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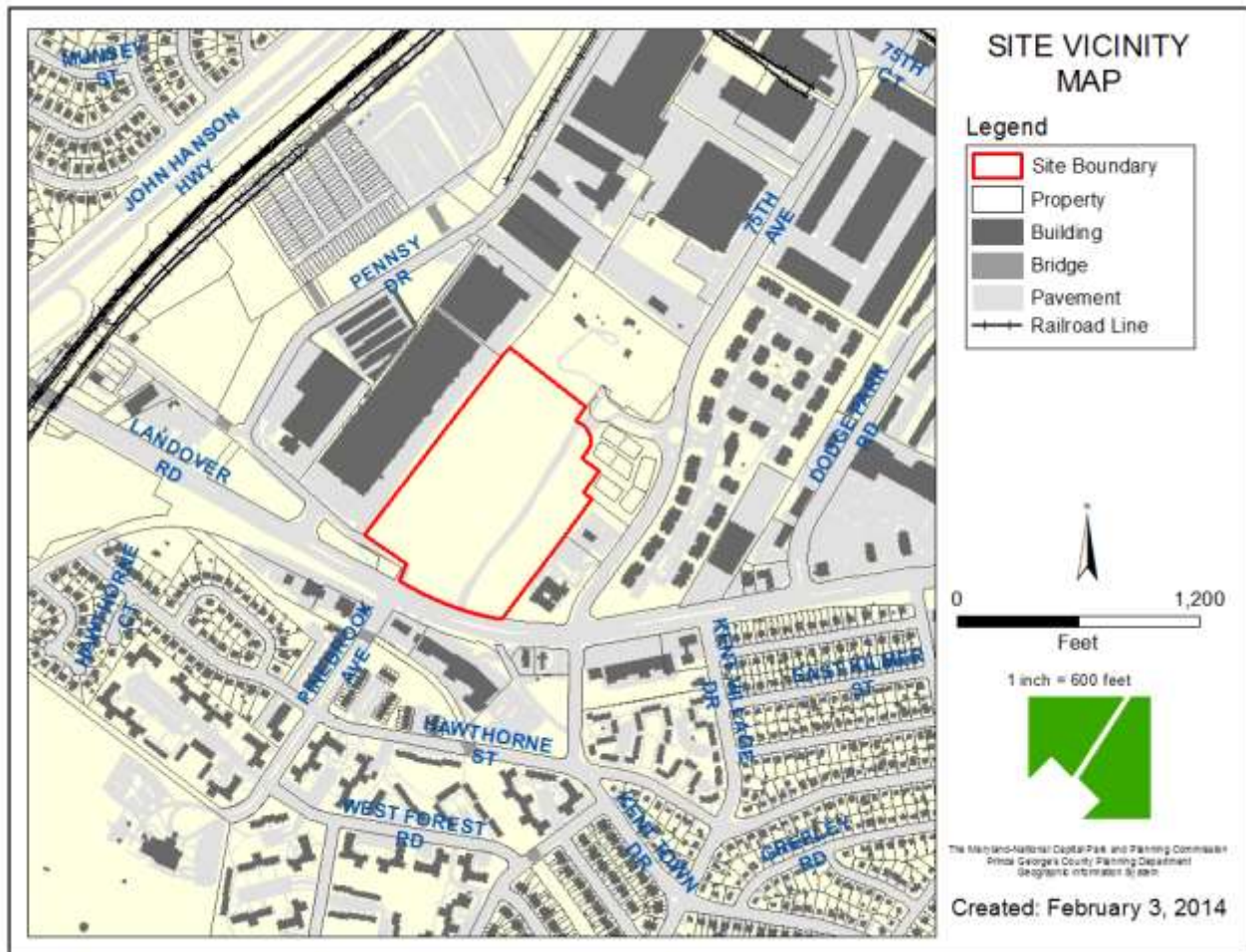
## Detailed Site Plan

## DSP-15003

Application	General Data	
<b>Project Name:</b> The Ridges at Landover Metro  <b>Location:</b> Northwest quadrant of the intersection of Landover Road (MD 202) and 75th Avenue, on north side of Landover Road.  <b>Applicant/Address:</b> SM Waterford Estates, LLC. 11111 Sunset Hills Road, Suite 200 Reston, VA 20190	Planning Board Hearing Date:	06/25/15
	Staff Report Date:	06/11/15
	Date Accepted:	04/22/15
	Planning Board Action Limit:	07/01/15
	Plan Acreage:	23.57
	Zone:	R-18
	Dwelling Units:	358
	Gross Floor Area:	N/A
	Planning Area:	72
	Council District:	05
	Election District	20
	Municipality:	N/A
	200-Scale Base Map:	204NE06

Purpose of Application	Notice Dates	
Residential revitalization detailed site plan for 165 fee-simple townhouses and 193 residential condominium units, for a total of 358 dwelling units.  A Waiver request from Section 25-128(b), Tree Canopy Coverage.	Informational Mailing:	03/06/15
	Acceptance Mailing:	04/15/15
	Sign Posting Deadline:	05/26/15

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Henry Zhang, AICP, LEED AP <b>Phone Number:</b> 301-952-4151 <b>E-mail:</b> Henry.Zhang@ppd.mnccppc.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: Residential Revitalization Detailed Site Plan DSP-15003  
The Ridges at Landover Metro

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance, specifically Section 27-445.10, Residential Revitalization, and the Multifamily Medium Density Residential (R-18) Zone;
- b. The requirements of Preliminary Plan of Subdivision 4-13031;
- c. The requirements of the *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referrals.

FINDINGS

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

1. **Request:** The subject application is for approval of a residential revitalization detailed site plan (DS) for 165 fee-simple townhouse units and 193 residential condominium units, of which 154 are two-family dwelling units (tow-over-two) and 39 are townhouse units, for a total of 358 dwelling units.

