Low E) windows
- All light bulbs to be low watt compact fluorescent light (CFL) or equivalent
- All toilets to be low flow (max 1.5 gal per flush)
- All faucets to have water saving aerators
- Using low volatile organic compounds (VOC) paint
- Choosing native plants as required by the 2010 *Prince George's County Landscape Manual*.

7. **Prince George's County Zoning Ordinance:** The subject application is in compliance with the following requirements of the M-X-T Zone and site design guidelines of the Prince George's County Zoning Ordinance:

a. **Section 27-543.–Uses.**

The uses allowed in the M-X-T Zone are as provided for in the Table of Uses (Division 2 of this Part), including the mix of uses required by Section 27-547(d).

Comment: The proposed single-family detached residential development is a permitted use in the M-X-T Zone subject to Footnote 7, which requires that the maximum number

and type of dwelling units be determined at the time of Conceptual Site Plan approval. The subject project is in conformance with this requirement as the maximum number and type of dwelling units (70 single-family detached dwelling units, 200 townhouse dwelling units, 100 two-family units, and 300 multifamily dwelling units) was determined when the conceptual site plan (CSP-06001-01) was approved for the project on December 10, 2015.

Section 27-546. Site Plan

b. The Planning Board must make the following findings in order to approve a DSP:

(d) **In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:**

(1) **The proposed development is in conformance with the purposes and other provisions of this Division;**

Comment: The proposed development conforms to the purposes as stated in Section 27-542(a) of the Zoning Ordinance and other provisions of the Division of the Zoning Ordinance that pertains to Mixed Use Zones. The purposes of the M-X-T Zone, as stated in Section 27-542(a), include the following:

(1) **To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, and major transit stops, so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;**

Comment: The project promotes the orderly redevelopment of the subject property by redeveloping it with single-family detached units in an organized pattern that provides lots on the northern end of the site and recreational facilities, stormwater management and access to the subdivision on the southern end of the site. The subject project will contribute to the enhancement of the economic status of the county by providing and expanding source of desirable living opportunities for its citizens. Employment opportunities for its citizens will be provided by other phases of the Glenn Dale Commons development.

(2) **To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

Comment: The project implements the vision of the 2006 Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA by providing the residential component of the above vision. Other portions of the larger Glenn Dale Commons development will provide a mix of commercial, office, and residential medium-, and high-density development to create the desired compact and walkable community in accordance with this requirement.

(3) **To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of**

the zone, which might otherwise become scattered throughout and outside the County, to its detriment;

Comment: The subject project comprises a residential development of the larger mixed-use development, Glenn Dale Commons. In its entirety, the project will conserve the value of land and buildings by creating a compact mixed-use development in which people can live, shop, and work, thereby maximizing the public and private development potential in the subject location. Otherwise, the property might be developed with a single use, with the remaining uses located on separate sites throughout the County, without the benefit of being proximate to complementary distinct land uses.

(4) To promote the effective and optimum use of transit and other major transportation systems;

Comment: In a memorandum dated March 15, 2016 (Mokhtari to Grover), the Transportation Planning Section stated that the subject plan conforms to the required findings for a DSP in the M-X-T Zone from the standpoint of transportation.

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;

Comment: The DSP will bring in a low density housing type. The larger CSP includes medium and high-density housing types and new commercial/ retail use, in addition to the existing office use, that will complement each other to create a 24-hour environment to ensure continuing functioning of the project after workday hours through an increase in activity and the interaction between the uses and those who live, work in, or visit the area.

(6) To encourage diverse land uses which blend together harmoniously;

Comment: The proposal is solely for residential land use. However, the larger Glenn Dale Commons development will offer office and retail land uses enabling the subject development to be one of several diverse land uses that will blend together harmoniously in conformance with this requirement. Future phases of the Glenn Dale Commons development will be encouraged to be harmonious in design, to the extent practical, and to be coordinated visually through the site design processes.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

Comment: The subject DSP will provide a low density residential development component of a development that will create dynamic, functional relationships among individual uses within a distinctive character and identity. More particularly, the larger Glenn Dale Commons development as approved in CSP-06001-01 is organized in pods of development. The subject DSP is in what is designated as the “West Cluster.” It, together with the other five clusters,

includes diverse land uses will together create dynamic, functional relationships among individual uses. Distinctive visual character and identity will be ensured, as in the subject DSP, through the development review process and the Planning Board's approval.

(8) To promote optimum land planning with greater efficiency through the use of economies of scale and savings in energy beyond the scope of single-purpose projects;

Comment: Green building techniques are being employed in the subject project, similar to those employed in Leadership in Energy and Environmental Design (LEED), including the following which to the extent practical to promote optimum land use and savings in energy in accordance with these requirements:

- (1) Using a complete certified blower door test on every home constructed
- (2) Using energy star appliances in every home (i.e. high efficiency HVAC and water heating systems)
- (3) Using low VOC materials in all of our homes
- (4) All heat pumps to be 14 SEER or better.
- (5) All windows to be double pane.
- (6) All windows to be low-emissivity (Low E).
- (7) All light bulbs to be low watt CFL or equivalent
- (8) All toilets to be low flow (max 1.5 gal per flush)
- (9) All faucets to have water saving aerators
- (10) Using low volatile organic compounds VOC paint
- (11) Choosing native plants as required by the 2010 *Prince George's County Landscape Manual*

(9) To permit a flexible response to the market; and

Comment: The M-X-T Zone is one of the mixed-use zones that were created to allow developers maximum flexibility to respond to the changing market. The DSP includes 70 single-family detached units, which the applicant has indicated will market well in tandem with the amenities, enhanced design and diverse land uses to be provided in the larger Glenn Dale Commons project. The applicant is proposing to change the unit mix in other portions of the Glenn Dale Commons project, but evidently believes the 70 single-family detached units, will market well in this location.

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

Comment: The applicant is proposing six models for the subject DSP exhibiting aesthetically pleasing architectural design utilizing brick, stone, and vinyl siding. Also provided are multiple elevations of each model resulting in approximately 68 different elevations that could be built within the project's boundaries. This will certainly offer variety. Staff was concerned, however, that enhanced treatment of highly-visible units was not offered in the proffered architecture and has therefore proposed a condition in the Recommendation section of this report

that would require, prior to certificate approval, that the applicant identify within the subdivision highly-visible units to be treated with enhanced architecture to be approved by the Planning Board or its designee in accordance with Condition 2 of the approval of CSP-06001-01, that requires predominant brick and masonry on well-designed façades with regular and attractive patterns of fenestration, use of architectural detail, a minimum of three architectural features and a varied roofline.

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

Comment: The subject property was rezoned to the M-X-T Zone by Amendment 6 of Council Resolution CR-23-2006 that adopted the 2006 East Glenn Dale Sector Plan and SMA. There were no design guidelines or standards prescribed for the property therein. However, such standards were established in the approval of CSP-06001-01. The development proposed by this DSP is subject to the applicable requirements of the Zoning Ordinance for the M-X-T Zone including required findings for approval of a DSP, and the conditions of prior approvals as discussed in Findings 7, 8, 9, 14 and 15 of this report.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

Comment: The subject project has an outward orientation in that the first thing that people will see when accessing it from Hubble Drive will be a well-landscaped stormwater management ponds and the enhanced recreational facilities, serving to physically and visually integrate with the existing adjacent development in accordance with this requirement.

- (4) The proposed development is compatible with existing and proposed development in the vicinity;**

Comment: The proposed residential development is compatible with the existing residential development to the north and east, the proposed Glenn Dale Commons multifamily development and townhomes and two family units, to the east, south and west, respectively. Offices are also located to the west of the project and there are two industrial properties to the south which are vacant. Considerable landscaping has been provided along these boundaries.

