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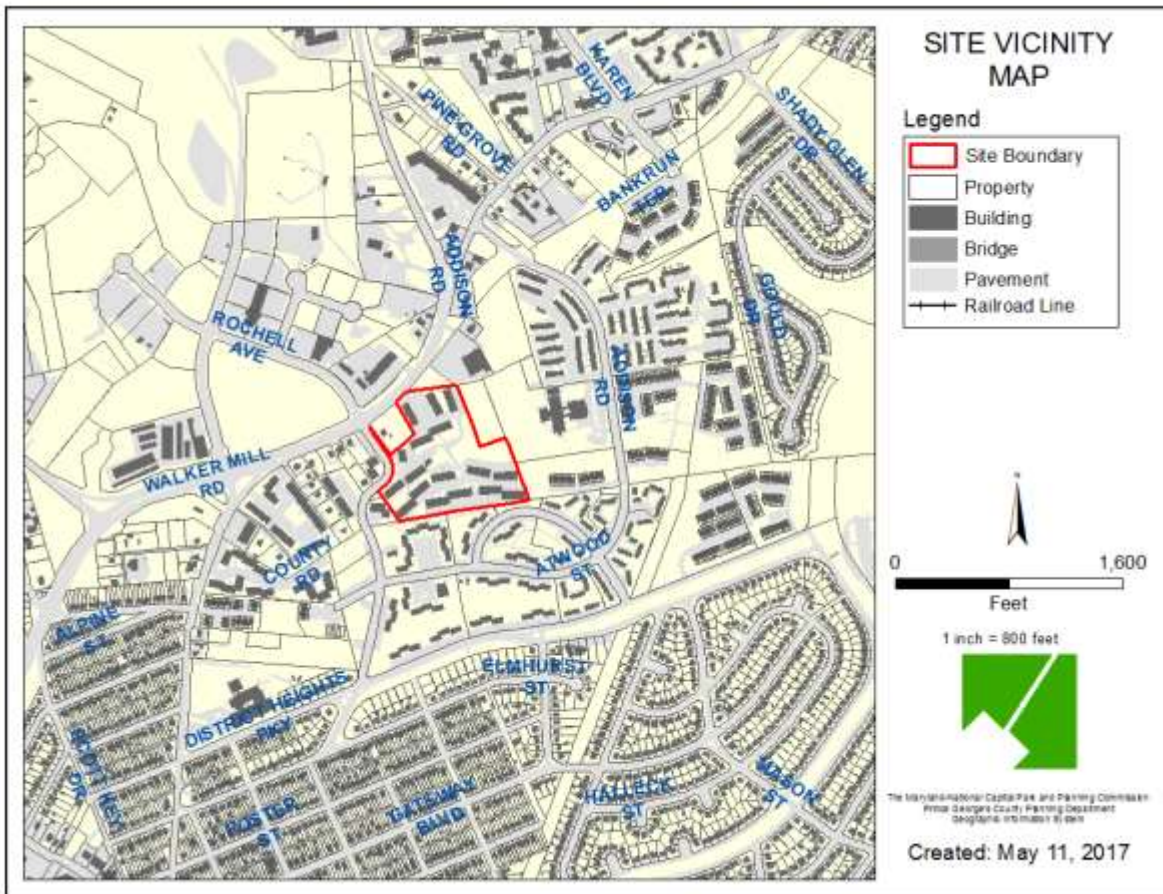
## Detailed Site Plan

## DSP-15006

Application	General Data	
<b>Project Name:</b> Regency Square  <b>Location:</b> On the eastern side of Rochelle Avenue, approximately 270 feet south of its intersection with Walker Mill Road.  <b>Applicant/Address:</b> Walker Mill Apartments LLC 5425 Wisconsin Avenue Chevy Chase, MD 20815	Planning Board Hearing Date:	06/22/17
	Staff Report Date:	06/08/17
	Date Accepted:	04/19/17
	Planning Board Action Limit:	06/28/17
	Plan Acreage:	14.79
	Zone:	R-18
	Dwelling Units:	358
	Gross Floor Area:	2,995 sq. ft.
	Planning Area:	75A
	Council District:	07
	Election District	06
	Municipality:	N/A
	200-Scale Base Map:	203SE06