## 2. Development Data Summary

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	R-18	R-18
Use(s)	Vacant	Single-Family Attached and Residential Condominium
Acreage	23.57	23.57
<b>Total number of units</b>	<b>0</b>	<b>358</b>
<b>Condominium units</b>	<b>-</b>	<b>193</b>
20-foot-wide Townhouses	-	16
16-foot-wide Townhouses	-	23
Two-Family Dwellings	-	154
<b>Fee-simple townhouse units</b>	<b>-</b>	<b>165</b>
20-foot-wide models	-	81
24-foot-wide models	-	84

### OTHER DEVELOPMENT DATA

<b>PARKING</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>Total Spaces</b>	<b>488*</b>	<b>663</b>
16-foot Townhouse (23 Condominium units with one car per unit)	33	23 (1-car garage)
20-foot Townhouse (81 fee-simple units and 16 Condominium units)	138	194 (2-car garage)
24-foot Townhouse (84 fee-simple units )	120	168 (2-car garage)
Two-Family Dwellings (77 2BRs @ 1.66 and 77 3BRs @ 1.99 spaces)	197	154
Additional on-street surface parking spaces	-	116
Spaces for the physically-handicapped	5 spaces†	8 spaces

**Notes:** \*Section 27-445.10(b)(5) of the Zoning Ordinance allows up to a 30 percent reduction to the regular parking requirements in accordance with Section 27-568. The required parking space number shown above is calculated after the 30 percent reduction. The applicant provides approximately 95 percent of the required number of parking spaces.

†Section 27-566 requires five spaces to be designated for the physically-handicapped if the number of on-street parking spaces is 101–150. The application has 697 parking spaces required by the Zoning Ordinance without the 30 percent reduction allowed by the residential revitalization provision, however, only 116 are provided as on-street parking. Thus, a minimum of five parking spaces for the physically-handicapped is required, and the applicant provides eight spaces, which exceeds the parking requirement for the physically-handicapped.

<b>Architectural Data</b>	<b>Base Finished Area (sq. ft.)</b>
Atkinson (2-car front-loaded 24-foot-wide)	1,512
Adams (2-car rear-loaded 20-foot-wide)	1,696
Perry (1-car rear-loaded 20-foot-wide)	1,194
Stockton (1-car rear-loaded 16-foot-wide)	1,714
<b>Two-over-two models</b>	1,696
Jordan (Lower level unit, 1-car)	1,493
Rathburn (Upper level unit, 1-car)	2,429

3. **Location:** The subject property is located in the northwest quadrant of the intersection of Landover Road (MD 202) and 75th Avenue, on north side of Landover Road, inside the Capital Beltway (I-95/495), in Planning Area 72, and Council District 5.
4. **Surrounding Uses:** The property is surrounded by a mix of developed land in the Light Industrial (I-1), Multifamily Medium Density Residential (R-18), Commercial Shopping Center (C-S-C), and Commercial Office (C-O) Zones. Adjoining the subject property to the west is property in the I-1 Zone and to the north is Beall's Pleasure in the R-18 Zone, Historic Site 72-2, which is also individually listed in the National Register of Historic Places (1979), and the right-of-way of Beall's Court. The site is bounded on the south side by of the right-of-way of Landover Road (MD 202) and on the east side partially by the right-of-way of 75th Avenue and partially by properties in the C-O and C-S-C Zones. Further east, across 75th Avenue, is a larger property in the R-18 Zone, which has been redeveloped with multifamily dwelling units.
5. **Previous Approvals:** The subject property was improved with 594 multifamily apartment units in the 1960s. The 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity (Planning Area 72)* retained the property in the R-18 Zone. The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* also retained the R-18 Zone for the subject property.

On February 25, 2005, the Prince George's County Planning Board approved a residential revitalization Detailed Site Plan (DSP-04010, PGCPB Resolution No. 05-58) for this site for the removal of 27 existing multifamily apartment buildings (with a total of 594 units) and one swimming pool, and replaced them with 308 residential condominium units in the form of normal townhouses. The Prince George's County District Council affirmed the Planning Board's approval on July 11, 2005 with nine conditions.

On June 5, 2008, the Planning Board approved the first revision to the Detailed Site Plan (DSP-04010/01, PGCPB Resolution No. 08-91), which was subsequently approved by the District Council on October 27, 2008 with three conditions. The revision was to replace 308 previously approved condominium units (140 multifamily units and 168 townhouse units) with 323 regular fee-simple townhouse units.

On June 3, 2010, the Planning Board approved the second revision to the Detailed Site Plan (DSP-04010-02, PGCPB Resolution No. 10-63(C)), which was subsequently affirmed by the District Council on September 27, 2010 with four conditions, to add two single-family attached (townhouse) models, the Adams and Fitzgerald.

The third revision to the approved Detailed Site Plan, DSP-04010-03, for 284 fee-simple townhouse units and 39 condominium units was approved by the Planning Board on May 5, 2011 with seven conditions. The District Council confirmed the Planning Board's approval on March 26, 2012 with eight conditions.

On January 27, 2011, the Planning Board approved Preliminary Plan of Subdivision 4-10015 (PGCPB Resolution No. 11-06) for the site with 16 conditions, to subdivide the property into 284 fee-simple lots and three parcels.

On February 12, 2015, the Planning Board approved Preliminary Plan of Subdivision 4-13031 (PGCPB Resolution No. 15-18) for 165 lots, 1 outlot, and 47 parcels, including variations from Sections 24-121(a)(4) and 24-128(b)(12) of the Subdivision Regulations. In the conditions of approval, the Planning Board specifically states (Condition 4) that the approval of 4-13031 supersedes 4-10015 for the site.