- (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

Comment: The subject project involves exclusively residential use. However, the future phases of the Glenn Dale Commons development will provide a complement of diverse uses including commercial, retail and office which will be designed to create a

development capable of sustaining an independent environment of high quality and stability in accordance with this requirement.

- (6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

Comment: The subject project is to be completed in a single phase. Therefore, this requirement is inapplicable to the subject project.

- (7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

Comment: Sidewalks are provided on both sides of the streets internal to this subdivision which will encourage pedestrian activity within the development in conformance with this requirement.

- (8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

Comment: The applicant is providing sidewalks on both sides of all internal roads and crosswalks at all the appropriate locations, which is a safer condition for pedestrians. However, no enhanced pavement has been offered. Additionally, the details provided for items such as benches and trash receptacles on pages 3, 9 and 11 of the landscape set of plans provided for the development vary in quality and aesthetic caliber. Also, there is a disclaimer on all details provided that these items will be as specified on the plan or substitution as approved by Prince George's County Board (PGCB) or their designee. These details include, more specifically, a vinyl privacy fence an accessible metal picnic table a trash receptacle and, picnic tables and benches, bike racks, picnic tables and two types of benches (with and without backs) for the project. In accordance with the above requirement that areas to be used for pedestrian activities or gathering places shall have adequate attention to human scale, high quality urban design and other amenities, staff would recommend, and a condition in the Recommendation section of this staff report that would require, that specialty paving be included in the recreational area and on the crosswalks, and that the applicant commit to providing the more esthetic bench design with a back for all of the benches in the project.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of**

Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

Comment: This requirement was met at time of CSP and need not be revisited at this time.

- (10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

Comment: Conceptual Site Plan CSP-06001-01 was approved for the subject property on December 10, 2015 and a new finding of adequacy was made. Therefore, the subject project is within the six year limitation stipulated above. No new finding regarding the development being adequately served within a reasonable period of time with existing or programmed facilities need not be made.

- (11) **On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

Comment: As the property included in subject DSP-15001 measures 25.99 acres and the property included in the larger CSP-06001-01 measures 74.56 acres, neither exceeds the above-stated acreage of 250 acres and this requirement is inapplicable to the subject requirement.

- c. The subject DSP is in general conformance with the site design guidelines in Section 27-283, which further cross references to the same guidelines in Section 27-274 of the Zoning Ordinance.

8. **Conceptual Site Plan CSP-06001 and its revision:** Conceptual Site Plan CSP-03006 was approved on December 7, 2006, subject to 22 conditions. On February 1, 2007, the Planning Board adopted PGCPB Resolution No. 06-282, formalizing that approval. On December 10, 2015, CSP-06001-01 was approved, subject to 11 conditions and PGCPB Resolution No. 15-127 was adopted formalizing that approval and specifying that the approval of CSP-03006-01 would supersede Conceptual Site Plan CSP-06001. The relevant conditions of PGCPB Resolution No. 15-127 are included in **boldface** type, followed by staff comment:

2. **Prior to approval of each detailed site plan (DSP) for the project, the following information shall be provided, or the issues shall be properly addressed as follows:**

a. If the front façade of the buildings shall be oriented toward all public roadways and other side elevations fronting public roadways shall be treated as highly-visible elevations to include the following:

- (1) A predominant use of brick and masonry, or any combination of both finish materials.**
- (2) Objectively well-designed façades with regular and attractive patterns of fenestration. For the vertically mixed-use buildings, the ground level shall be predominantly store fronts.**
- (3) Use of architectural detail such as, but not limited to, tower elements, keystone arches, or decorative lintels on the elevations.**
- (4) For the side elevations, a minimum of three architectural features shall be provided.**
- (5) A varied roofline.**

Comment: The submitted elevations for architectural models for the subject DSP did not include enhanced side elevations to be utilized on the highly-visible lots, defined above as those side elevations fronting public roadways. Therefore, a proposed condition in the Recommendation section of this staff report would both designate the highly-visible lots in the DSP and require that, prior to certificate approval, the applicant submit for review and approval side architectural elevations for each unit approved for the subdivision that meet the above requirements.

b. Identify the green building techniques to be used in this project and/or provide evidence that green building certification will be obtained.

Comment: Green building techniques to be included in the subject project are as follows:

- Using a complete certified blower door test on every home constructed
- Using energy star appliances in every home (i.e. high efficiency HVAC and water heating systems)
- Using low VOC materials in all of the homes
- All heat pumps to be 14 SEER or better
- All windows to be double pane
- All windows to be low E
- All light bulbs to be low watt CFL or equivalent

- All toilets to be low flow (max 1.5 gal per flush)
- All faucets to have water saving aerators
- Using low volatile organic compounds (VOC) paint
- Choosing native plants as required by the 2010 *Prince George's County Landscape Manual*

As the requirement is stated as and “and/or” the above satisfies this requirement, and the applicant needs not provide evidence that green building certification be obtained.

- c. **In the areas of the development which are to be used for pedestrian corridors and/or as gathering places for people, adequate attention shall be paid to human-scale, high-quality urban design, shade trees and landscaping types and textures of paving materials, street furniture, trash facilities, and lighting.**

Comment: Sidewalks are provided on both sides of all internal roads and a gathering place is provided on Parcel D in the southern portion of the subdivision, where recreational facilities are provided. However, no specialty pavement is utilized and the images provided for the hardscape elements of the design vary. Therefore, in keeping with the requirement that pedestrian corridors and/or gathering spaces be designed with attention to human-scale, high-quality urban and urban design, including textures of paving materials, street furniture, and trash facilities, staff would recommend, and a proposed condition in the Recommendation section of this report would require, that enhanced paving be utilized for the gathering space on Parcel D, crosswalks be provided and that the more ornate of the two options offered for benches and the trash receptacle included on Sheet 11 of the landscape plan be used exclusively for the project. Adequate attention has been paid to shade trees and landscaping by demonstrated conformance to the requirements of the 2010 *Prince George's Landscape Plan Manual*.

- d. **Full cut-off lighting fixtures shall be used.**

Comment: As a detail of the typical lighting fixture has not been included in the subject plans, a proposed condition in the Recommendation section of this staff report would require, that the applicant revise the plans to include a typical lighting fixture and that it be a full cut-off lighting fixture prior to certificate approval.

- e. **The applicant shall demonstrate to the Planning Board that the on-site private recreational facilities will be properly developed and maintained to the benefit of future residents through covenants, a recreational facilities agreement, or other appropriate means, and that such instrument is legally binding upon the subdivider and the subdivider's heirs, successors, and/or assignees.**

Comment: Condition 15 of the approval of PPS 4-06123 (PGCPB Resolution 08-38), requires that an RFA be submitted for approval prior to the submission of final plats.

- f. Provide bicycle parking at appropriate locations for the proposed nonresidential and multifamily buildings.**

Comment: As the subject project involves solely single-family residential and not non-residential or multifamily development, this requirement is inapplicable to the subject project.

- g. The following standards shall apply to the development:**

Standards			
	SFA	SFD	MF
Lot Size	1,800 sf	5,000 sf	N/A
Minimum width at front street R-O-W	N/A	50 feet	N/A
Minimum frontage on culs-de-sac	N/A	25 feet	N/A
Maximum lot coverage	N/A	60%	60%
Minimum front setback from R-O-W	15 feet	20 feet*	30 feet
Minimum side setback	None	5 feet**	30 feet
Minimum rear setback	None	20 feet**	50 feet
Minimum corner setback to side street R-O-W	10 feet	12 feet	N/A
Maximum residential building height	50 feet	35 feet	60
Minimum Green area	N/A	N/A	60 %

Footnote: Modifications to any of the standards may be permitted on a case-by-case basis by the Planning Board at the time of detailed site plan if circumstances warrant.

