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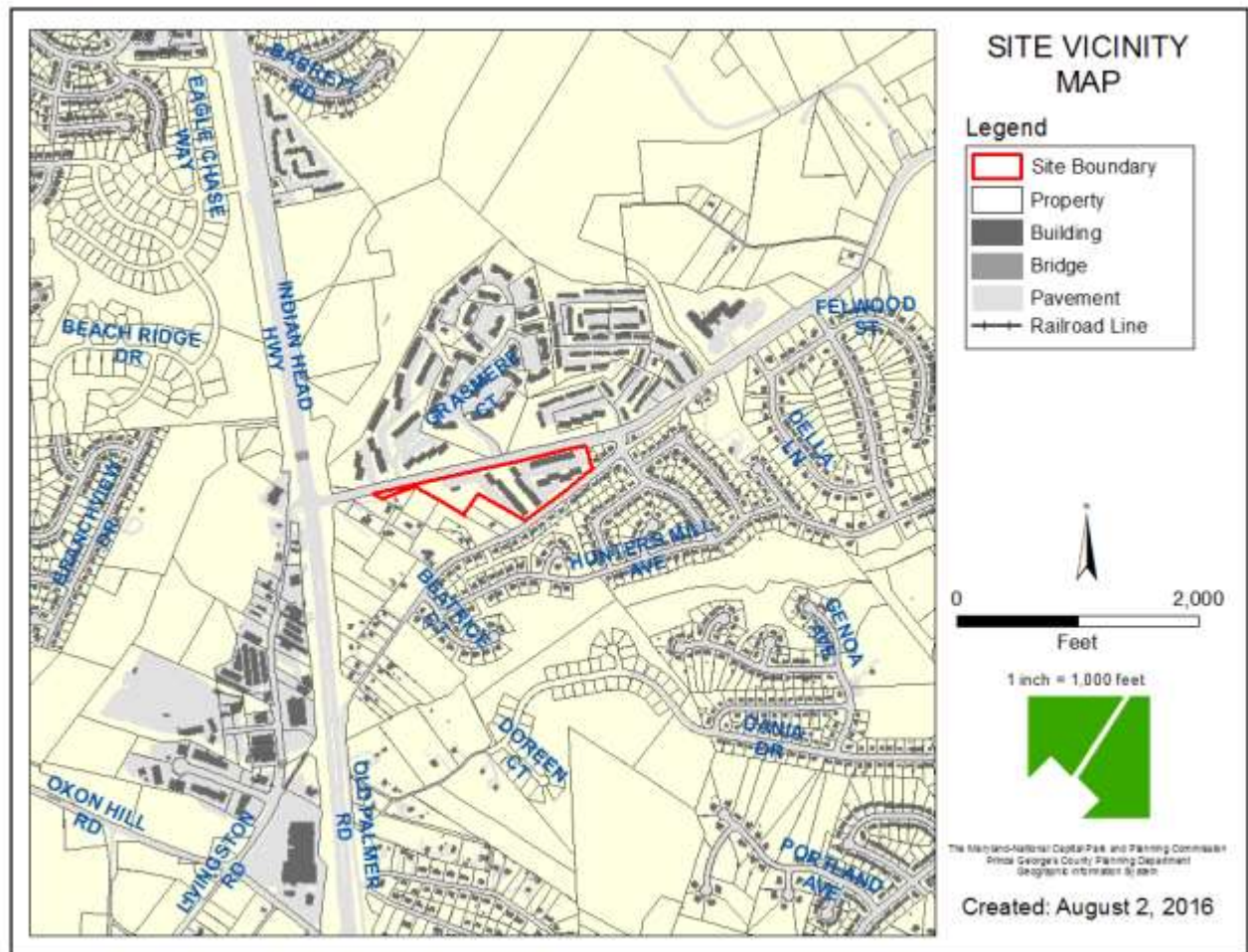
Detailed Site Plan

