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Detailed Site Plan

DSP-15015

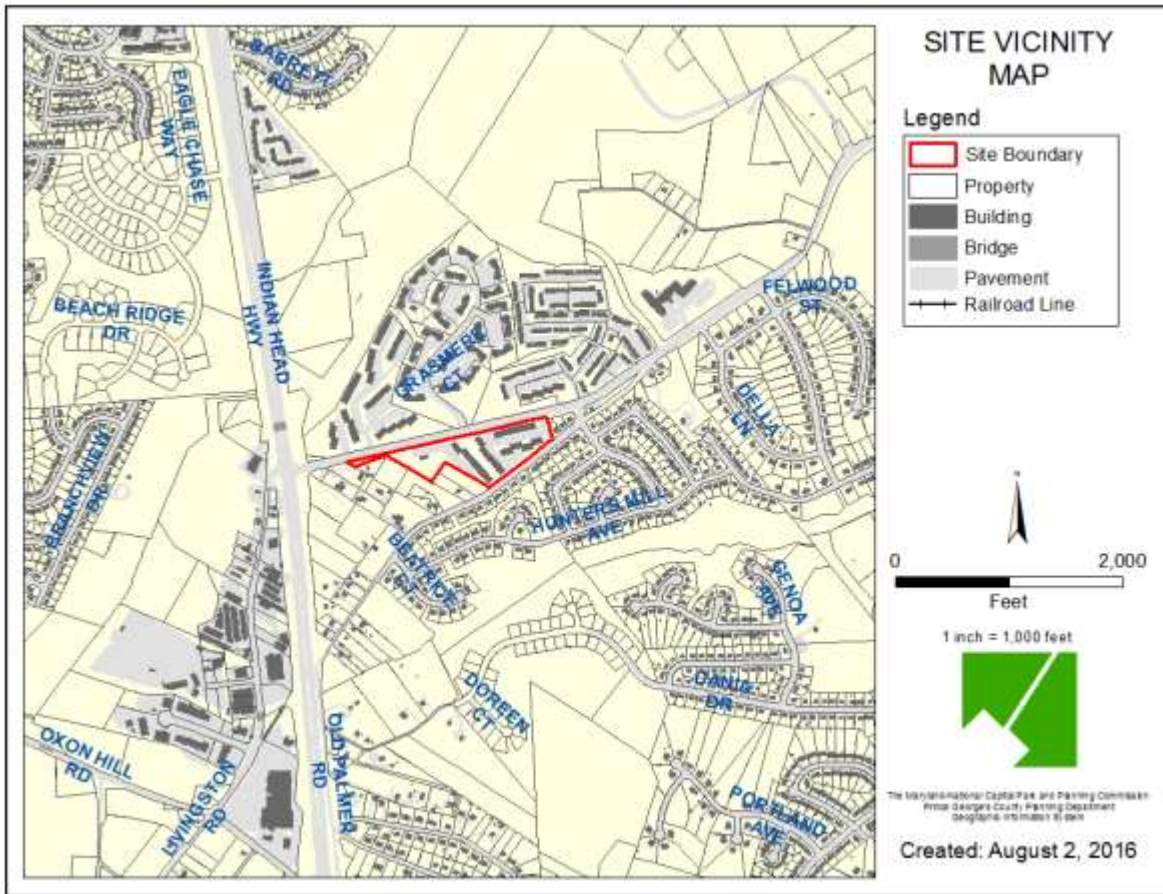
Departure from Parking and Loading Standards

DPLS-454

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:	12/14/17
	Staff Report Date:	11/29/17
	Date Accepted:	06/21/17
	Planning Board Action Limit:	12/14/17
	Mandatory Action Time Frame	177 days
	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	
This case was continued from the Planning Board hearing date of October 19, 2017 to December 14, 2017. DSP-15015: The addition of a 4,968-square-foot clubhouse at Harbor Place Apartments. DPLS-454: To allow for the reduction of six parking spaces.	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
Departure From Parking and Loading Standards DPLS-454
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 (DSP) 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 previous approvals;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation and Tree Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. 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 clubhouse at Harbor Place Apartments on Parcel B. The proposed clubhouse will feature a management office, leasing office, fitness center and other amenities for the residents. The DSP is required per Section 27-242 of the Zoning Ordinance, which states that a detailed site plan shall be approved for the alteration, extension, or enlargement of recreational and social uses associated with certified nonconforming multifamily dwellings, for the sole use of residents and their guests, Permit No. 1614-2001-00 certified these nonconforming multifamily dwellings on June 5, 2001.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-18	R-18
Use(s)	Residential	Residential
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