*** To be determined at Detailed Site Plan review**

**** Garages may be as close as 4 feet**

Comment: The subject project conforms to the above standards for single-family attached development as established in Conceptual Site Plan CSP-06001-01 approval for the subject project.

- h. Provide standard sidewalks along all internal roads, excluding alleys.**

Comment: Standard sidewalks are shown along all internal roads as required.

- i. Explore the possibility to establish a complete internal pedestrian network, pedestrian safety features/locations, and additional neighborhood connections among different pods of the proposed development.**

Comment: The subject project includes sidewalks along all internal roads in accordance with this condition. Also, crosswalks are provided at appropriate locations. As stated in the Transportation Planning Section memorandum dated

February 4, 2016, the sidewalks and crosswalks are adequate to ensure safety in the subdivision and no additional pedestrian facilities appear to be warranted at this time.

3. At the time of detailed site plan for single-family detached units and the two pods of the townhouses and the two-family dwellings (two-over-two condominiums), whichever is applicable, the applicant shall:

- a. Provide adequate on-site recreational facilities to serve the future residents in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*.**

Comment: Adequate on-site recreational facilities designed in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines* have been provided on the plans for the subject single-family detached project. See Finding 6 for a detailed discussion of the provided recreational facilities.

- b. Provide sufficient green open spaces around the centrally-located stormwater management pond to design it as a focal point and meeting place for future residents in this cluster of the Glenn Dale Commons project.**

Comment: Green open space provides the backdrop for the provided recreational facilities adjacent to the centrally-located stormwater management pond in accordance with this condition.

- c. Provide a minimum 60-foot landscape buffer and a minimum 75-foot building setback between the proposed single-family community and Northern Avenue. The buffer and setback shall be measured from the public utility easement along Northern Avenue.**

Comment: The above specified 60-foot-wide landscape buffer and minimum 75-foot-wide building setback between the subject single-family detached community and Northern Avenue are shown on the DSP, on the interior side of the public utility easement (PUE).

5. The applicant may construct a standard sidewalk along the subject site's entire frontage of Northern Avenue, as determined by the Department of Permitting, Inspections and Enforcement (DPIE) with the input from the Glenn Dale Citizen's Association.

Comment: At the time of approval of CSP-06001-01, the Glenn Dale Homeowner's Association and the Forestgate Homeowners Association expressed a preference for directing both pedestrian and vehicular traffic away from the Northern Avenue boundary of the site and toward MD 193 as the residential development to the north is large lot and more rural in character. The Transportation Planning Section, in a memorandum dated February 4, 2016, suggested that the above condition be brought forward to the Recommendation section of this staff report and it is there included to be determined prior to certificate approval of the plans.

9. Total development within the subject property shall be limited to permitted

uses within an M-X-T Zone, which generates no more than 961 AM and 1,117 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require additional conceptual plan approval with a new determination of the adequacy of transportation facilities.

Comment: In a memorandum dated March 15, 2016, the Transportation Planning Section stated that the number of trips to be generated by the proposed 70 single-family detached units would stay within the limitations of this condition. Therefore, a new preliminary plan and determination of adequacy of transportation facilities need not be made at this time.

9. **Preliminary Plan of Subdivision (PPS) 4-06123:** Preliminary Plan of Subdivision 4-06123 was approved for Glenn Dale Commons, Phase 3, by the Planning Board on March 13, 2008 (PGCPB Resolution No. 08-38) with 22 conditions. The conditions that are relevant to the subject DSP are included in **boldface** type below and followed by staff comment:

2. **A Type II tree conservation plan shall be approved at the time of the detailed site plan.**

Comment: Type II Tree Conservation Plan TCPH-156-03-05 is being recommended for approval, with conditions, together with the subject DSP. Should the Planning Board approve it as recommended, the applicant will have met this requirement.

3. **Development of this site shall be in conformance with the Stormwater Management Concept Plan 15253-2006-00, and any subsequent revisions.**

Comment: As stated in the Department of Permitting, Inspection and Enforcement (DPIEs) memorandum dated February 8, 2016, the subject project conforms to Stormwater Management Concept Plan No. 15253-2006-01, dated July 29, 2015, in accordance with this requirement.

5. **The review of the detailed site plan shall include:**

- a. **The placement of additional supplemental landscaping along the properties' frontage with Northern Avenue to protect the semirural, residential character of Northern Avenue from the redevelopment of Glenn Dale Commons and vicinity. The limits of disturbance shall maintain the existing woodland along Northern Avenue, excepting the placement of necessary infrastructure and improvements to Northern Avenue as required by the Department of Public Works and Transportation.**

Comment: The landscape plan provided in the plan set for the project indicates a 60-foot wide landscape buffer interior to the ten-foot-wide public utility easement (PUE) along Northern Avenue in accordance with this requirement. The buffer is proposed to contain a mix of evergreen and ornamental trees, enhanced by shrubs which should help create the protection of the semirural, residential character of Northern Avenue from the redevelopment of Glenn Dale Commons.

- b. **In order to create a pedestrian-friendly, mixed-use environment, sidewalks along all public streets should be required unless modified by the Department of Public Works and Transportation.**

Comment: Sidewalks are provided along both sides of the roads consistent with this requirement.

- c. **A pedestrian connection from the subject site to the active adult component of the Glenn Dale Commons plan (CSP-06001) if determined appropriate. The access location should be provided in the vicinity of Lots 22–24 and could result in the modification to the lotting pattern. If this connection is determined not to be appropriate, the applicant shall identify other opportunities to provide pedestrian connections which could include the construction of a sidewalk off-site along Greenbelt Road (MD 193).**

Comment: The pedestrian connection referenced in this sub-condition is beyond the scope of the subject application.

- d. **Provide minimum 60-foot landscape buffers between the proposed community and Northern Avenue. The buffer shall be measured from the public utility easement along Northern Avenue and shall be located within the proposed development site. Provide minimum 75-foot building setbacks within the proposed development site measured from the public utility easement along Northern Avenue.**

Comment: The 60-foot-wide landscape buffer called for in this sub-condition is indicated along the length of the Northern Avenue frontage of the project as depicted on Sheets 6 and 7 of the Landscape Plan for the project in conformance to this requirement. See Finding 10 for a detailed discussion of the project's conformance with the other requirements of the 2010 *Prince George's County Landscape Manual*.

- e. **The evaluation of the possibility to shift the stormdrain pipe and its easement further to the east, reducing the restriction on Lots 19-23.**

Comment: In a memorandum dated March 17, 2016 (Reiser to Grover), the Environmental Planning Section stated that there is an existing non-regulated drainage ditch located on the easternmost portion of the site which carries surface drainage from the north through the site to a sediment trap in its southeast corner.

The proposed stormdrain pipe would carry the off-site water through the site from north to south, thereby protecting the proposed houses. The pipe has been strategically located on the rear portions of the lots so that a maximum amount of usable yard area could be provided while impacts to the wetland system to the east would be minimized. The pipe has been designed to outfall in the same locations the drainage from the existing sediment trap. The removal of the trap and the installation of the pipe will require minor impacts to the primary management area (PMA). Further, the Environmental Planning Section stated that this small area of PMA had been delineated in association with the wetland and its buffer in the southeastern corner of the site was discussed at time of

approval of the preliminary plan. It was then determined to be an isolated wetland and therefore not designated as primary management area (PMA). However, subsequent revisions to the natural resources inventory (NRI) determined that this area is PMA. The preliminary plan approval included a variation for impacts to this wetland, in any case. As no new impacts to the PMA have been proposed by the subject application, no statement of justification or additional information is needed in order to find conformance to Section 27-285(b)(4) of the Zoning Ordinance.