Purpose of Application	Notice Dates	
Construction of a 2,995-square-foot community building/leasing center and the relocation of a tot-lot in an existing multifamily development.	Informational Mailing:	06/22/16
	Acceptance Mailing:	04/13/17
	Sign Posting Deadline:	05/23/17

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ruth E. Grover, MUP, AICP <b>Phone Number:</b> 301-952-4317 <b>Email:</b> 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-15006  
Regency Square

The Urban Design staff has reviewed the subject detailed site plan 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

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Multifamily Medium Density Residential (R-18) Zone and the site design guidelines;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application requests the construction of a 2,995-square-foot community building/leasing center and the relocation of a tot-lot in an existing multifamily development.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>Zone</b>	R-18	R-18
<b>Use</b>	Residential	Residential
<b>Gross tract area of this DSP (acreage)</b>	14.78	14.78
<b>Gross Floor Area on-site</b>	116,935	121,470*
<b>Number of units</b>	358	358
<b>Number of parcels</b>	2	2

**Note:** \* This total includes the gross floor area (GFA) of the 358 units in the larger development, the proposed gross floor area of the 2,995-square-foot community building/leasing center, and the existing approximately 1,540-square-foot pool building.

<b>Parking schedule*</b>	<b>Existing</b>	<b>Proposed</b>
<b>Number of Standard Parking Spaces (10 feet by 20 feet)</b>	421	421
<b>Number of ADA Parking Spaces</b>	13	15

**Note:** \* No loading is required nor provided for the existing residential multifamily project.

3. **Location:** The project is located on the eastern side of Rochelle Avenue, approximately 270 feet south of its intersection with Walker Mill Road. The project is also located in Planning Area 75A and Council District 6.
4. **Surrounding Uses:** The property is surrounded to the north by vacant land owned by the Trinidad Baptist Church in the (Commercial Shopping Center) C-S-C Zone; to the east by vacant land owned by Trinidad Baptist Church in the Multifamily Medium Density Residential (R-18) Zone and a Prince George's Board of Education (BOE) school in the Townhouse (R-T) Zone and Addison Heights Homeowner's Association land in the R-T Zone; to the south by single-family detached residential units in the R-18 Zone; and to the west by Walker Mill Road and single-family detached residential units in the One-Family Detached Residential (R-55) Zone.
5. **Previous Approvals:** The property is the subject of a final plat recorded in Plat Book WWW 49-34. The property is also subject to a standard exemption for the site from the Prince George's County Woodland Conservation and Tree Preservation Ordinance, which was issued on April 16, 2015 and is valid until April 16, 2020. The property is also subject to a natural resource inventory equivalency letter for a development activity in Prince Georges County, issued April 16, 2015, which will expire April 16, 2020. The property is also the subject of a Nonconforming Use (NCU) Approval No. 2038-91-U-01, dated March 17, 1992 and approved Permit ERR-145, which validated the 10 dwelling units built beyond the permitted density. The property also has a Stormwater Management Concept No. 16304-20015-00, approved May 29, 2015 and valid until May 29, 2018.
6. **Design Features:** The Regency Square project, constructed in 1968, is located on a 14.79-acre site, and comprised of nineteen multifamily residential buildings, approximately ten of which are coupled buildings, joined at a corner. The buildings are built of brick and together comprise 116,935 square feet of development and 358 apartments.

The project was previously known as Walker Mill Hall Apartments and are a non-conforming apartment complex. The nonconformity is that ten units beyond that was permitted by the 1963 density requirement of one unit per 1,800 square feet of land. The property consisted of 644,196 square feet and would have permitted only 358 units, but 366 units were constructed. The applicant then processed a validation of permit issued in error for the original building permits. The District Council approved permit ERR-145 and validated only the last building constructed containing ten dwelling units (356 units had already been constructed. The last building of ten units equaled the total 366 units). Since ERR-145 only validated the last building, the remainder of the project was still not in conformance with the current regulations, but became in conformance with the 1963 regulations. Therefore, the remainder of Walker Mill Hall Apartments qualified as a certified nonconforming use.

A proposed condition, in the Recommendation section of this report, would require that the DSP be revised to include a general note stating that the development is a certified nonconforming use and information as to the number of bedrooms provided by each apartment and the percentages of each type/size of apartment, the site regulations in force when the apartments were constructed and the current Zoning Ordinance regulations in the R-18 Zone and information as to whether or not the project is in conformance with today's regulations.