Clubhouse (by use)

Office– 1,250 sq. ft. 5 spaces

1/250 for first 2,000 sq. ft.

Club Room – 36 seats 9 spaces

1 space/4 seats

Fitness Center – 1,040 sq. ft. 13 spaces

1/80 sq. ft.

Total Required

310 spaces

Parking Spaces Provided:

Standard spaces (9 ft. x 20 ft.) ** 293 spaces

Handicap Spaces (13 ft. x 19 ft.) 11 spaces

Total Spaces Provided

304 spaces

* Parking ratio based on approved (CNU Permit #1614-2001-UO ratio of 1.25 spaces /1 unit)

**Parking size based on approved (CNU Permit #1614-2001-UO 9 ft. x 20 ft.)

3. **Location:** The subject property is located on the south side of Palmer Road, approximately 1,300 feet east of its intersection with MD 210 (Indian Head Highway) in Planning Area 76B and Council District 8. More specifically, the site is located at 1103 Palmer Road, Fort Washington, Maryland 20744.

4. **Surroundings and Use:** The subject property is bounded to the north by the Henson Creek Trail System and open space in the R-O-S (Reserved Open Space) Zone, to the south are properties zoned R-R (Rural Residential) and R-80 (One-Family Detached Residential), to the west are properties zoned C-S-C (Commercial Shopping Center) and R-18, and to the east are properties zoned R-30C (Multifamily Low Density Residential – Condominium) and R-18. The

neighborhood is predominately developed with a mix of residential homes north and south of the property, 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 for the site from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (E-043-16), which was issued on August 8, 2016 and is valid until August 8, 2021.

The property is subject to a Natural Resource Inventory equivalency letter (NRI-162-2016) for development activity in Prince Georges County, issued August 8, 2016, and is due to expire on August 8, 2021. Special Exception SE-1153, was approved for the site for a community swimming pool on March 19, 1965, however, the special exception is no longer valid because the use is now permitted in the R-18 Zone in accordance with Section 27-441 of the Zoning Ordinance. Permit #1614-2001-U certified the nonconforming apartments with 606 dwelling units, on June 5, 2001. Permit #28155-2008-U recertified the nonconforming apartments with 606 dwelling units, on November 17, 2004, and supersedes the previous approval. The current application must address the development data on the CNU 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 to Stormwater Management Concept Plan No. 65399-2016-00, approved by the Department of Permitting, Inspections and Enforcement (DPIE) on May 15, 2017 and valid until May 15, 2020.

Staff notes, in addition to the regulations set forth by the CNU, the new clubhouse is subject to current setbacks and the site will be subject to current green area requirements because this is new construction.

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, Part I; Parcel A Part II; and Parcel B. The subject application is for the development of a 4,968-square-foot clubhouse on Parcel B, which is 10.37 acres and includes, four existing multifamily buildings (Buildings J, K, L, and M), an existing pool, pool house, and associated parking. The proposed clubhouse will feature a management office, leasing office, fitness center and other amenities for the residents.

When the property was developed in the early 1960's, it was subject to different development standards and does not comply with the current Zoning Ordinance. The proposed clubhouse is located on the western end of the property near the existing pool and pool house. The two-way driveway from Palmer Road to the proposed clubhouse also serves the pool, pool house, and Building J. Two existing surface parking lots are located in this area; 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 has 28 existing parking spaces and proposes to restripe and renovate the existing lot to include only 23 parking spaces, including two handicap parking spaces. The surface lot in front of Building J at the center of the site is proposed to remain, and is not included within the limit of grading and disturbance for the project.