- 18. In conformance with the approved East Glenn Dale area sector plan and approved CSP-06001, the applicant and the applicant's heirs, successors, and/or assignees shall provide sidewalks along both sides of all internal roads (excluding alleys), unless modified by DPW&T.**

Comment: Sidewalks have been provided on both sides of all roadways internal to the project as required by this condition.

- 20. Total development within the original property (as identified in the approved CSP-06011, PGCPB No. 06-282) shall be limited to uses within the M-X-T Zone that generate no more than 458 AM or 424 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: As per the Transportation Planning Section memorandum dated March 15, 2006, the proposed development of 70 single-family detached units would stay within the above- stated caps, specifically no more than 458 AM or 424 PM peak-hour vehicle trips will be generated by the proposed single-family detached homes. As such, a new preliminary plan of subdivision nor determination of the adequacy of transportation facilities is required for the subject project.

- 10. 2010 Prince George's County Landscape Manual:** Per Section 27-548 of the Zoning Ordinance, landscaping, screening, and buffering within the M-X-T Zone shall be provided pursuant to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Each applicable section of the Landscape Manual is listed below, followed by a discussion of how the subject DSP meets those requirements.

- a. **Section 4.1, Residential Requirements**—Section 4.1 requires that one-family detached dwellings to be placed on lots measuring smaller than 9,500 square feet be planted with two major shade and two ornamental or evergreen trees per lot and that lots measuring between 9,500 square feet and 20,000 square feet provide three major shade and two ornamental or evergreen trees per lot. Section 4.1 also stipulates that one of the required trees be placed in the front yard, or in the case of a corner lot, in the front or side yard facing the street. The applicant has provided two schedules demonstrating conformance with the requirements of Section 4.1 of the Landscape Manual, one for the 63 lots which measure up to 9,500 square feet in size and a second for the seven lots that measure between 9,500 and 19,999 square feet. In the former category, 126 shade and 126 ornamental or evergreen trees are required and the schedule indicates that the requirement is met by providing 126 shade, 63 ornamental, and 62 evergreen trees. The Landscape Manual also requires that one of the shade trees be located on the south and/or west of each residential structure and that this requirement be met by providing one tree on each

lot on the south or west side of the structures and that as required, one tree per lot will be located in the front yard. Note that shade trees planted on the south and/or west side and within 30 feet of a residential structure, which are also located in a front yard may be counted toward both the requirement.

Staff has reviewed the landscape plan and confirmed that the application conforms to the requirements of Section 4.1 of the Landscape Manual.

- b. **Section 4.6, Buffering Residential Development from Streets**—Section 4.6 of the Landscape Manual requires that the rear yards of single-family detached dwellings oriented toward a street be buffered outside of the public utility easement and adjacent to the right-of-way. The width of the bufferyard and the amount of planting required to be included in the bufferyard varies dependent on the classification of the adjacent roadway. In this case, the buffering is required on the northern side of the DSP where the rears of units fronting on Hubble Drive back up to Northern Avenue. As Northern Avenue is classified as a primary street, a minimum of a 20-foot-wide buffer would be required. However, Condition 21 of the approval of Preliminary Plan of Subdivision 4-06123 (PBCPB Resolution No. 08-38) requires that the plans include a minimum 60-foot-wide buffer. The 60-foot-wide buffer is indicated on the submitted landscape plan for the project. Section 4.6 of the Landscape Manual further requires that each 100-linear-foot of the boundary be planted with a minimum of two shade trees, eight evergreen trees, and 12 shrubs every 100 linear feet. The subject project is adjacent to Northern Avenue a total 1,279 linear feet, and the requirements regarding planting in that buffer have been met.
- c. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 of the Landscape Manual requires that incompatible uses be buffered. As the subject single-family detached development adjoins commercial and professional offices on the more northern portion of its western boundary, a “C” buffer is required. Specifically, this requires the provision of a 40-foot-wide building setback, a 30-foot-wide landscape yard and 120 plant units for each 100 linear feet of shared property line. In this case, the shared boundary is 831 feet long and the required plant units are 998. However, the applicant is permitted 50 percent credit in the number of plant units for the provision of a six-foot-high opaque fence or wall located in the bufferyard. The applicant has provided a board-on-board fence in the bufferyard reducing the requirement to 499 plant units.

Type of Planting	Number of Plants	Plant Units Per 100 linear feet	Plant Units Provided
Shade Trees	20	10	200
Evergreen Trees	22	5	110
Ornamental Trees	18	5	90
Shrubs	99	1	99
Total			499

Comment: The application conforms to the requirements of Section 4.7 of the Landscape Manual.

- d. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental

trees, evergreen trees, and shrubs) should be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

Shade trees	50%
Ornamental trees	50%
Evergreen trees	30%
Shrubs	30%

The landscape plan provides 65.2 percent native shade trees, 70.5 percent native ornamental trees, 100 percent native evergreen trees, and 74.6 percent shrubs, meeting and exceeding the above requirements.

11. **Prince George's County Woodland Conservation Ordinance:** The project is grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the project has a previous preliminary plan approval (4-06123). The property is, however, subject to the provisions of the Prince George's County Woodland Conservation Ordinance because it has previously approved Type I and Type II Tree Conservation Plans associated with it, TCPI-03-02-01 and TCPII-156-03-01, respectively. An '-05' revision to TCPII-156-03 was submitted and reviewed together with the subject DSP application. The Environmental Planning Section has reviewed the submitted TCPII and found it is acceptable, provided certain conditions are included in the approval. As those conditions have been included in the Recommendation section of this staff report, it may be said that the subject project conforms to the relevant requirements of the Prince George's County Woodland Conservation Ordinance.
12. **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 (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of ten percent of the gross tract area in tree canopy. The subject property is 25.99 acres in size, resulting in a TCC requirement of 2.59 acres or 112,820.4 square feet. The subject project provides the required schedule showing the requirement being met and exceeded by a combination of on-site woodland conservation (.82 acres or 35,719 square feet), existing trees on-site (.89 acres or 38,768 square feet) by proposed landscape trees (72,075 square feet) for a total of 146,463 square feet of tree canopy coverage provided meeting and exceeding the 112,820.4 requirement.
13. **Referrals:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In a memorandum dated February 5, 2016, the Historic Preservation Section stated that when a conceptual site plan was first submitted for the larger Glenn Dale Commons project, a portion of the developing property proposed for multi-family use as well as existing commercial/office space was located directly adjacent to Good Luck School (Historic Resource #70-087), located at 7600 Northern Avenue. The Good Luck Schoolhouse, constructed c.1899, is one of the oldest extant schoolhouses in Prince George's County. Constructed for African-American students, the school was originally designated as "Colored School #2 in District #14." It is also known as the "Glenn Dale Colored School." This one-room schoolhouse is an example of vernacular educational architecture dating from the turn of the twentieth century. The

school served the Glenn Dale (later known as Brookland) community until it was deemed obsolete in 1935 following the construction of two nearby Rosenwald schools. The school was rehabilitated to serve as a single-family dwelling c. 1938 but, it is currently vacant and deteriorated.