DSP-15015

Application	General Data	
Project Name: Harbor Place Apartments Location: On the south side of Palmer Road, approximately 1,300 feet east of its intersection with Indian Head Highway (MD 210). Applicant/Address: Morgan Properties 160 Clubhouse Road King of Prussia, PA 19406	Planning Board Hearing Date:	09/28/17
	Staff Report Date:	09/13/17
	Date Accepted:	06/21/17
	Planning Board Action Limit:	09/30/17
	Plan Acreage:	10.37
	Zone:	R-18
	Dwelling Units:	N/A
	Gross Floor Area:	4,968
	Planning Area:	76B
	Council District:	08
	Election District	12
	Municipality:	N/A
	200-Scale Base Map:	212SE01

Purpose of Application	Notice Dates	
Addition of a 4,968-square-foot community center.	Informational Mailing:	04/08/17
	Acceptance Mailing:	06/19/17
	Sign Posting Deadline:	08/29/17

Staff Recommendation		Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 E-mail: Andrew.Bishop@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-15015
Harbor Place Apartments

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

The detailed site plan was reviewed and evaluated for conformance 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 and Wildlife Habitat Conservation 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 application, the Urban Design Section recommends the following findings:

1. **Request:** The subject application proposes to construct a new 4,968-square-foot community center on Parcel B in Harbor Place Apartment Community. The proposed community center will include a management office, leasing office, fitness center, and other amenities for the residents.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-18	R-18
Use	Residential multifamily	Residential multifamily
Gross Acreage	10.37	10.37
Net Acreage	10.37	10.37
Parcels/Lots	1	1
Dwelling Units	606	606

OTHER DEVELOPMENT DATA

Parking Spaces for this DSP:

Residential Use – 1.25 spaces /1 unit*

Residential Units (226 units)	283 spaces
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Community Building – by use

Office Use – 1/250 for first 2,000 square feet	13 spaces
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1 space/400sf for above 2,000 square feet	
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Gym Use - 1/80 square feet	15 spaces
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<u>Total Required</u>	<u>311 spaces</u>
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Parking Spaces Provided:

Standard Spaces (9 feet x 20 feet)**	299 spaces
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Handicap Spaces (13 feet x 19 feet)	11 spaces
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<u>Total Spaces Provided</u>	<u>310 spaces</u>
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Notes: *Parking ratio, based on approved Certification of Nonconforming Use Permit 28155-2008, of 1.25 spaces/per unit

**Parking size, based on approved CNU Permit 28155-2008, at 9 feet by 20 feet

Staff notes that the plan shows parking calculated incorrectly and provides one parking space per unit. The parking ratio should be based on the approved certified nonconforming use plan, which indicates that parking should be provided at 1.25 parking spaces per unit. In order to accommodate all residents and visitors to the development who wish to utilize the community building/leasing center, a condition included in the Recommendation section of this report would require, prior to certificate approval, that the parking schedule and plan should be revised to provide the correct number of parking spaces.

3. **Location:** The subject property is located on the south side of Palmer Road, approximately 1,300 feet east of its intersection with Indian Head Highway (MD 210), in Planning Area 76B and Council District 8. More specifically, the site is located at 1103 Palmer Road, in Fort Washington, Maryland 20744.
4. **Surroundings and Use:** The subject property is bounded to the north by the right-of-way of Palmer Road, with properties in the R-18 (Multifamily Medium Density Residential) and R-30C (Multifamily Low Density Residential Condominium) Zones beyond; to the south by properties in the R-R (Rural Residential) and R-80 (One-Family Detached Residential) Zones; to the west by properties in the R-18 Zone; and to the east by properties in the R-18 Zone. The neighborhood is predominately developed with a mix of residential homes and includes commercial uses along Indian Head Highway to the west.
5. **Previous Approvals:** The property is the subject of a final plat recorded in Plat Book WWW 51-15. The property is also subject to a standard exemption from the Prince George's County Woodland Conservation and Tree Preservation Ordinance, which was issued on August 8, 2016, and is valid until August 8, 2018. The property is subject to a natural resource inventory equivalency letter for a development activity in Prince George's County, issued on August 8, 2016, which will expire August 8, 2021. The property was the subject of Special Exception SE-1153, which was approved on March 19, 1965, for a community swimming pool and has been issued two permits certifying the property as a nonconforming use. However, the special exception for the community swimming pool for the sole use of residents and guests is no longer valid because the use is now a permitted use in accordance with Section 27-411 and the Residential Use Tables in the R-18 Zone of the Zoning Ordinance. Permit 1614-2001-U certified the nonconforming use for apartments with 606 dwelling units, on June 5, 2001. More recently, Permit 28155-2008 recertified the nonconforming use for apartments with 606 dwelling units on November 17, 2004, and supersedes the previous permit approval, 1614-2001-U. The current application should be consistent with the development data on the nonconforming use site plan, and adhere to the development regulations set forth by the nonconforming use plan, which should be shown on the site plan. The property is the subject of Stormwater Management Concept Plan 65399-2016-00, approved by the Department of Permitting, Inspections and Enforcement on May 15, 2017, and valid until May 15, 2020.
6. **Design Features:** The property was developed in the early 1960s with 606 multifamily residential apartments on three parcels of land know as Parcel A (Parts I and II) and Parcel B. The current application is for the development of a 4,968-square-foot community center on Parcel B, which is 10.37 acres and includes four existing multifamily buildings (Buildings I, J, K, L, and M), an existing pool, pool house, and associated surface parking. When the property was developed in the early 1960s, it was subject to development standards that are different from current regulations.