### **Architecture**

The architecture of the proposed community building is of a simple design with a central front entrance, emphasized by an articulated hip roofline, and decorative fenestration. The fenestration includes two levels of windows above the double door, which has sidelights. Cement stone piers emphasize the entrance on both sides. The front façade also has other articulated portions of the roofline on both wings; the left wing with three two-panel windows with transoms and the one on the left wing, with two side-by-side windows with transoms. The material specified on the water table is cement stone that matches the entrance piers. Above the water table, cement fiber siding and the windows (of vinyl construction) are specified. The cornice/trim is specified as composite and the roofing material is specified as asphalt shingle.

The rear façade of the proposed building mimics the roof articulation centrally and on both ends, with the similar windows on both wings. The central focus of the rear façade is a hip roof like the front, but its fenestration includes two, three-paneled windows, which stretch almost the full height of the elevation. A single utilitarian entrance door is located to the left of the rear central section. Fenestration on both wings, like the front, includes windows, three two-over-two light windows on the right wing and a double two-over-one window on the left wing. Like on the front elevation, cement stone is utilized on the water table, with cement fiber siding above and asphalt shingles on the roof. Note that the central element of the rear façade is recessed, creating a usable patio space between the two wings.

The architecture of the side façades is much simpler in design than the front or rear façades, with cement stone on the watertable, cement fiber siding above, composite trim and asphalt roof shingles. The color scheme of the architecture includes a variety of muted neutral tones, ranging from tan, sandstone, to a greyish brown.

While the Urban Design Section would find the presented architecture acceptable if being considered in isolation, it does not find the proposed building fitting with its setting among vintage, exclusively brick, multifamily residential buildings. Therefore, a proposed condition, in the Recommendation section of this report, would require, prior to certificate approval, that the cement stone of the building be revised to red brick on the watertable, compatible with the red

brick. Final revised architecture should be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

### **Recreational Facilities**

The recreational facilities for the project include a standard-size swimming pool, a kiddie pool, an accessory two-story pool building, with facilities, a tot-lot and the community building/leasing center. The indoor recreational facilities therein include a small fitness center, with weight machines for resistance training. The type and quantity is provided for each as follows:

- Leg curl (1);
- Leg press (1);
- Abdominals and back (1);
- Standing bikes (2);
- Elliptical machines (2);
- Treadmills (3); and
- Multipress (1).

There is also a small “lobby” area, with a fireplace near the center of the building.

As the details of the tot-lot and exercise room were not included on the DSP to enable review, a proposed condition, in the Recommendation section of this report, would require that the details be provided prior to certificate approval and require that, at a minimum, the above-mentioned equipment be included in the exercise room and that the design of the tot-lot meet the guidelines of the Prince George’s County Department of Parks and Recreation’s Recreational Facilities Guidelines. The labeling of the swimming pool needs to be corrected to indicate that it is, in fact, a usable swimming pool and is to remain as part of this project

### **Parking**

Surface parking for the overall project is provided adjacent to all buildings and the swimming pool, with the majority of designated handicapped spaces located proximate to the project’s entrance from 6<sup>th</sup> Avenue. Parking for the project as a whole was established at the time the development was originally designed and built. For the subject project, the applicant is adding only two new parking spaces, proximate to the community building/leasing center. Both proposed new parking spaces are planned to be handicapped accessible. In order to accommodate all residents and visitors to the development who wish to utilize the community building/leasing center, staff would suggest, and a proposed condition, in the Recommendation section of this report would require prior to certificate approval, that the required parking for the various functions within the community building/leasing center be provided in addition to the two handicapped accessible spaces, proximate to the community building/leasing center.

### **Plan Notes**

The cover sheet of the plan set contains two different sets of “General Notes” and one set of “Site Data” and one set of “Site Notes.” The information included in these various listings of information is often conflicting and/or incorrect. For example, “General Note” 5 indicates that there is only one parcel included in the project whereas No. 5 under “Site Data” indicates that the property is comprised of two parcels, Parcel A (measuring 32,236 square feet or 0.74 acre) and Parcel B (measuring 611,96 square feet or 14.05 acres). In order to ensure that plan information is correct and to facilitate future review of the plan, a proposed condition, in the Recommendation section of this report, would require that the information contained in these listings on the plans be consolidated and corrected prior to certificate approval.