Because the proposed conceptual site plan application was adjacent to a Historic Resource, Subtitle 29 of the Prince George's County Code, Preservation of Historic Resources, required the evaluation of the Historic Resource to determine if it meets the Historic Site Designation Criteria as stated in Section 29-104, Preservation of Historic Resources). In accordance with provisions Section 29-106, and Sections 29-117-119 of the County Code, the Good Luck School property was evaluated by the Historic Preservation Commission (HPC) at its November 17, 2015 meeting. After hearing the Historic Preservation Section (HPS) recommendation on the historic site status of Good Luck School, HPC commissioners voted to table the issue.

At the public hearing on January 19, 2016, the HPC reviewed the staff report, the PowerPoint presentation, and the public testimony received. The HPC voted 6-0-1 (Chairman Thompson voted "present") to remove the Good Luck Schoolhouse (Historic Resource 70-087) and its associated property of 0.5 acre (Parcel 16, Tax Map 36, Grid B1) as a Historic Resource from the Inventory of Historic Resources in the 2010 *Approved Historic Sites and Districts Plan*. Therefore, there are no substantive historic issues connected with the subject project.

- b. **Archeological Review**—In a memorandum dated February 5, 2016, the Historic Preservation Section staff noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. Therefore, the Historic Preservation Section did not recommend that a Phase I archeological survey be completed for the subject property.
- c. **Community Planning**—In a revised memorandum dated March 29, 2016, the Community Planning Section stated the subject project is consistent with Plan Prince George's 2035, it is not consistent with the Approved Glenn Dale-Seabrook-Lanham Sector Plan and Sectional Map Amendment (SMA). More particularly, the Belmont II architectural model, does not offer a side-loaded option so does not meet the Glenn Dale-Seabrook-Lanham Sector Plan's recommendation that garages should be located on the side or rear façade of single-family detached units. The Community Planning Division suggested that the applicant offer a side-loaded version for the Belmont II and that the side-loaded version of all architectural models be made standard, not optional.

Staff has also reviewed the submitted architecture with respect to the requirements of the Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment (Sector Plan) regarding the architecture of the front façades of the units states that:

A building's front façade is its public face and should receive more detailed design treatment than other sides of the building, as its appearance contributes to the character of the public realm. Buildings with garage doors on front façades present large blank spaces to the street and emphasize design meant to accommodate cars, not people.

Garage doors should be located on side or rear façades, where they are not highly visible from the public right of way.

As the overwhelming majority of the lots are too small to accommodate side-loaded architectural models, staff would recommend a condition in the Recommendation section of this report would require that the applicant revise the plans to provide carriage house-style hardware on the garage doors to present a more pleasing aspect of the façades which form a “public face in the public realm” as per the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan. The language in the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan is precatory not mandatory (“should” instead of “shall”).

Comment: Note that Conceptual Site Plan CSP-06001-01, approved by the Planning Board on December 10, 2016 (PGCPB Resolution No. 15-127) for the overall Glenn Dale Commons project, of which the subject application is a part, includes approximately 214,969 square feet of existing commercial/office space to remain and 50,000 square feet of commercial/retail space which, together with the proposed and other residential land use to be included in the larger project, meets this requirement. Regarding the concerns regarding the architectural design, staff has included a condition in the Recommendation section of this report that would require that, where possible, garages be reoriented to the side or the back of architectural models and/or that the architectural design of the garage doors be enhanced by the addition of windows, carriage style hardware or other architectural detail.

d. **Transportation**—In a memorandum dated March 15, 2016, the Transportation Planning Section offered the following comments:

- (1) The Transportation Planning Section has reviewed the DSP application referenced above. The subject property consists of approximately 26 acres of land in the M-X-T Zone. The property is located in the northeastern quadrant of the Aerospace Road and Hubble Drive intersection. Aerospace Drive extends south to Greenbelt Road (MD 193), where there is a signalized intersection. The applicant proposes in the subject application to construct a total of 70 single-family detached residential units, bounded to the south by Section 4 of the Glenn Dale Commons development and vacant and occupied commercial and industrial uses in the I-1 Zone; to the east by single-family residential units and the multifamily portion of the Glenn Dale Commons development; to the north by vacant and occupied residential uses; and to the west by vacant and occupied commercial and industrial land uses in the I-1 Zone. The subject site is also located within the boundaries of the area covered by the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* and is a part of the Established Communities portion of the County as defined in the *Plan Prince George’s 2035 Approved General Plan*.

The application is subject to the transportation-related requirements of previous Planning Board and/or District Council actions as follow:

- (2) On March 28, 2006, the Prince George’s Council Resolution CR-23-2006 rezoned all parcels within the area known as Glenn Dale Commons to M-X-T Zone.

- (3) On February 1, 2007, the Planning Board approved Conceptual Site Plan CSP-06001 (PGCPB Resolution No. 06-282) with 22 conditions. However, this approval was entirely superseded by the approval of CSP-06001-01 (PGCPB Resolution No. 15-27) on December 10, 2015. See Finding 11 for a detailed description of the relevant transportation-related requirements of that approval.
- (4) On March 13, 2008, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-06123 (PGCPB No. 08-38) dividing the 28.53-acre site comprised of five acreage and two platted parcels into 70 lots and 7 parcels, subject to 22 conditions. See Finding 10 for a detailed discussion of the relevant transportation-related conditions of that approval.
- (5) The Transportation Planning Section reviewed the traffic study, dated October 20, 2015, for CSP-06001-01, which assumed the total development for the entire Glenn Dale Commons which consisted of 50,000 square feet of commercial retail space, 171 townhouse units, 70 single-family residential units, 79 two-over-two condominium residential units, and 250 multifamily units. The projected AM and PM peak-hour vehicle trips associated with these uses were assumed to be no more than 961 AM or 1,117 PM peak-hour vehicle trips. The current proposal will not exceed these trip caps.

Note that transportation adequacy findings is not required for the subject application as they were made with the approval of CSP-06001-01 on December 10, 2015, which is within six years and no new adequacy findings are required.

Mentioning that on-site circulation was found acceptable as presented in the submitted plans, the Transportation Planning Section concluded that they found the plan in conformance with the required findings for approval of the detailed site plan from the standpoint of transportation.

- e. **Subdivision**—In a memorandum dated February 29, 2016, the Subdivision Section offered the following comments:

The subject site is the subject of Preliminary Plan of Subdivision (PPS) 4-06123 for Glenn Dale Commons, Phase 3, which was approved by the Planning Board on March 13, 2008 (PGCPB Resolution No. 08-38) with 22 conditions and is valid until December 31, 2017. Phase 3 is one phase within the Glenn Dale Commons development, a proposed 5 phased project, and is located in the northernmost portion of the subdivision, south of Northern Avenue. The site is included within the limits of CSP-06001-01 (PGCPB Resolution No. 15-127) for the Glenn Dale Commons development. The PPS was approved for a total of 70 lots and 7 parcels. Any additional development will require a new PPS. See Finding 10 for a detailed description of the conditions of approval of PPS 4-06123 that are relevant to the review of the subject project. The Subdivision Section then stated, with regard to the proposed site plan that the 70 single-family dwelling unit lots approved with the PPS gained access from Hubble Drive and proposed a combination of public streets and private alleys. Thirty-two of the lots were set around the perimeter of the central area of the site and were proposed with direct access to an internal public street. Thirty-eight of the lots were planned to front that public street but were proposed to be developed as “rear-load” lots and would gain vehicular access from the rear of the lots via private alleys to be owned and maintained by a homeowners association (HOA).