The community building is located on the eastern side of the property near the existing pool and pool house. The site is accessed by a private drive isle from Palmer Road with a two-way ingress and egress. The entrance to the community building is located on the western side of the site and serves the pool, pool house, and Building J. Two existing surface parking lots with two-way access are located off this drive isle, one directly in front of Building J and one directly in front of the existing pool house and pool, adjacent to Palmer Road. The parking area in front of the pool house that is included in this application, has 28 existing parking spaces and proposes to restripe and renovate the existing lot to add additional 23 parking spaces including two parking spaces for the physically-handicapped. There are no loading spaces proposed with this application. The

surface lot in front of Building J at the center of the site is proposed to remain, and is not included in the limit of grading and disturbance for the project.

Architecture: The community center building is generally rectangular and includes a varied-roof line with the front of the facility facing Palmer Road. The proposed building is 33 feet tall and includes one to three stories. The building has been designed to incorporate a variety of building materials on the building façade creating a clean and contemporary design, which will complement the surrounding uses. Cement stone piers emphasize the entrance on both sides, with decorative fenestration. The building includes two distinct wings of the facility, which house the meeting room and office for a leasing center. The material of the building matches the entrance piers, and is proposed as cement fiber siding, with the windows, cornice/trim specified as composite. The water table is finished with stone veneer.

Lighting: This detailed site plan (DSP) proposes lighting throughout the site to illuminate the building and parking areas on the site. The site plans show pole-mounted lighting in the parking area near the community building and throughout the site to provide a balanced lighting pattern on the property. Building-mounted lighting is also proposed on the new community building to highlight building entrances and provide architectural accents. This light will provide patrons with a bright, safe atmosphere while not causing a glare onto adjoining properties.

Signage: One freestanding sign is being proposed with this application, near the entrance to the community building and leasing center. A detail for the freestanding sign is provided with the plan set, which advertises the name of the apartment facility. It is proposed to be internally illuminated with a proposed height of six feet. It has been designed with a modern scheme and reflects the tenants name and logo on the sign. However, staff notes that the signage face area calculation has not been provided with this application and its signage area should be provided prior to certification of the plans. A condition has been added to the Recommendation section of this report to require the applicant to revise the plans to show the signage area schedule for this freestanding sign.

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 as follows:
 - 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. **2010 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 the existing building(s) more than 10 percent on the property or 5,000 square feet, whichever is less. The property is exempt from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is not subject to the provisions of the 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-dates the WCO. A numbered Woodland Conservation Letter of Exemption, E-043-2016, was approved on August 08, 2016 and submitted with this application stating that the project will result in 0.11 acre 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 1.55 acres, or 67,757 square feet is required to be covered in tree canopy. Staff notes that, while it appears the appropriate tree canopy requirement has been met for the subject application, a schedule has not been provided on the landscape detail sheet demonstrating that 67,757 square feet of the subject site will be covered in tree canopy. A condition has been added to the Recommendation section of this report to require the applicant to add the required Tree Canopy Coverage schedule.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning Division**—In a memorandum dated June 29, 2017, the Community Planning Division noted that the property is located within the growth boundary in an area generally designated residential medium, which is described as 3.5 to 8 dwelling units per acre. Further, this application is supported by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (Henson Creek-South Potomac Master Plan and SMA), which states that Policy 1, Strategy 9 of the master plan, encourages enhancing the visual appearance of apartment grounds.