The site also has an approved Stormwater Management Concept Plan, 16527-2004-03, which is valid through May 22, 2016.

6. **Design Features:** The layout shown in this DSP is different from those previously approved in Detailed Site Plan DSP-04010 and its subsequent revisions, as a result of the Maryland Special Court of Appeals ruling regarding the preservation of the two existing on-site private access easements to Beall's Pleasure from Landover Road (MD 202).

The two access roadways (Road A and Road B), which are perpendicular to MD 202 and parallel to 75th Avenue, function as on-site private access easements and provide a direct link for the Beall's Pleasure property to MD 202. The proposed townhouse and two-family dwellings are perpendicular to the two main roadways, exposing the end units of the building sticks which dominate the streetscape. Road B intersects with the cul-de-sac of Beall's Court. One green open space (approximately 100 by 160 feet in size) is located between Roads A and B located deep into the site. A linear green open space between Roads A and B terminates at the green open space known as Parcel B2.

All fee-simple townhouses are located west of Roads A and B and north of Road C in the northwest portion of the site. The proposed 39 townhouse condominium units are located in the northeastern portion of the site fronting Beall's Court (an existing cul-de-sac) and 75th Avenue, and two-family dwellings are located in the southeastern corner of the site near Largo Road.

Four townhouse models with a frontage width of 16, 20, and 24 feet, as well as two two-family dwellings, are proposed with this DSP. Townhouse model type Adams was previously approved in DSP-04010-02. Except for the Stockton model, which is a townhouse model with a one-car garage, the rest of the townhouses have two-car garages as a standard feature. The Atkinson model is a front-loaded townhouse unit and the rest of the townhouses are rear-loaded. The models are a traditional architectural style with varied roof patterns and decorative architectural elements. The buildings will be finished with a combination of standard vinyl siding and brick veneer. The two-family dwellings have a 24-foot unit width and, with the lower level units, are smaller than the upper level due to the garage. The base finished living area of each townhouse and two-over-two model, as indicated in the architectural model data table, varies from 1,493 to 2,496 square feet as listed below. See Finding 10 below for more discussion.

One major sign entrance feature and one minor sign entrance feature have been included in this application. The two signage features have brick walls, ornamental fencing with brick piers, and monumental signs with a sign face area of 12 square feet. The major and minor features carry similar design theme and building materials and are only different in scale. The major feature has three brick wall sections with the signage attached to the middle section and the minor feature has only one brick wall section where the sign is attached. The major feature is located at the access point off Beall's Court and the minor feature is located at the entrance where Road B intersects with MD 202. Since the site has two access points off MD 202, which is an arterial level roadway and exposes the project to high visibility at these locations, it is recommended that, at a minimum, another minor entrance feature be added at the entrance where Road A intersects with MD 202. A condition has been included in the Recommendation section of this report.

The applicant will not seek any green building certification. However, green building techniques will be utilized in this development. All building models proposed in this application are Home Energy Rating Score (HERS) rated models. According to the applicant's data, in general, the houses in this subdivision will be 39 percent more energy-efficient than other new homes. The applicant will provide Energy Star appliances in all dwelling units. As proffered by the applicant, a note to that nature will be included in this DSP.

The lighting fixtures used in this DSP are energy-efficient and fully cut-off luminaires. A site plan note should be provided on the plan to that effect, and a condition has been included in the Recommendation section of this report to require the applicant to provide details of all types of lighting fixtures to be installed on this site and a photometric study to demonstrate adequate lighting for the project.

7. **Recreational Facilities:** The most recently approved Preliminary Plan 4-13031 for this project recommends a fee-in-lieu of mandatory dedication of parkland because the project is not adjacent to any existing parkland. The recreational needs of future residents of this community will be served by the new Kentland Community Center, which is located approximately 0.75 miles to the south of the subject property. The Kentland Community Center, which is slated to open in 2016, will be located to the west of the Prince George's Ballroom in Kentland Park. As a result of this arrangement, the recreational facility proposal of this DSP includes limited on-site recreational facilities to be located in two locations to serve future residents in the fee-simple and condominium sections, respectively. A village green of approximately 14,113 square feet with passive recreational facilities, such as gazebo and siting areas, is located on Parcel B 2. Another open space with a tot-lot is located on Parcel 4E of the condominium section.

## COMPLIANCE WITH EVALUATION CRITERIA

8. **The Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements regarding residential revitalization and the site plan design guidelines of the Prince George's County Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-441, Uses Permitted, which governs permitted uses in residential zones. The proposed revitalization project, as shown on the subject DSP and as the subject of previous approvals, is a permitted use in the R-18 Zone.

- b. Under the residential revitalization provision, regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages, and other requirements of the specific zone, in this case the R-18 Zone, do not apply to uses and structures in a residential revitalization project. The dimensions and percentages shown on the approved DSP shall constitute the development regulations.

Per Section 27-445.10(c), Residential Revitalization, in approving a residential revitalization project, the Planning Board shall find that the project:

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

**Comment:** The proposed redevelopment of an existing obsolete, vacant, crime-ridden, multifamily residential district, which has now been razed, meets the above requirement. The proposal will replace the entire multifamily buildings and the existing parking spaces and other site features will be replaced with the new buildings and improvements including landscaping and on-site amenities. The DSP shows three ownership and product types, including fee-simple townhouses, condominium two-over-two units, and condominium townhouses, for a total of 358 units. The interior of the units will be furnished and equipped with current Energy Star certified household appliances. Two access points will be provided off Landover Road (MD 202). An additional access point off 75th Avenue, known as Beall Court, has been constructed in accordance with previous approvals. The proposed revitalization project will also reduce the density on the site by approximately 40 percent, from the previous 24 units per acre to approximately 14 units per acre. The physical quality of the site will be greatly improved upon completion of the revitalization project.