### **Signage**

The project includes only signage for the two-proposed handicapped accessible parking spaces. No other signage is proposed for the project.

### **Nature of the proposed building use**

Though the proposed building is intended to be used as a community building/leasing center, the DSP, in the footprint of the building refers to it as solely a “leasing center.” Therefore, a proposed condition, in the Recommendation section of this report would require that, prior to certificate approval, all references to the use of the building throughout the plan set be revised to “community building/leasing center.”

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Prince George’s County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements in the R-18 Zone and the site design guidelines of the Zoning Ordinance:
  - a. The subject application is in conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in residential zones. The residential community building use is an accessory use permitted in the R-18 Zone.
  - b. The subject application is in conformance with the requirements of Section 27-442, of the Zoning Ordinance, which contains regulations for the R-18 Zone.
  - c. The subject application is in conformance with the requirements of Section 27-274, Design Guidelines, of the Zoning Ordinance.
8. **The Prince George’s County Landscape Manual:** The new construction proposed by the subject project does not involve an increase in the gross floor area of a multifamily building(s) resulting in a total cumulative increase of more than 10 percent of the existing gross floor area on the property or 5,000 square feet, whichever is less, the property is exempt from the requirements of Section 4.1, Section 4.2, Section 4.3, Section 4.7 and Section 4.9 of the Landscape Manual. But the proposed community building is subject to Section 4.4, Screening Requirements of the Landscape Manual as follows:
  - a. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical equipment be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. However, there is no loading space or mechanical equipment required to be screened in accordance with this section. The applicant has indicated that the dumpsters provided for the development are already screened by enclosures, but the dumpsters nor the enclosures are shown on the plan. Therefore, a proposed condition in the Recommendation section of this report would require that, prior to certificate approval, the applicant indicate the location of the dumpsters and their enclosures and provide details for a standard enclosure.
9. **Prince George’s County Woodland Conservation and Tree Preservation Ordinance:** This site is not subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) even though the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland, the development pre-dated the WCO. A numbered Woodland Conservation Letter of Exemption, E-053-2016 was

approved on October 20, 2016, and submitted with this application stating that the project will result in zero square feet of clearing.

10. **Prince George's County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of the Tree Canopy Coverage Ordinance as included in Section 25-128 of the Prince George's County Code. On the basis of the project's location in the R-18 Zone, 15 percent of the property, or 2.11 acres, or 91,737 square feet is required to be covered in tree canopy. The appropriate schedule has been provided on the landscape detail sheet, demonstrating that 91,737 square feet of the subject site, will be covered in tree canopy, meeting this requirement.

11. **Referral Comments:** 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 April 26, 2017, the Historic Preservation Section stated that the subject proposal would not impact any historic sites or historic resources.
- b. **Archeology**—In a memorandum dated April 26, 2017, the Historic Preservation Section stated that a search of current and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low and that the proposal will not impact known archeological sites.
- c. **Community Planning**—In a memorandum dated May 18, 2018, the Community Planning Section noted that findings of conformance with the master or general plan are not required for this application, and further stated that the *Plan Prince George's 2035 Approved General Plan* designates the area in the Established Communities Growth Policy Area which envisions a context-sensitive infill and low to medium development.

In addition, the Community Planning Section stated that the property is not impacted by the Military Installation Overlay Zone (MIOZ), and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* classified in the site R-18 Zone. The Community Planning Division cited no Planning Issues connected with the subject application.

- d. **Subdivision**—In a memorandum dated May 23, 2017, the Subdivision Section offered the following comments regarding the subject project:

The subject property is located on Tax Map 81, Grids C-1 and D-1 and is zoned R-18. The site includes Parcels A and B and consists of 14.78 acres. A Final Plat of Subdivision was recorded for Parcels A and B on October 2, 1963 in Plat Book WWW 49-34. The bearings and distances that are shown on the submitted DSP are consistent with the recorded plat for the property. The Site Data Notes provided on the plan's cover sheet include the property descriptions and acreages of Parcels A and B. However, because the proposed improvements and increase in gross floor area (GFA) are confined to Parcel B, the General Notes have only included acreage information for Parcel B. The General Notes should be revised to include the gross tract area of both Parcels A and B.