Additionally, the Community Planning Division stated that the property is not impacted by the Military Installation Overlay (M-I-O) Zone, and the Henson Creek-South Potomac Master Plan and SMA retained the property in the R-18 Zone. The Community Planning Division cited no planning issues connected with the subject application.
 - b. **Subdivision Review Section**—In a memorandum dated July 21, 2017, the Subdivision Review Section noted:

The subject property is located on Tax Map 114 in Grids B2 and B3. The site consists of 10.37 acres known as a portion of Parcel B recorded in Liber 36042 Folio 139. Parcel B (11.25 acres) was recorded in Plat Book WWW 51-15 prior to division by deed recorded in Liber 3726 folio 617 on June 11, 1969. The property is zoned R-18 and is subject to the Henson Creek-South Potomac Master Plan and SMA. The applicant has submitted this DSP to add a community building to support the existing apartments.

The site is currently developed with buildings, which have been in existence since the mid-1960s. Section 24-107(c)(7)(C) of the Subdivision Regulations exempts this property from the requirement of filing a preliminary plan, as it was subdivided by deed prior to January 1, 1982, the development proposed is in addition to a development in existence prior to January 1, 1990, and the development proposed does not exceed 5,000 square feet.

Plan Comments

1. The General Notes and parcel labeling on all plans should be revised to indicate the subject property as part of Parcel B, with the recording reference being Liber 36042 folio 139.
2. The correct acreage of 10.37 acres should be shown in the General Notes and parcel labeling on all plans.
3. Reference to the Potomac Heights record plat should be removed from the General Notes and parcel labeling.

This is a legal deed parcel with frontage and direct access to a public street. All bearings and distances must be clearly shown on the DSP and must be consistent with the deed descriptions, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues.

Comment: These comments have been either addressed during the review process or worded as conditions of approval that are included in the Recommendation section of this report.

- c. **Transportation Planning**—In a memorandum dated July 14, 2017, the Transportation Planning Section reviewed the DSP application and noted the following comments:

The Transportation Planning Section has reviewed the DSP of the subject application. The site consists of 10.37 acres in the R-18 Zone. The site is located on the east side of 85th Avenue and north of the New Carrollton Metrorail station. The applicant is proposing a new community building.

Review Comments—Detailed Site Plan

The applicant is proposing a new 4,968-square-foot building as a community building. The building would contain space for a new leasing office and fitness/recreational facilities. The site is currently vacant. No changes are proposed for the existing apartments, and no changes are proposed to access or circulation. There are no outstanding transportation conditions on the site.

The site is adjacent to Palmer Road, which is a master plan major collector roadway listed in the 2006 Henson Creek-South Potomac Master Plan and SMA with a 100-foot right-of-way. This roadway was dedicated and is shown on the site plan as a collector with an 80-foot right-of-way and the facility was upgraded as a part of the cited master plan. It is noted that no changes or structures are proposed within the ultimate right-of-way and no current structures are within the ultimate right-of-way as well.

Conclusion

Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a DSP as described in the Zoning Ordinance.

- d. **Trails**—In a memorandum dated July 14, 2017, the trails coordinator of the Transportation Planning Section has reviewed the DSP application for the subject project for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements and provided the following comments:

Review Comments (Master Plan Compliance and Prior Approvals)

The site is covered by the MPOT and the 2006 Henson Creek-South Potomac Master Plan and SMA (area master plan). The subject application proposes the addition of a 4,968-square-foot community center to an existing apartment complex on the south side of Palmer Road. The area master plan recommends designated bike lanes and continuous sidewalks along the site's frontage of both Palmer Road and Old Palmer Road. Sidewalks were also provided internal to the subject site and along both Palmer Road and Old Palmer Road at the time the residential units were constructed. Designated bike lanes or other appropriate bicycle treatment can be considered by the Department of Public Works and Transportation (DPW&T) at the time of road resurfacing. Due to the developed nature of the site, no additional sidewalks are necessary to serve the proposed community center. However, a small amount of bicycle parking is recommended.