Further, the proposed DSP removes all of the alleys, providing all 70 single-family dwelling units direct access onto public streets. Thirty-six lots are set around the perimeter, and thirty-four lots in the interior two blocks are planned to front and have access onto the public streets. The DSP shows open space Parcel B, Block A as an opportunity for passive recreation space central to this phase of development. With the proposed revisions, the DSP is in substantial conformance with the layout of PPS 4-06123. However, the applicant has relocated the tot-lot to Parcel E, at the rear of Lots 2 and 3, Block B. This relationship was not supported at the time of PPS, and is not supported now. The tot-lot should be removed from this location. Additionally, the Subdivision Section proposed certain conditions to correct technical errors and to relocate the tot-lot as discussed above. Regarding the later phase of approval of a record plat for the project, the Subdivision Section stated that failure of the DSP and record plat to match (including bearings, distances, and lot sizes) would result in permits being placed on hold until the plans are corrected.

In conclusion, the Subdivision Section stated that if their proposed conditions are included in the Recommendation section for the case, the DSP may be found to be in substantial conformance with the preliminary plan of subdivision.

Comment: The conditions proposed by the Subdivision Section have been included in the Recommendation section of this staff report.

- f. **Trails**—In a memorandum dated February 4, 2016, the Transportation Planning Section stated that they had reviewed the DSP for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale* (SMA) in order to implement planned trails, bikeways, and pedestrian improvements and offered the following comments:

The subject application proposes 70 single-family detached dwelling units within Phase 3 of the larger Glenn Dale Commons development. The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale* (SMA). The subject application consists of Phase 3 of the larger Glenn Dale Commons development that was approved as CSP-06001-01. Due to the location of Glenn Dale Commons partially within the Greenbelt Road Corridor (per the Adequate Public Pedestrian and Bikeway Facility Areas Map), it will be subject to Section 24-124.01 of the Subdivision Regulations (the Adequate Public Pedestrian and Bikeway Facilities) and the “Transportation Review Guidelines – Part 2, 2013” at the time the Preliminary Plan of Subdivision is revised.

Comment: Revision to the preliminary plan of subdivision, however, is not required prior to approval of the subject DSP.

Previously approved CSP-06001-01 (PGCPB Resolution No. 15-127), which entirely supplanted the CSP-06001 approval included Conditions 4, 5 and 6 which is related to bikeway signage, sidewalk construction and pedestrian connectivity. See Finding 9 of this staff report for a detailed discussion of relevant Conditions 4, 5 and 6. Preliminary Plan 4-06123. The approval of Preliminary Plan of Subdivision 4-06123 (PGCPB Resolution No. 08-38) also included several conditions of approval related to bike and pedestrians facilities: See Finding 10 for a detailed discussion of the subject project’s conformance to relevant Condition 5.

The subject application is within a partially developed area between Northern Avenue and MD 193. Some office buildings and residential uses exist in the immediate vicinity and the Glenn Dale Commons development proposes additional development on some of the undeveloped parcels. Three master plan trail/bikeway recommendations are in the vicinity of the subject site. These include designated bike lanes and continuous sidewalks along MD 193, a bikeway along Northern Avenue, and a trail connection from the northern terminus of Forbes Boulevard to the north. The area master plan also identifies Northern Avenue as a “priority sidewalk corridor” as noted in the strategy below:

Designate Brookland Road, Facchina Lane, Hillmeade Road, and Northern Avenue as priority sidewalk corridors (area master plan, page 30).

The area master plan also includes a strategy for incorporating trail connections into new development where feasible. This strategy supports the recommendations for a connection from Forbes Boulevard north to Northern Avenue and as noted below:

Incorporate trails into new subdivisions as development occurs. Provide trail connections between subdivisions and land uses to the extent feasible (area master plan, page 31).

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) includes several policies related to pedestrian access and the provision of sidewalks. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians and provision of complete streets:

Policy 1:

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2:

All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Comment: The Preliminary Plan for Phase 3 indicates a network of sidewalks along both sides of the internal roads, consistent with the policies of the MPOT. The possible sidewalk along Northern Avenue was addressed at the time of CSP and its requirements are discussed in detail in Finding 9. Sidewalks appear to be provided on both sides of all internal roads, excluding alleys. Trails and internal paths are provided elsewhere in the larger development as well, but these are all in other phases of the subject property. Crosswalks appear to be provided at appropriate locations and, given the single-family nature of the application, no additional treatments appear to be warranted at this time.

The area master plan also included a recommendation that new development incorporate a variety of pedestrian safety features and amenities, as noted below:

Incorporate pedestrian safety features such as raised crosswalks, improved lighting, curb bump-outs, and pedestrian signals into new development and redevelopment.

Comment: Crosswalks are provided at all appropriate locations. Sidewalks are provided along both sides of all internal roads. Internal trails are provided elsewhere on the subject site, but given the single-family nature of the subject site, no additional treatments appear to be necessary for the subject project.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends a trail connection from the end of Forbes Boulevard to Northern Avenue as shown on the MPOT map. Potential alignments for this trail or sidewalk connection have been evaluated at the time of prior approvals. However, at the time of the original CSP approval, testimony was provided from both the Glenn Dale Citizens Association and the Forestgate Homeowners Association that both vehicular and pedestrian access from Glenn Dale Commons be directed to MD 193, not Northern Avenue, due to the largely residential, large-lot nature of the development north of the subject site. Based on the testimony at that time, this pedestrian connection was not required as part of the original approval, and staff does not recommend it now as part of the subject DSP as the recommendations of the surrounding communities remains unchanged.

Major Issues

Due to the site's location within the University Boulevard Corridor (per the Adequate Public Facility Review Map of the General Plan), a portion of the Glenn Dale Commons site is subject to the requirements of Section 24-124.01 and the associated "Transportation Review Guidelines – Part 2, 2013." These requirements and the necessary finding of adequacy will be made at the time of Preliminary Plan. However, the portion of the larger Glenn Dale Commons project currently under consideration does not require a new Preliminary Plan and is not subject to Section 24-124.01.

Conclusion

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, and meets the findings required for a conceptual site plan if the application were to be approved with the following conditions:

- (1) Prior to issuance of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210.00 to the Prince George's County Department of Public Works and Transportation (DPW&T) for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III bikeway. A note shall be placed on the final plat for payment to be received prior to issuance of the first building permit.
- (2) The applicant may construct a standard sidewalk along the subject site's entire frontage of Northern Avenue, as determined by the Department of Permitting, Inspections and Enforcement (DPIE) with the input from the Glenn Dale Citizen's Association.
- (3) Provide standard sidewalks along both sides of all internal roads (excluding private alleys) unless modified by DPIE.

Comment: The Transportation Planning Section’s proposed conditions regarding non-motorized transportation have been included in the Recommendation section of this staff report.

- g. **Permits**—In a memorandum dated March 3, 2016, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or have been worded as conditions in the Recommendation section of this staff report.
- h. **Environmental Planning**—In a memorandum dated March 14, 2016, the Environmental Planning Section stated that the DSP and TCPII tree conservation plan recommend approval of DSP-15001 and TCPII-156-03-05 subject to the conditions, from an environmental perspective. As background, the Environmental Planning Section stated that they had previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
CSP-06001	TCP1-003-02-01	Planning Board	Approved	12/7/06	06-282
4-06123	TCP1-003-02-02	Planning Board	Approved	3/13/08	08-38
CSP-06001-01	TCP1-003-02-03	Planning Board	Approved	12/10/15	15-127

They all noted that Natural Resource Inventory, NRI-076-06-01, that was approved on August 27, 2015 was submitted with the plans and that the proposed development includes 70 single-family detached residential units. Further, they stated that the project is grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the project has a previous preliminary plan approval (4-06123).

For a discussion of environmentally-related conditions 1, 2, 3, 5, and 6 of Conceptual Site Plan CSP-06001-01 (PGCPB Resolution No. 15-127), see Finding 9.