The application proposes the construction of a one-story, 2,995-square-foot community building/leasing center within an existing multifamily development that will be for the exclusive use of the residents of the community. The existing tot-lot will be relocated in order to accommodate the proposed building. No additional residential units are proposed



as part of the subject application. The subject application appears to meet the exemption criteria of Section 24-111(c)(4) of the Subdivision Regulations, and therefore, is not required to be resubdivided. The applicant should be advised that the redevelopment of the site of more than 5,000 square feet of gross floor area (GFA) will require a new preliminary plan of subdivision (PPS) pursuant to Section 24-111(c)(4) of the Subdivision Regulations.

The Subdivision Section offered the following plan comments:

The General Notes on the cover sheet should be revised to include the gross tract area of both Parcels A and B and include density and bedroom percentages information.

The cover sheet and Sheet 3 of the submitted site plan should be revised to provide dimensions, setbacks and the height of the proposed building.

**Comment:** The Subdivision Section's plan comments have been addressed by proposed conditions in the Recommendation section of this report.

- e. **Trails**—In Transportation Planning Section comments dated May 18, 2017, staff stated that they had reviewed the project against the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the appropriate sector plan (the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Master Plan) in order to implement planned trails, bikeways, and pedestrian improvements, and that there are no master plan trails that impact the current application as the improvements are located within an already developed multifamily complex. However, the trails coordinator noted, no sidewalk or trail access is shown to the tot-lot and safe pedestrian access to the tot-lot is supported by the MPOT and should be provided. Specifically, the trails coordinator cited Policy 2 of the MPOT (Page 8) which states “Provide adequate pedestrian and bicycle linkages to schools, parks, recreational areas, commercial areas, and employment centers.”

**Comment:** A proposed condition in the Recommendation section of this report would require that, prior to certificate approval of the subject plans, safe pedestrian access be provided to the proposed community center/leasing building and tot-lot.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—In Comments dated April 20, 2017, DPR stated that the subject project would have no impact on the existing or future parkland.
- g. **Permits**—In a memorandum dated May 4, 2017, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the Recommendation section of this report as conditions.
- h. **Environmental Planning**—In a memorandum dated May 26, 2017, the Environmental Planning Section offered the following regarding the subject project:

The Environmental Planning Section has reviewed the above referenced detailed site plan stamped as received by the Environmental Planning Section on April 19, 2017. The Environmental Planning Section recommends approval of Detailed Site Plan DSP-15006.

**Background**

Environmental Planning Section previously reviewed and signed a Natural Resource Inventory Equivalency Letter (NRI-EL), NRI-074-2015, for this property on April 16, 2015. No other environmental reviews have occurred on this site.

**Grandfathering**

This project is subject to the current environmental regulations contained in Subtitle 24 and 25 that came into effect on September 1, 2010 and February 1, 2012 because the application is for a new detailed site plan.

**Site Description**

This 14.78-acre site is located on Rochelle Avenue in District Heights, with frontage on Walker Mill Road. A review of available information indicates that there are no streams, wetlands, or 100-year floodplain located on the property. The site is within the Patuxent River watershed and drains toward the Southwest Branch, to the east. The Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program shows no rare, threatened, or endangered species found to occur on, or near this property, nor is potential Forest Interior Dwelling Species (FIDS) habitat mapped on or near this property. The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). The approved Resource Conservation Plan shows that the majority of the property falls outside of the green infrastructure network features. A small section of evaluation area is located along the eastern boundary and small section of Regulation area extends onto the property from the east, associated with the source of a tributary stream to the southwest branch on the property to the east.

**Environmental Review**

The Natural Resources Inventory Equivalency Letter (NRI-EL), NRI-074-2015, was approved and signed on April 16, 2015. The regulated environmental features on-site include the sixty-foot buffer to the source of the stream located on the property to the east. The proposed development will not be located within the green infrastructure network.

**Woodland Conservation**

This site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A numbered Woodland Conservation Letter of Exemption, E-053-2016 was approved on October 20, 2016, and submitted with this application stating that the project will result in no clearing of woodland.

**Soils**

The predominant soils found to occur according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include Sassafras-Urban land complex, 5-15 percent slopes) and Beltsville-Urban land complex (0-15 percent). Based on available information, Marlboro clay is not mapped on or near this property.