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

**Comment:** The proposed buildings, in the form of townhouse units and two-family dwellings, reduce and scale down the building mass from the previous apartment buildings and is more compatible with the only residential building in the vicinity (to the north of the site). The taller two-family dwellings, which are vertically stacked, are located close to MD 202 and away from the northern part where the existing historic site known as Beall's Pleasure is located. The open frontage of the proposed development along both MD 202 and 75th Avenue improves the contextual relationship between the subject property and the surrounding neighborhood through visually-attractive residential architectural design and the augmentation of proposed landscaping. Many architectural details, such as entrance porches, railed balconies, and brick veneer for each building base, will improve the buildings' appearance and curb appeal. Additional landscaping, such as that on the centrally located linear green open space, and site improvements (pole-mounted street lighting, on-site recreational facilities, and ornamental perimeter iron fencing) are improvements to the current site conditions.

The models as proposed in this DSP contain one model which was previously approved, and the new models show comparable quality in terms of materials and architectural design. For those highly visible end units, additional architectural features and additional brick have been provided. This development will improve the architectural character of the surrounding properties.



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

**Comment:** The proposed revitalization project will provide 358 dwelling units including fee-simple townhouses, condominium two-over-two units, and townhouse units that will provide various ownership options with the community. According to comments from the Prince George's County Department of Housing and Community Development (DHCD), at the time of DSP-04010 approval in 2005, the subject application was in conformance with the County's Consolidated Housing and Community Development Plan. Compared to previous approvals, this application contains more housing options. The quality and safety features of this project will create a strong appeal in the neighborhood. Thus, the project will continue to serve the housing needs of the community, but in a much better way.

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

**Comment:** The previously existing apartments were vacant and had been a nuisance for the neighborhood. This revitalization project will remove the nuisance from the neighborhood and introduce good-quality housing. The proposed project will greatly benefit property owners in the neighborhood and provide new housing opportunities to residents in the county.

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

**Comment:** Community building and revitalization are keys to quality development in Prince George's County. At the time of review of DSP-04010 and subsequent revisions, the Planning Board found that the proposed revitalization project conformed to the housing goals and priorities of the then Housing and Community Development Consolidated Plan according to a memorandum from DHCD. Among six goals and priorities of the consolidated plan, the previously proposed project met four of the goals and priorities. The same is true with this new application, as follows: (1) the revitalization will be a special housing reinvestment in an inner-Beltway community; (2) it will develop a range of housing for residents including, but not limited to, families and persons with disabilities; (3) it will build and restore a vibrant community by creating safe neighborhoods where people want to live; and (4) it will improve the quality of life for all residents by reducing the concentration of inferior low-value housing units in the community.

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

**Comment:** According to a review by the Community Planning Division (Wooden to Zhang, May 21, 2015), the subject application is consistent with the *Plan Prince George's 2035 Approved General Plan* (General Plan), which designates this area as an Urban Transit Neighborhood. This application is also in conformance with the recommended residential land uses for this site in proximity to the Landover Metro Station by the 2014 *Landover Metro Area and MD 202 Corridor Sector Plan and Sectional Map Amendment* (Landover Metro Area and MD 202 Corridor Sector Plan and SMA).

9. **Preliminary Plan of Subdivision 4-13031:** Preliminary Plan of Subdivision 4-13031 was an application for 165 lots, 1 outlot, and 47 parcels, including variations from Sections 24-121(a)(4) and 24-128(b)(12) of the Subdivision Regulations. The Planning Board approved 4-13031 on February 12, 2015 with 16 conditions. The following conditions are applicable to the review of this DSP:

2. **Development of this site shall be in conformance with the Stormwater Management Concept Plan, 16527-2004-03 and any subsequent revisions.**

**Comment:** The subject DSP is consistent with Stormwater Management Concept Plan 16527-2004-03, which is valid through May 22, 2016.

7. **Prior to Planning Board approval, the detailed site plan shall reflect all proposed utility easements and shall be consistent with the approved preliminary plan of subdivision. If the utility companies do not consent, the detailed site plan shall reflect the standard ten-foot-wide public utility easement (PUE) along all public and one side of private streets, which shall be reflected on the final plat.**

**Comment:** The subject DSP satisfies this condition.

8. **Prior to approval of the of detailed site plan review, the proposed architecture of adjacent dwelling units, landscaping, and fencing, along the common property line with Beall's Pleasure Historic Site (72-002), shall be referred to the Historic Preservation Commission (HPC) for review and comment.**

**Comment:** The subject DSP has been reviewed by the Historic Preservation Commission (HPC) and HPC recommended approval of this DSP with one condition on architectural elevations facing the Beall's Pleasure historic site, as follows:

"The applicant shall revise the proposed architectural plans for those lots adjacent to Beall's Pleasure (Historic Site 72-002), specifically those lots currently identified as Lots 13, 14-21, 37, and 38 on the northern end of Sheet 3, to ensure that these dwellings will be sheathed entirely in brick and exclude the use of non-masonry materials at the third story or in any dormer features to be built. In addition, any end wall for the units listed above visible from Beall's Please shall also be sheathed entirely in brick to match the adjacent façade."

This condition has been fulfilled by the applicant. A site plan note reflecting this architectural requirement has been required to be put on this DSP, specifically the architectural elevations.

9. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors and/or assignees shall provide the following, unless modified by DPIE and/or DPW&T:**

- a. **Construct a standard five-foot-wide sidewalk along the subject site's entire frontage of 75th Avenue.**

- b. **Construct a standard five-foot-wide sidewalk along the subject site's entire frontage of Bealls Court. These frontage improvements will include the north side of the court.**
- c. **Provide standard sidewalks along both sides of all internal roads, excluding the portion of the private alleys, unless modified at the time of DSP.**
- d. **Provide additional internal pedestrian connections and pedestrian safety treatments at the time of Detailed Site Plan.**

**Comment:** This condition will be carried forward as a condition of approval for this application.

- 11. **Prior to approval of the Detailed Site Plan, the applicant shall provide an exhibit(s) indicating the approved location and limits of the off-site sidewalk construction, the off-site bus shelter installation, and the placement of required bikeway signage and/or pavement markings for the approval of DPW&T/DPIE and DPR in accordance with the requirements of Section 24-124.01 of the Subdivision Regulations.**

**Comment:** A Bike/Pedestrian exhibit in accordance with this condition has been submitted with this DSP and satisfies this condition.

- 13. **Total development shall be limited to uses which generate no more than 251 AM peak-hour trips and 286 PM peak-hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

**Comment:** According to the review by the Transportation Planning Section (Jenkins to Zhang, May 5, 2015), the DSP is within the trip cap, as the same amount has been approved with Preliminary Plan 4-13031.

- 14. **A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

**Comment:** This DSP proposes 358 residential dwelling units and is in conformance with the approved use as included in Preliminary Plan 4-13031.

- 16. **Prior to approval of the detailed site plan, the review shall include the following:**
  - a. **The Department of Parks and Recreation (DPR) will determine the appropriate construction timing and bonding for the sidewalk improvements on park property, as required as part of the BPIS adequacy.**
  - b. **Outlot A may be divided into additional outlots to create greater opportunity for conveyance to abutting property owners in the future.**
  - c. **The utility design shall be reviewed and agreed to by the affected with public utility companies or a standard ten-foot-wide PUE shall be provided.**

- d. **The rear yards of Lots 1–2, 23–24, 34–37, and Block C should not be impacted further by storm drain easements from what is shown on the approved PPS.**

**Comment:** The Prince George’s County Department of Parks and Recreation (DPR) reviewed this application and concluded that the recreational needs of this community will be best served by the new Kentland Community Center, which is currently under construction and is slated to open in 2016. No additional recreational facilities have been identified by DPR other than those as approved with Preliminary Plan 4-13031 per Bicycle Pedestrian Impact Statement (BPIS) adequacy requirements. This DSP meets the rest of the requirements of this condition.

- 10. **The 2010 Prince George’s County Landscape Manual:** Section 27-445.10(b)(6) of the Zoning Ordinance requires that the project, under the residential revitalization provision, comply with the requirements of the Landscape Manual *to the extent that is practical* (emphasis added). This DSP has been reviewed in conformance with the requirements of the Landscape Manual in accordance with Section 27-445.10(b)(6) as discussed below:

- a. Section 4.1, Residential Requirements—Section 4.1(2) requires a minimum one and one-half major shade trees and one ornamental tree per townhouse dwelling unit located on individual lots and/or common open space. This DSP has 204 units of townhouses, and the landscape plan provides 137 shade trees (approximately 44 percent of the required), 85 ornamental trees, and 166 evergreen trees (approximately 120 percent of the required) that are acceptable.

Section 4.1(3) for two-family dwellings arranged vertically requires two major shade trees and one and one-half ornamental or evergreen trees per building to be located in common open space. There are 14 buildings. The landscape plan provides 66 shade trees (approximately 42 percent of the required), 40 ornamental trees, and 49 evergreen trees (approximately 77 percent of the required) that meet the requirements, to the extent practicable.

- b. Section 4.6(c)(2), Buffering Development from Special Roadways—The subject site has frontage on Landover Road (MD 202), which is a historic roadway. In accordance with Section 4.6(c)(2), since the site is within the Capital Beltway (I-95/495), a minimum ten-foot-wide buffer with one shade tree and ten shrubs every 35 feet of the frontage, excluding driveway openings, is required. The landscape plan should be revised to provide the bufferyard to the extent practical, and provide the Section 4.6 schedule on the plan. A condition has been included in the Recommendation Section of this report to require the applicant to revise the plan to provide the needed information.

- c. Section 4.7, Buffering Incompatible Uses—The subject site has four Section 4.7 bufferyards that have been addressed as follows:

**Bufferyard 1:** To the west of the subject site is a warehouse in the I-1 Zone, which is a high-impact use. Per Section 4.7, a Type D bufferyard also is required. There is a substantial grade difference between the subject site and the adjacent warehouse site. A wooded steep slope exists on the adjacent warehouse property off the boundary line of the subject property. The elevation drops at least 14 feet lower than the subject site. The subject site is much higher than the warehouse site. A 15-foot-wide landscape bufferyard has been provided on the subject site. Additional landscaping is provided on the steep slope adjacent to the property line. The buildings along the property lines are set back

22 to 31 feet. Given the natural division of the two sites, the incompatible uses are mitigated by the buffering measures with 65 percent of the required plant units per the Type D bufferyard, as shown on the landscape plan.

**Bufferyard 2:** The subject site is adjacent to Historic Site #72-2, Beall’s Pleasure, to the north. Per Section 4.7, Buffering Incompatible Uses, a Type D bufferyard shall be provided if a development is adjacent to a designated historic site in the geographical area previously identified as the Developed Tier per the 2002 Prince George’s County General Plan. A Type D bufferyard requires a 50-foot building setback and a minimum of a 40-foot-wide bufferyard to be planted with 160 plant units per 100 linear feet of property line. The landscape plan shows all of the buildings set back 26 to 71 feet from the property line, and a 15-foot-wide bufferyard has been provided. In addition, a six-foot-high board-on-board fence has been provided. There are three townhouse sticks with side units and one townhouse stick with the front facing the Beall’s Pleasure site. The applicant also indicated that all three unit’s side elevations and all front elevations will be finished with 100 percent brick. The landscape plan incorrectly states that only a Type B bufferyard is required between the subject property and the historic site. The landscape plan should to be revised. Since the side and the front elevations of the units are designed as highly-visible units and finished with brick, the Urban Design Section recommends that the proposed board-on-board wood fence along this boundary be replaced with a wrought iron fence with brick piers that is similar to the fence shown at the entrances to the subdivision.