Architecture: The clubhouse is rectangular and includes a multi-tiered roofline with the front of the facility facing Palmer Road. The proposed building is 33 feet tall and includes two stories. The building has been designed to incorporate a variety of materials, including stucco and stone veneer, creating a clean and contemporary design, which will complement the surrounding uses. Decorative pillars emphasize the entrance and ample fenestration is proposed on all sides. The building includes two distinct wings, which house the meeting room and offices for the facility.

Lighting: The DSP proposes lighting to illuminate the front of the building and parking areas for the clubhouse. The site plans show pole-mounted lighting in the parking area near the clubhouse, to provide a balanced lighting pattern. Building-mounted lighting is also proposed on the new community center 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: The existing sign showing the name of the apartment community will not be altered with this application and is proposed to remain. One freestanding sign is being proposed with this application near the entrance to the proposed clubhouse. It is proposed to be internally illuminated and has been designed with a modern scheme reflecting the complex's name and logo on the sign.

Freestanding signs associated with a nonresidential use allowed in a Residential Zone are permitted and regulated by Section 27-615 of the Zoning Ordinance, which requires conformance with the requirements for the least intensive Commercial Zone in which the nonresidential use is allowed. Section 27-614 of the Zoning Ordinance, provides requirements for freestanding signs, and limits the maximum height to eight feet and a maximum allowed area for the sign based on street frontage, requiring that the sign area not be more than one (1) square foot for each eight (8) lineal feet of street frontage of the property occupied by the use associated with the sign. The proposed freestanding sign is six feet in height and has a signage area of 33 square feet.

Therefore, the proposed signage for the club house has been found acceptable, and meets the requirements of Section 27-614. However, the signage plans reference Section 27-618, which is incorrect and should be revised to reference the correct section of the Zoning Ordinance. A condition has been included in the Recommendation section of this report to revise the plans to correct the notes 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:
 - 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 clubhouse 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. For instance, the proposed building height of 33 feet is within the maximum allowed height of 40 feet.
 - c. The subject application is in conformance with the requirements of Section 27-274, Design Guidelines, of the Zoning Ordinance, such as by providing the required amount of green area on-site with parking located as near as possible to the proposed clubhouse.
8. **Departure From Parking and Loading Standards, DPLS-454**—The applicant has requested a departure of six parking spaces from the required 310 for the existing multifamily dwelling units and proposed clubhouse. Pursuant to Section 27-588(b)(7)(A), (B) and (C), the Planning Board

must make the following findings. Staff has included each required finding in **boldface** type below, followed by staff comment:

(A) **In order for the Planning Board to grant the departure, it shall make the following findings:**

(i) **The purposes of this Part (Section 27-550) will be served by the applicant's request;**

Staff has reviewed the purposes of Section 27-550 of the Zoning Ordinance with respect to the requested departure of six of the required 310 parking spaces and offers the following:

(1) **To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**

The automobile parking lots and loading areas on-site are sufficient to serve the parking and loading needs of all persons associated with the buildings and uses included in the application. Much of the user base for the proposed clubhouse will come from the surrounding multifamily residential buildings, thereby, reducing the need for parking, and will not substantially impact the parking and loading needs of the residents of the apartment complex or clubhouse.

(2) **To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**

The project will aid in relieving traffic congestion on streets by providing all parking on-site and limiting the number of access points to parking for the subject project to a single point from Palmer Road. The size of the clubhouse building is not significant, and its purpose does not generate a high-volume of traffic.

(3) **To protect the residential character of residential areas; and**

In order to protect the residential character of the surrounding area, the architecture of the project is enhanced so that views from the residential properties into the project will be aesthetically pleasing and fit well with the surrounding residential properties. Additionally, the site is well buffered from the adjacent residentially-zoned land and the clubhouse will provide passive and active recreational areas, such as a fitness center and clubroom, for the residents of the apartment complex.

(4) **To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The parking and loading proposed for the clubhouse is conveniently located for the residents of the community adjacent to the building in the existing parking

lot, which has been restriped to include the required handicapped parking for the clubhouse use. The handicap parking spaces have been located in front of the entrance to the building with the remainder of the parking located in close proximity to the clubhouse.