### **Stormwater Management**

A Stormwater Management Concept Approval Letter No. (45380-2016-00) and associated plan were submitted with the application for this site. The approval was issued on January 26, 2017 from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The approved plan proposes on-site water quality controls bioretention using environmental site design to the maximum extent practicable. A stormwater management fee is required in lieu of fully providing on-site attenuation/quality control measures.

- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of this writing, DPIE did not offer comments regarding the subject project.
  - j. **Prince George's County Police Department**—At the time of this writing, the Police Department did not provide any comments on this DSP.
  - k. **Prince George's County Health Department**—At the time of this writing, the Prince George's County Health Department did not offer comments on the subject project.
  - l. **Maryland State Highway Administration (SHA)**—At the time of this writing, SHA did not offer comments regarding the subject project.
  - m. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail received June 2, 2017, WSSC offered numerous comments that will be addressed through WSSC's separate permitting process.
  - n. **Verizon**—At the time of this writing, Verizon did not offer comments regarding the subject project.
  - o. **Potomac Electric Power Company (PEPCO)**—At the time of this writing, PEPCO did not offer comments regarding the subject project.
12. Based on the foregoing and as required by Section 27-285(b)(1), the DSP, if revised in accordance with the proposed conditions below, 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.
13. As there are no regulated environmental features on the subject site, the finding normally required by Section 27-285(b)(4) of the Zoning Ordinance, needs not be made at this time.

### **RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-15006 for Regency Square, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall revise the site plan or provide additional information as follows:

- a. Update site data to reflect the overall development as a non-conforming use and reflect the number of bedrooms in each apartment and the percentages of the total number of apartments of each different type of apartment. The site data shall also include information regarding the regulations in effect when the development was constructed and whether or not the development met the regulations at the time of construction and whether they meet the regulations in effect today for the R-18 Zone.
- b. Provide a breakdown of the parking on the parking schedule included on the site plan regarding the number of parking spaces separately being provided for the apartments and those being provided for the community building.
- c. A typical 9½ by 19-foot parking space shall be provided for the proposed community building.
- d. Drive aisles in the parking lot shall be dimensioned throughout the plan set to demonstrate that they measure a minimum of 22 feet wide for two-way traffic and 11 feet wide for one-way traffic.
- e. The rear-yard setback of the building shall be dimensioned on the coversheet of the detailed site plan.
- f. Safe-pedestrian access shall be provided from the various buildings of the subject multifamily development to the proposed community building/leasing center and tot-lot. Final design of said access shall be approved by the Urban Design Section as the designee of the Planning Board.
- g. The architecture of the building shall be revised to, at a minimum, replace cement stone on the watertable with the red brick. Final revised architecture shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.
- h. Details for the proposed tot-lot shall be provided in the plan set. Provide the following site plan notes:

“All play equipment shall comply with the requirements of the Consumer Product Safety Commission (CPSC) and the American Society for Testing and Materials (ASTM). All play areas shall also comply with the requirements of the Americans with Disabilities Act (ADA) and with the *Park and Recreation Facilities Guidelines*.”

“Resident flooring in accordance with the standards of the American Society for Testing and Materials (AST M) shall be provided.”

“Grading of the outdoor play area shall ensure complete drainage of any stormwater from the play area.”

- i. The two sets of General Notes shall be consolidated with the list of "Site Notes" and "Site Data" on the coversheet of the plan set to form a single set of General Notes and the information contained thereon shall be consolidated and or corrected as necessary.
- j. The general note on the upper left of the cover sheet which states that the disturbed area in the project measures .011 acres shall be reconciled with Pages 1 and 3 which state that the disturbed area is 22,400 square feet.
- k. All references to the use of the building throughout the plan set shall be consistently revised to "community building/leasing center."
- l. The General Notes on the cover sheet shall be revised to include the gross tract area of both Parcels A and B and include density information.
- m. The cover sheet and Sheet 3 of the submitted DSP shall be revised to provide dimensions, setbacks and the height of the proposed building.
- n. The applicant shall indicate the locations of the dumpsters and their enclosures, and provide details for a standard enclosure.
- o. The plans shall be revised so that the entirety of the pool building shall be included on Sheet 3 of the plan set.