**Bufferyards 3 and 4:** To the east of the subject site there is a funeral parlor in the commercial zone. A Type C bufferyard is required. The Type C bufferyard requires a 40-foot building setback and a 30-foot-wide bufferyard to be planted with 120 plant units per 100 linear feet of property line. The landscape plan provides a 15-foot-wide bufferyard with more than 150 percent of the required plant units, along with a six-foot-high solid wood fence on some locations. All of the buildings are set back 17 to 61 feet from the boundary line. The Urban Design Section believes that the intent of buffering the incompatible uses has been met by the buffering measures shown on the landscape plan.

- d. Section 4.9, Sustainable Landscaping Requirements, requires 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 plants 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 60 percent native shade trees, 58 percent native ornamental trees, 53 percent evergreen trees, and no shrubs are provided; therefore, meeting the above requirements.

- e. Section 4.10, Street Trees along Private Streets, has prescribed ten requirements that govern the planting of street trees along private streets. Since the development proposed in this DSP consists of townhouses and condominiums, all streets within the site are privately-owned streets. All street trees planted should be in conformance with the requirements in Section 4.10 to the extent practical. The trees provided along the main streets are acceptable.
- 11. **The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because, although the entire site is more than 40,000 square feet in area, there are less than 10,000 square feet of existing woodland and the site has no previous tree conservation plan approvals. A letter of exemption from the WCO has been issued for this site. The exemption letter is valid through September 19, 2016.
- 12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3: Tree Canopy Coverage Ordinance requires a minimum 15 percent of the gross tract area covered under tree canopy for properties in the R-15 Zone. The gross tract area is 23.57 acres resulting in a requirement for tree canopy coverage (TCC) of 3.54 acres. The landscape plan provides approximately 143,000 square feet (3.28 acres) of tree canopy area, which is about 93 percent of the required area. A tree canopy waiver from the requirement has been filed with this application.

Section 25-130(a) of the Tree Canopy Coverage Ordinance contains the required findings [text in **bold**] to be made before a waiver can be granted.

- (1) **Topography, site limitations, or other site conditions are such that the full compliance to the requirements are impossible or impractical to comply with the provision of tree canopy coverage on the site in accordance with this Division;**

**Comment:** The site has been cleared and graded in accordance with a standard letter of exemption from the WCO and a previously approved DSP. The site is also in the Developed Tier, and is proposed to be developed in accordance with the Residential Revitalization standards (Section 27-445.10). There is no maximum density for residential development; however, the site was previously developed with 594 garden apartment units. The proposed revitalization plan proposes a total of 358 units, which is approximately 60 percent of the existing number of units. If the full tree canopy requirement is provided, the site would have to be redesigned to reduce the number of proposed units to a level that makes the project economically impractical, according to information provided by the applicant. This site design has achieved the highest TCC compared to all of the previous approvals. Providing the full complement of tree canopy on a site utilizing the provisions of the Residential Revitalization standards could deprive this applicant of rights that might be commonly enjoyed by others under the same circumstances. Given the special site conditions, it is not practical to show full compliance on the site in accordance with requirements.

- (2) **Provision of the full extent of the tree canopy coverage requirement cannot reasonably be expected because of a lack of rooting space and or soil volume to accommodate healthy tree growth.**

**Comment:** As discussed above, the DSP has utilized all possible green areas on this site to provide for tree planting. Since the two access easements have to be provided in the middle of the site, it results in reduction of a significant amount of green open space. Due to the lack of additional rooting space, the DSP meets approximately 93 percent of the required on-site TCC.

**(3) The planting of additional trees will result in the need to remove existing pavement being used to meet other County Code requirements;**

**Comment:** The site has been carefully designed to accommodate the proposed 358 units of various ownership and unit types. The applicant utilizes all of the green open spaces to plant trees in order to increase canopy coverage. Additional trees will result in the need to reduce the width of the planned major roadways within the development project that are required by the recent ruling of the Maryland Court of Special Appeals to provide two direct accesses from Landover Road (MD 202) to the Beall's Pleasure historic site.

**(4) Existing or proposed parking and loading spaces are not in excess of the minimum necessary according to Subtitle 27, Part 11, Parking and Loading Standards; and**

**Comment:** Since the development is for single-family and two-family dwelling units, no loading spaces are required. The proposed parking in this development can be reduced by 30 percent from the minimum required parking. The applicant proposes a total of 663 parking spaces, including 116 on-street parking spaces, which equals approximately 95 percent of the parking requirement and does not exceed the minimum required number of parking spaces.

**(5) The waiver is the minimum necessary based on the criteria above.**

**Comment:** The waiver request is approximately seven percent from the required, which is the minimum necessary based on the criteria as discussed above.

Staff concludes that the above criteria have been adequately addressed for the reduction of the required TCC by seven percent (approximately 0.25 acre) and recommends approval of this waiver request.

13. **Referral Comments:** The DSP has been referred to concerned agencies and divisions for comments. The referral comments are summarized as follows.