Conclusion

In conformance with the MPOT and the 2006 Henson Creek-South Potomac Master Plan and SMA, the applicant and the applicant's heirs, successors, and/or assignees should make the following revisions to the plans prior to certification:

- a. Provide a bicycle rack accommodating a minimum of ten bicycles. A detail for the rack shall be included with the site plan.

Comment: This condition has been included in the Recommendation section of this report.

- e. **Environmental Planning Section**—In an e-mail dated July 5, 2017, the Environmental Planning staff provided comments on the DSP and there are no issues or comments for the proposed improvements. The application is for a 10.37-acre parcel, which is zoned R-18 and is proposing to construct a 4,968-square-foot community center at the Harbor Place Apartment complex. The application will clear less than 5,000 square feet of woodlands and not impact any regulated environmental features.

Woodlands: The site is exempt from the WCO because the site has less than 10,000 square feet of woodland and no previously-approved tree conservation plans. The site has an approved Woodland Conservation Letter of Exemption (E-043-16) and a Natural Resources Inventory Plan (NRI-162-16).

- f. **Historic Preservation Section**—In a memorandum dated June 28, 2017, the Historic Preservation Section noted the following comments:

The subject property comprises 10.37 acres located south of Palmer Road and north of east of Indian Head Highway (MD 210) in Fort Washington, Maryland. The subject DSP proposes the construction of a 4,968-square-foot community center at the Harbor Place Apartment complex. The subject property is zoned R-18.

The subject property was previously developed with the Harbor Place Apartment complex and has been extensively graded. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. There are no historic sites or historic resources on or adjacent to the subject property. This proposal will not impact any historic sites, historic resources or known archeological sites.

- g. **Permit Review Section**—In a memorandum dated July 21, 2017, The Permit Review Section provided comments, which have been either addressed by the applicant or have been worded as conditions of approval included in this report.
 - h. **Prince George’s County Fire/EMS Department**—As of the writing of this staff report, the Fire/EMS Department did not offer any comments.
 - i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—As of the writing of this staff report, DPIE did not offer any comments.
 - j. **Prince George’s County Police Department**—As of the writing of this staff report, the Police Department did not offer any comments.
 - k. **Prince George’s County Health Department**—In a memorandum dated, August 23, 2017, the Health Department offered two comments which have been worded as conditions in the Recommendation section of this report.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail dated, July 10, 2017, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC’s separate permitting process.
 - m. **Verizon**—As of the writing of this staff report, Verizon did not offer any comments.
 - n. **Potomac Electric Power Company (PEPCO)**—As of the writing of this staff report PEPCO did not offer any comments.
12. Based on the foregoing and as required by Section 27-285(b)(1), the DSP, if approved 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 to be made for this DSP 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-15015, for Harbor Place Apartments, 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. Correct the parking schedule and plan to provide the required number of parking spaces, as set by approved Certification of Nonconforming Use Permit 28155-2008-U.
 - b. Show the signage area and schedule for the freestanding sign.
 - c. Provide the Tree Conservation Coverage schedule.
 - d. Provide a bicycle rack accommodating a minimum of ten bicycles and include a detail for the bicycle rack with the site plan.
 - e. Revise the General Notes and parcel labeling on all plans to indicate that the subject property is part of Parcel B with the recording reference being Liber 36042 folio 139.
 - f. Remove the reference to Potomac Heights record plat from the General Notes and parcel labeling.
 - g. Add the zoning information notes from the nonconforming use plan to the DSP.
 - h. Provide details for the proposed retaining wall.
 - i. Add the building dimensions to the DSP.
 - j. Provide the sign setbacks.
 - k. Provide a parking schedule to show adequate parking is provided with the additional building and its uses, pursuant to Section 27-568(a)(4) of the Zoning Ordinance.
 - l. Add the uses of the neighboring properties to the DSP, as noted on the landscape plan.
 - m. Add the following site plan notes:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

- n. Revise the minimum caliper for a shade tree to 2.5–3”, not 2–2.5”, pursuant to Appendix 4(d)(3) of the 2010 Prince George’s County Landscape Manual, and correct the plant list on Sheet 1 of the landscape plan.