- (ii) The departure is the minimum necessary, given the specific circumstances of the request;**

The departure is the minimum necessary to provide for the clubhouse use and does not reduce the parking and loading spaces for the surrounding multifamily residential area, and allows the proposed parking lot to be used to its maximum potential effectively serving the needs of the residents.

- (iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

The clubhouse is located toward the western end of the existing Harbor Place apartment complex that has several site-related constraints that limit the ability to meet the required number of parking spaces. The gross floor area (GFA) of the clubhouse is based on the needs of the residents, and generates a specific parking requirement. The parking needs for the clubhouse cannot be met due to the constricted space, the addition of the required handicap spaces and the layout of the property. Therefore, the departure is necessary in order to alleviate circumstances, which are special to the subject use, given its nature at this location in accordance with this requirement.

- (iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

All methods for calculating the number of spaces required by the Zoning Ordinance have been used or found to be impractical in accordance with this requirement.

- (v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

More than 283 parking spaces will be provided meeting the requirements for the residential use on the subject property, and will not be reduced by the addition of the clubhouse use. The clubhouse use will have enough parking in accordance with the applicant's data, because many of the residents will walk to the clubhouse, thereby, reducing the parking need of the proposed uses within the clubhouse. Therefore, parking and loading needs of the adjacent residential areas will not be infringed upon if the departure is granted.

- (B) In making its findings, the Planning Board shall give consideration to the following:**

- (i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;**

There is sufficient parking within 500 feet of the subject property for the multifamily apartment buildings and clubhouse.

(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

The subject property is located in the Henson Creek-South Potomac Master Plan. The master plan is envisioned as a pedestrian-oriented village setting, and is a long-range redevelopment scenario for the area. The subject application will address the specific goals of the Master Plan by reinforcing the character of the established residential neighborhoods, and revitalizing older multifamily rental and condominium projects. The approval of this departure is aligned with the Master Plan's recommendation and will help to the revitalize the area.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

The subject property does not lie within a municipality. Hence, this requirement is not applicable to the subject project.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

No public parking facilities are proposed in the County's Capital Improvement Program within the general vicinity of the subject property.

(C) In making its findings, the Planning Board may give consideration to the following:

(i) Public transportation available in the area;

The subject property is served by public transportation, and is in close proximity to a public bus stop, which is approximately a quarter of a mile from the apartment complex.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

Alternative design solutions have been explored for off-street parking facilities. A condition has been included in the Recommendation section of this report that requires the addition of ten bicycle parking spaces, which will yield additional spaces that will serve the residential users of the clubhouse.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

The proposed use is for a clubhouse, which includes a recreation center, meeting room, and leasing office for use by the residents of the existing multifamily dwelling units. There are no other business uses within 500 feet of the subject property.

(iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant

proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The multifamily dwellings are located within the R-18 Zone. However, the development of a clubhouse is being proposed with this application, not a multifamily building. It should be noted that the required number of handicapped spaces have been provided.

In summary, the Urban Design Section recommends approval of the Departure from Parking and Loading Standards, DPLS-454.

9. **The 2010 Prince George's County Landscape Manual:** The proposed clubhouse for an existing multifamily development in the R-18 Zone is subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as follows:
- a. **Section 4.1, Residential Requirements**—The subject application is exempt from the requirements of this section as it does not propose any gross floor area expansion to a multifamily building.
 - b. **Section 4.3, Parking Lot Requirements**—The subject application is exempt from the requirements of this section because it does not propose an increase in impervious area for parking and/or loading spaces.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. No such areas are being proposed with the subject application.
 - d. **Section 4.6, Buffering Development from Streets**—Section 4.6 provides guidance for scenic and historic road treatments and buffering residential development from streets. The subject application is not adjacent to a scenic or historic road and does not involve any change to the existing nonconforming residential development. Therefore, this section does not apply.
 - e. **Section 4.7, Buffering Incompatible Uses**—The subject application is exempt from the requirements of this section because it does not involve an increase of more than ten percent of the gross floor area (GFA) of the existing buildings on the property and no part of the clubhouse will extend closer to an adjacent incompatible use, and it does not involve a change in use from a lower to higher intensity use category or from a residential to a nonresidential use.
 - f. **Section 4.9, Sustainable Landscaping Requirements**—The subject application is required to meet the requirements of Section 4.9 because it proposes new landscaping. Section 4.9, requires that a percentage of the proposed plant materials be native plants. The applicant has provided 100 percent of the shade, ornamental, 100 percent of evergreen trees, and 100 percent of the shrubs, in native varieties in accordance with the Landscape Manual requirements. The DSP meets this requirement. However, the plant list shown on the landscape plans is inconsistent with the Section 4.9 schedule and lists all the proposed species as non-native and should be revised, as necessary, to reflect the