- a. **Community Planning Division**—In a memorandum dated May 21, 2015, the Community Planning Division stated that this application is consistent with Plan Prince George's 2035, which designates this area as an Urban Transit Neighborhood. The application is also consistent with the 2014 Landover Metro Area and MD 202 Corridor Sector Plan, which recommends residential land uses for this site in proximity to the Landover Metro Station. Under the Planning Issue section, the Community Planning Division noted that the 358 townhomes, condominium, and multifamily units proposed by this application implements the sector plan recommendation and provides both the density and a diversity of housing types that complements the existing neighborhood. However, the applicant should also consider the following plan recommendations in order to promote a more unified development plan, setting the stage for future high-quality redevelopment. These include the following:

- Facilitate east-west circulation and pedestrian accessibility to the Metro station through appropriate connections to the development.
- Create a walkable street network internally and externally supporting Metro Focus Area plan recommendations.
- Work with property owner to preserve Beall's Pleasure as a community asset and adequate access to it.
- Support the use of the Roger's properties for open space and stormwater amenities.
- Complete pedestrian access paths adjacent to Landover Road.

**Comment:** Bicycle and pedestrian connections and networks, as well as possible linkage to the Landover Metro Station, have been thoroughly reviewed as included in the required BPIS for the project. As a result of the Preliminary Plan 4-13031 approval, a Bike/Pedestrian exhibit has been provided with the DSP package that shows a standard five-foot-wide sidewalk along the subject site's entire frontage of 75th Avenue, a standard five-foot-wide sidewalk along the subject site's entire frontage of Beall's Court, standard sidewalks along both sides of all internal roads (excluding the portion of the private alleys), and additional internal pedestrian connections and pedestrian safety treatments. In addition, two new bus stops will be installed and will make the total number of bus stops serving the project six. Bike lanes and associated signage will be provided along both 75th Avenue and Landover Road (MD 202). The connection between the project and the Metro station has been greatly strengthened. The relevant issues identified above by the Community Planning Division have been addressed by the applicant during the review process.

The only property owned by the Roger family is Beall's Pleasure, located to the north of the subject site, and is currently used as a residence. This large-lot single-family private residence acts as an open space element for the community, but is privately owned and is not accessible. In regard to using the property for stormwater management, the current laws require the proposed development to provide for stormwater management on the subject property. A stormwater management plan approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) will address the storm runoff of this site.

- b. **Subdivision Review Section**—In a memorandum dated May 8, 2015, the Subdivision Review Section provided a comprehensive review of the conditions attached to the approval of Preliminary Plan of Subdivision 4-13031 for this project. The subject application's conformance with the applicable conditions attached to 4-13031 has been discussed in Finding 9 of this report. The Subdivision Section concluded that the subject DSP is in substantial conformance with approved Preliminary Plan 4-13031, and recommends approval with three conditions.

**Comment:** The Subdivision Section's conditions have been properly addressed by the applicant with the revised plans.



- c. **Transportation Planning Section**—In a memorandum dated May 5, 2015, the Transportation Planning Section stated that, overall, the internal street circulation and access to the townhouses and two-family dwellings is adequate. The Transportation Planning Section also reviewed those transportation-related conditions attached to Preliminary Plan 4-13031 and found that those conditions have been fully satisfied. The Transportation Planning Section concludes that, from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for approval of a DSP as described in Section 27-258 of the Zoning Ordinance.
- d. **Trails**—In a separate memorandum from the Transportation Planning Section dated May 29, 2015 on DSP review for master plan trail compliance, the trails planner provided a comprehensive analysis of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Landover Metro Area and MD 202 Corridor Sector Plan and SMA requirements on trails, bicycle, and pedestrian access. The Transportation Planning Section also reviewed the applicable conditions attached to approved Preliminary Plan 4-13031. The trails planner concluded that this plan is acceptable, fulfills the intent of the applicable master plans and functional plans, and satisfies prior conditions of approval.

**Comment:** The Transportation Planning Section recommended three conditions that have been included in the Recommendation section of this report.

- e. **Environmental Planning Section**—In a memorandum dated June 5, 2015, the Environmental Planning Section provided a comprehensive review of the approval history of this application and pertinent conditions attached to recently approved Preliminary Plan 4-13031. The Environmental Planning Section recommended approval of Detailed Site Plan DSP-15003 and carried forward one condition attached to Preliminary Plan 4-13031.

**Comment:** The one condition recommended by the Environmental Planning Section has been included in the Recommendation section of this report.

- f. **Permit Review Section**—In a memorandum dated June 10, 2015, the Permit Review Section requires information regarding gateway signs for a residential community to be clearly labeled on the site plan, and the height of the entrance feature should not exceed six feet and should adhere to other provisions per Section 27-624 of the Zoning Ordinance.

**Comment:** A condition has been included in the Recommendation section of this report to require the applicant to label the gateway entrance features on the plans and reduce the height to six feet prior to certification of this DSP.

- g. **Historic Preservation Section**—The Historic Preservation Section, in a memorandum dated May 3, 2011, indicated that the subject site is immediately adjacent to a National Register property, Historic Site 72-002, Beall's Pleasure, to the north. The currently proposed layout, along with the proposed architecture, landscaping, and fencing along the shared property line of the developing property and the adjacent historic site, significantly improve the relationship between the new construction and the adjacent historic site. In previous approvals, the Historic Preservation Commission (HPC) has expressed a distinct preference for new construction to face an adjacent historic site so that the more formal and detailed façade of a building is visible from the historic site.

The subject application's proposed layout provides for this preferred building orientation to a substantial extent. In addition, a narrow (approximately 15-foot-wide) landscape buffer and fencing are provided on the developing property in order to screen the views from the historic site to the new development. HPC recommends approval of this DSP with one condition that requires brick finish for any units which have front and side elevations that is fronting the Beall's Pleasure site.

**Comment:** The applicant has addressed this condition by providing a site plan note on the plan. The elevations have also been revised to meet the condition.