Natural Resources Inventory

An approved Natural Resources Inventory, NRI-076-06-01, which was approved August 27, 2015 was submitted and the subject plan conforms to the NRI.

Woodland Conservation

The Environmental Planning Section then stated that the property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because it has previously approved Type I and Type II Tree Conservation Plans associated with it, TCPI-03-02-01 and TCPII-156-03-01, respectively. An ‘-05’ revision to TCPII-156-03 was submitted with the application.

The 74.56-acre site contains 20.07 acres of existing woodland on the net tract and 0.74 acres of woodland within the 100-year floodplain; however, the worksheet shown on the plan shows 19.67 acres of existing woodland and 0.79 acres of wooded floodplain. The worksheet shown on the plan must be revised to show the existing woodland and woodland in the floodplain as shown on the previously approved plans. The site has a Woodland Conservation Threshold (WCT) of 10.91 acres, or 15 percent of the net tract. Because the overall site will be redeveloped/developed in phases, a phased worksheet is shown on the TCP. The overall site’s cumulative woodland conservation requirement of

19.85 acres is proposed to be met in different phases. On the TCP, Phase 3 shows 0.82 acres of on-site preservation, 1.08 acres of on-site reforestation, and 6.50 acres of credit for off-site woodland conservation met on another property. It should be noted that the 6.50 acres of the off-site mitigation for Phase 3 has already been acquired as part of a previous TCPII approval and permit issuance for this site.

The tree conservation plan has been reviewed and requires technical revisions to be in conformance with the Woodland and Wildlife Habitat Conservation Ordinance. The approval block must be updated to move the previous approval information that has been typed-in up one row so that the '-05' line is free for the current approval and to revise the plan number to use a roman numeral (TCPII-156-03). The title of the plan must be revised to use a roman numeral (TCPII) because the plan is grandfathered. The standard property owner's awareness block must be revised to type-in the name of the person signing the plan. If the signatory of the owner's awareness certification block is an LLC, a corporate acknowledgement form must be submitted demonstrating that the person signing has authority to do so.

The edge of all limits of disturbance that clear or are adjacent to woodland require temporary tree protection device. Temporary tree protection device must be added to all vulnerable clearing edges and the standard temporary tree protection fence detail must be added to the plan, and the symbol must be added to the legend. The match lines and key map must be revised to ensure that accurate sheet references are provided. Note 9 of the standard TCP2 notes must be revised to indicate that the plan is grandfathered.

After all revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revisions made.

Recommended Condition: Prior to certification of the DSP, the TCPII shall be revised as follows:

- (1) Revise the existing woodland and the woodland within the 100-year floodplain areas in the worksheet to reflect the areas shown on previously approved plans (20.07 and 0.74 respectively).
- (2) Revise the approval block to use a roman numeral for the Type II Tree Conservation Plan number (TCPII-156-03) and to move the typed-in previous approval information up one row, leaving the '-05' line blank.
- (3) Revise the title of the plan to use a roman numeral (TCPII).
- (4) Revise the standard property owner's awareness block to type-in the name of the person signing the plan. Provide a corporate acknowledgement form as needed.
- (5) Show temporary tree protection device along the edge of all vulnerable woodland edges (clearing or work adjacent to existing woodland).
- (6) Add the standard temporary tree protection fence detail to the plan, and the standard symbol to the legend.

- (7) Revise the match-line references and key maps to ensure accurate references.
- (8) Revise standard Note 9 to indicate that the plan is grandfathered.
- (9) Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.

Comment: The Environmental Planning Section's proposed conditions have been included in the Recommendation section of this staff report.

- i. **Prince George's County Fire Department**—In a memorandum dated March 8, 2016, the Prince George's County Fire Department offered information regarding private road design, the location and performance of fire hydrants and needed accessibility.
- j. **Department of Permitting Inspections and Enforcement (DPIE)**—In a memorandum dated February 8, 2016, DPIE stated that frontage improvements and right-of-way dedication for Hubble Drive within the limits of this DSP would be required, designed in accordance with the Department of Public Works and Transportation (DPW&T) Urban Primary Residential roadway standards and that improvements to Galaxy View Lane, within the limits of this DSP, would have to be designed in accordance with DPW&T's Urban Residential roadway standards would also be required. Lastly, DPIE stated that frontage improvements and right-of-way dedication along Northern Avenue are to be designed in accordance with DPW&T's residential roadway standards. In conclusion, DPIE offered a number of comments regarding the stormwater management that must be addressed prior to the technical stormwater management plan will be approved for the site. However, the required conceptual stormwater management approval, as indicated above has been granted by DPIE.
- k. **Prince George's County Police Department**—At the time of this writing, staff has not received comment from the Prince George's County Police Department regarding the subject project.
- l. **Prince George's County Health Department**—In a memorandum dated March 3, 2016, the Prince George's County Health Department stated that their Environmental Engineering/Policy Program had completed a health impact assessment review of the DSP-15001, Glenn Dale Commons project and offered the following comments and recommendations. Each comment is included in **boldface** type below, followed by staff comment:

Research shows that access to public transportation can have major health benefits as it contributes to good connectedness and walkability. Indicate on future plans related to this development project the proposed means of connecting to neighboring communities through public transportation.

Comment: The case has been reviewed by the Transportation Planning Section for pedestrian and bicycle accessibility and trails, and their proposed conditions in this respect have been included in the Recommendation section of this report. Therefore, the application successfully addresses the Health Department's concerns in this respect.

Consider including in the design plans “pet friendly” amenities for pets and their owners. Designated park areas may consist of the appropriate safe playing grounds, signage, and fencing. Pet refuse disposal stations and water sources are strongly recommended at strategic locations.

Comment: The Health Department’s comments with respect to pets have been passed onto the applicant, who will duly consider them and implement the Health Department’s recommendation in this respect as they feel advisable. Note that provisions for pets as described above if instituted at a later date than this approval, may require a revision to the DSP.

Health Department permit records indicate there are more than 5 carry-out/convenience store food facilities, and one market/grocery store within a ½ mile radius of this location. A 2008 report by the UCLA Center for Health Policy Research found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and a reduced prevalence of overweight and obesity. Future planning should consider designating retail space to businesses that provide access to healthy food choices within the commercially zoned area.

Comment: The subject DSP for 70 single-family detached units does not have the ability to influence the location of markets, grocery stores and supermarkets. The Community Planning Division has been provided with a copy of the Health Department’s comments on this DSP and will take it into account in future planning efforts in accordance with this concern.

During the construction of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Comment: A proposed condition regarding dust impacts as specified above has been included in the Recommendation section of this staff report.

Indicate the noise control procedures to be implemented during the construction phase of this project. No construction noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.

Comment: A proposed condition regarding noise impacts of construction as specified above has been included in the Recommendation section of this staff report. However, note that the reference to authority regarding noise has been corrected to refer to the Code of Maryland Regulations (COMAR), which is state law as opposed to Subtitle 19 of the Prince George’s County Code.

The public health value of access to active recreational facilities has been well documented. Indicate the location of active recreational facilities within ¼ mile of the proposed residences.

Comment: The subject DSP for 70 single-family detached units plans to provide the following recreational facilities for the project on Parcel D:

- (1) Two 60-foot by 90-foot or 5,400-square-foot open play areas;
- (2) A combined tot-lot and pre-teen lot;
- (3) A community garden;
- (4) A trail with six exercise stations;
- (5) A picnic area with grills and picnic tables;
- (6) A pavilion;
- (7) A second tot-lot.

These are all within a quarter mile of the proposed single-family detached units. Note, however, that the subject DSP is also a part of the larger CSP-06001-01, which requires that the subject DSP and DSP-06072-01 in the western portion of the Glenn Dale Commons site, provide additional outdoor recreational facilities should be provided within each pod of development and around the centrally-located green open space surrounding the pond as the focal point of the west cluster. Further, the CSP stated that at the time of the DSP covering the two pods of townhouse and two-family development in the west cluster, the Urban Design Section will ensure the adequacy and proper siting of the required recreational facilities in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. The Urban Design Section has reviewed the location and details of the provided recreational facilities and finds that it meets these requirements.

Comment: It would appear that the subject project will provide adequate recreational facilities which successfully addresses the Health Department's concern regarding their provision.

- m. **The State Highway Administration (SHA)**—In an e-mail dated February 11, 2016, SHA stated that they had no comment on the project and would defer to the Maryland-National Capital Park and Planning Commission (M-NCPPC) Transportation Planning Section regarding the need for a traffic impact study.
- n. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum received February 8, 2016, WSSC offered standard comments provided for all submitted plans that they consider critical for being able to provide water and sewer service to the subject development. These comments have been passed on to the applicant and will be addressed through WSSC's separate permitting process.
- o. **Verizon**—In an e-mail dated March 23, 2016, a representative of Verizon requested that the applicant provide a ten-foot-wide public utility easement (PUE) along all dedicated roadways. This information has been provided to the applicant as easements may not be created at the time of a detailed site plan approval.
- p. **Potomac Electric Power Company (PEPCO)**—At the time of this writing, staff has not received comment from PEPCO regarding the subject project.
- q. **Department of Parks and Recreation (DPR)**—DPR, in an e-mail dated April 4, 2016, provided no additional comments on this DSP citing that all recreational facilities provided with this DSP are private in nature.

14. Based on the foregoing and as required by Section 27-285(b)(1) 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.
15. Based on the foregoing and as required by Section 27-285(b)(4) of the Zoning Ordinance the detailed site plan demonstrates that regulated environmental features have been preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommends APPROVAL of Detailed Site Plan DSP-15001 and Type II Tree Conservation Plan TCPII-156-03-05, Glenn Dale Commons, Phase 3, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made:
 - a. A standard sidewalk shall be included along the subject site's entire frontage of Northern Avenue, unless modified by the Department of Permitting, Inspections and Enforcement (DPIE), with the input from the Glenn Dale Citizen's Association.
 - b. Standard sidewalks shall be shown along both sides of all internal roads (excluding private alleys) unless modified by the Department of Permitting, Inspections and Enforcement (DPIE).
 - c. The proposed uses and future conveyance of parcels shall be labeled on the plans.
 - d. The tot-lot proposed within Parcel E, Block shall be removed.
 - e. A General Note shall be added to the plans stating that "decks shall be allowed in Glenn Dale Commons, Phase 1" and a note is included on the coversheet of the plan set, under "Development Standards in accordance with CSP-06001-01" and shall be entitled "Development Standards in accordance with DSP-06072-01.
 - f. Ramps and depressed curbing as necessary to ensure accessibility for the physically handicapped shall be shown on the site plan.
 - g. A lot coverage chart shall be indicated on the site plan.
 - h. The TCPII shall be revised as follows:
 - (1) The unmitigated 65 dBA Ldn noise contour shall be shown in the same location that it is shown on TCPI-003-02-03.
 - (2) The existing woodland and the woodland within the 100-year floodplain areas shall be revised in the worksheet to reflect the areas shown on previously approved plans (20.07 and 0.74 respectively).

- (3) The approval block shall be revised to use a roman numeral for the plan number (TCPII-156-03) and the typed-in previous approval information shall be moved up one row, leaving the '-05' row blank.
 - (4) The title of the plan shall be revised to use a roman numeral (TCPII).
 - (5) The standard property owner's awareness block shall be revised to type in the name of the person signing the plan. A corporate acknowledgement form shall be provided if appropriate.
 - (6) Temporary tree protection devices shall be provided along all vulnerable woodland edges (clearing or work adjacent to existing woodland).
 - (7) A standard temporary tree protection fence detail shall be included on the plan, and the standard symbol for same shall be added to the legend.
 - (8) The match line references and key maps shall be revised as necessary so as to ensure accuracy.
 - (9) Revise Standard Note 9 shall be revised to indicate that the plan is grandfathered.
 - (10) The qualified professional who prepared the plan shall sign and date the TCPII and update the revision box with a summary of the revision.
- i. Elevation 8 of the Concord II architectural model shall provide brick across the entire façade except where window trim and/or architectural detail make it impossible and the windows shall be redesigned to include mullions in both their upper and lower portions. On the Waterton model, Elevation 3, shall be redesigned to include mullions on both the upper and lower portions of its windows.
 - j. A template sheet shall be provided in the plan set including the footprint of each model and its base finished square footage.
 - k. The following lots on the indicated blocks shall be clearly designated as highly visible on the DSP coversheet and individual sheets of the DSP as "highly visible."
 - (1) Block A – Lots 1, 3, 6, and 7;
 - (2) Block B – Lots 1, 35 and 36; and
 - (3) Block C – Lots 9, 10, 19.
- l. Per Condition 2 of the approval of Conceptual Site Plan CSP-06001-01, the following shall apply to highly-visible lots:
 - (1) A predominant use of brick and masonry, or any combination of both finish materials.
 - (2) Objectively well-designed façades with regular and attractive patterns of fenestration. For the vertically mixed-use buildings, the ground level shall be predominantly store fronts.

- (3) Use of architectural detail such as, but not limited to, tower elements, keystone arches, or decorative lintels on the elevations.
- (4) For the side elevations, a minimum of three architectural features shall be provided.
- (5) A varied roofline.

The enhanced elevations to be utilized on the highly-visible lots shall be approved by the Planning Board or its designee prior to certificate approval of the plans.

- m. The applicant shall provide scaled, color elevations of the play equipment with materials indicated. Such elevations shall be approved by the Planning Board or designee prior to certificate approval.
 - n. The applicant shall remove information regarding the following fitness stations as they are not proposed to be included in the subject project:
 - Body Curl Station;
 - Bean Hop Station;
 - Push-Up Station; and
 - Balance Beam Station;
 - Scaling Wall Station; and
 - Vault Bar Station.
 - o. The applicant shall correct the labeling of the second multi-play structure included on Sheet 11 of the Landscape Plan to indicate that the age levels of the possible users.
 - p. The applicant shall expand General Note #5 to include a reference to the Optional Method of Development as well as the Permitted FAR.
 - q. The applicant shall include specialty paving in the recreational area and on the crosswalks, and shall utilize the more decorative bench with a back (detail one of 11) as included on Sheet 11 of the landscape plan and the trash receptacle included thereon (detail one of 11) be utilized exclusively for the project. The type of specialty paving to be utilized shall be approved by the Planning Board or its designee.
 - r. The coversheet of the DSP shall be revised to reflect that the development standards in the Development Standards chart is derived from CSP-06001-01 per PGCPB Resolution No. 15-127 instead of CSP-06001 per PGCPB Resolution No. 06-282.
 - s. The plans shall be revised to include a detail for the light fixture to be utilized for the project t, to be approved by the Planning Board or its designee.
 - t. Carriage-style hardware shall be utilized on all garage doors.
2. Prior to issuance of building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210.00 to the Prince George's County Department of Public Works and Transportation (DPW&T) for the placement of a bikeway sign along Northern Avenue, designated a Class III bikeway.

3. Prior to approval of a final plat for the project, a note shall be placed thereon stating that payment for the required bikeway sign(s) shall be received prior to issuance of the first building permit.