- h. **The Department of Parks and Recreation (DPR)**—In a memorandum dated June 5, 2015, DPR provided a review of the recreational facility related conditions attached to previous Preliminary Plan 4-13031 and concluded that the recreational needs of this community will be best served by the new Kentland Community Center, which is currently under construction and is slated to open in 2016. No additional recreational facilities have been identified by DPR.
- i. **The Prince George's County Fire/EMS Department**—The Fire/EMS Department, in a memorandum dated May 7, 2015, provided standard comments listing the applicable regulations regarding access for fire apparatus, fire lane, and location and performance of fire hydrants. The Fire/EMS Department also requires a 43-foot turning radius cul-de-sac for any dead-end street that is longer than 150 feet, except for private alleys.
- j. **The Prince George's County Police Department**—The Police Department, in a memorandum dated May 7, 2015, commented on the placement of trees near lighting fixtures.

**Comment:** A condition has been included in the Recommendation section of this report to require that adequate space be maintained between the lighting fixtures and the trees to prevent shadowed and dark areas resulting from future tree canopy blocking the lighting.

- k. **The Maryland State Highway Administration (SHA)**—In a memorandum dated May 25, 2015, SHA offered no comments on this DSP. The traffic impact for this project is under review by SHA.
- 14. Based on the foregoing analysis and as required by Section 27-285(b) of the Zoning Ordinance, the DSP 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. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the development site does not contain any regulated environmental features or woodlands that need to be protected, this required finding does not apply to the review of this DSP.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and approve this application as follows:

- A. APPROVE a Waiver from Section 25-128(b), Tree Canopy Coverage, of the Prince George's County Code for the reduction of the required tree canopy coverage by seven percent (approximately 0.25 acre), and
- B. APPROVE Detailed Site Plan DSP-15003 for The Ridges at Landover Metro, subject to the following conditions:
  - 1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall provide the required information or make the following revisions to the plans:
    - a. Add a brick elevation tracking table to the site plan. This table may be combined with the High Visibility End Unit table.
    - b. Add site plan notes as follows:

“This Detailed Site Plan has been approved subject to all covenants, easements, servitudes, rights-of-way, and other restrictions, recorded or unrecorded, which were in effect on the date of approval.”

“At least 60% of the units shall have a full front façade of brick (excluding gables, bay windows, trim, and doors).”

“The side elevations of the units (including both townhouses and condominium units) shown on the site plan that are designated as high-visibility units shall consist of one story of brick and a minimum of three architectural features, in a balanced composition.”

“In addition to the high visibility units, 16 condominium units on Yellowhorn Lane that are oriented toward 75th Avenue shall have brick on full front façades, and on all side elevations which face or stand at an angle less than 90 degrees from the 75th Avenue right-of-way. Instead of full brick treatment, those side elevations can also choose to have one story of brick and a minimum two architectural features, in a balanced composition. “

“No building stick shall be all vinyl siding.”

“Any building elevations for those lots adjacent to and fronting on Beall's Pleasure (Historic Site 72-002), specifically those lots currently identified as Lots 13, 14-21, 37 and 38 on the northern end of Sheet 3, shall ensure that these elevations will be sheathed entirely in brick and exclude the use of non-masonry materials at the third story or in any dormer features to be built. In addition, any end wall for the units listed above visible from Beall's Pleasure shall also be sheathed entirely in brick to match the adjacent façade.”
    - c. Revise the Section 4.3(3) schedule to correctly label the number of buildings for the two-over-two dwelling.

- d. Maintain a minimum of ten feet between lighting fixtures and trees.
  - e. Provide an enlargement or exhibit of the off-site sidewalk required along 75th Avenue in Condition 10b of Preliminary Plan of Subdivision 4-13031 for inclusion with the approved plans, per Condition 11 of 4-13031.
  - f. Include a decorative crosswalk across Road B at the Landover Road (MD 202) intersection, and this crosswalk should be specified to be consistent with the existing crosswalk at Road A along MD 202, unless modified by the Maryland State Highway Administration (SHA).
  - g. Label the entrance features on the plans and reduce the height to no more than six feet and demonstrate conformance to Section 27-624 of the Prince George's County Zoning Ordinance, as necessary.
  - h. Revise the landscape plan to provide the Section 4.6(c)(2) bufferyard and the landscape schedule.
2. Prior to issuance of building permits for Parcels 1, 2, and 3, Block D; Parcels 1 and E4, Block E; and Lots 1–9, Block A, the applicant shall submit certification by a professional engineer with competency in acoustical analysis to the Environmental Planning Section demonstrating that the design and construction of building shells within the 65 dBA Ldn noise corridor of Landover Road (MD 202) will attenuate noise to interior noise levels of 45 dBA Ldn or less.
  3. Prior to issuance of the first building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Prince George's County Department of Public Works and Transportation (DPW&T) for placement of Class III bikeway signage along 75th Avenue.
  4. Prior to issuance of the 124th building permit for fee-simple units, the amenities on Parcel B2 shall be completed and be available for use by the residents.
  5. Prior to issuance of the building permit for the 145 condominium units, the tot-lot on Parcel E4 shall be completed and be available for use by the residents.
  6. At the time of final plat, the following note shall be added to the plat:
 

“This Final Plat has been approved subject to all covenants, easements, servitudes, rights-of-way, and other restrictions, recorded or unrecorded, which were in effect on the date of approval.”
  7. The applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
    - a. Construct a standard five-foot-wide sidewalk along the subject site's entire frontage of 75th Avenue, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).

- b. Construct a standard five-foot-wide sidewalk along the subject site's entire frontage of Beall's Court, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T). These frontage improvements will include the north side of the court.
- c. Provide standard sidewalks along both sides of all internal roads, excluding the portion of the private alleys, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).