proposed native plant species. A condition has been included in the Recommendation section of this report to revise the plant list.

10. **Prince George's County Woodland and Wildlife Habitat Conservation 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-dates the WCO and has no previously approved tree conservation plans. 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 acres of woodland clearing.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of the Tree Canopy Coverage Ordinance because the application proposes more than 5,000 square feet of disturbance. On the basis of the project's location in the R-18 Zone, 15 percent of the property, 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 conformance. A condition has been included in the Recommendation section of this report requiring the addition of this schedule.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—In a memorandum dated June 29, 2017 (Lester to Bishop), staff noted that the General Plan located the property within the growth boundary designated residential medium, which is described as 3.5 to 8 dwelling units per an acre. Further, this application is supported by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment*, (2006 Henson Creek-South Potomac Master Plan and SMA), which encourages enhancing the visual appearance of apartment grounds. Additionally, the Community Planning Section stated that the property is not impacted by the Military Installation Overlay Zone (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**—In a memorandum dated July 21, 2017 (Turnquest to Bishop), the staff provided comments and noted that the subject property is located on Tax Map 114 in Grids B2 and B3. The site consists of 10.37 acres, and is known as Part 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 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, and the development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed 5,000 square feet.

The subdivision related comments have either been addressed during the review process or worded as conditions of approval included in the Recommendation section of this report.

- c. **Transportation Planning**—In a memorandum dated July 14, 2017 (Masog to Bishop), staff reviewed the detailed site plan application and noted that there are no outstanding transportation conditions, and that from the standpoint of transportation, this application is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.
- d. **Trails**—In a memorandum dated July 14, 2017 (Shaffer to Bishop), the trails coordinator of the Transportation Planning Section reviewed the detailed site plan application referenced above 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.

Review Comments (Master Plan Compliance and Prior Approvals)

The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan and Sectional Map Amendment for Henson Creek-South Potomac Planning Area* (area master plan). The subject application proposes the addition of a 4,968-square-foot clubhouse 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 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.

The trail-related comments have either been addressed during the review process or worded as conditions of approval included in the Recommendation section of this report.

- e. **Environmental Planning**—In an e-mail dated July 5, 2017 (Schneider to Bishop), staff provided comments on the DSP and there are no issues or comments for the proposed improvements. The application will clear less than 5,000 square feet of woodlands and not impact any regulated environmental features.
- f. **Historic Preservation**—In a memorandum dated June 28, 2017 (Berger to Bishop), staff noted that 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 (Jacobs to Bishop), staff provided comments that have been addressed during the review process or worded as conditions of approval that are included in the Recommendation section of this report.
- h. **Prince George's County Fire/EMS Department**—As of the writing of this technical staff report, the Prince George's County 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 technical staff report, DPIE did not offer any comments.
 - j. **Prince George’s County Police Department**—As of the writing of this technical staff report, the Police Department has not offered any comments.
 - k. **Prince George’s County Health Department**—As of the writing of this technical staff report, the Prince George’s County Health Department has not offered any comments.
 - 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 technical staff report, Verizon did not offer any comments.
 - n. **Potomac Electric Power Company (PEPCO)**—As of the writing of this technical staff report, PEPCO did not offer any comments.
13. 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.
14. 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, is not applicable to the subject property.

RECOMMENDATION

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

- A. APPROVE Departure From Parking and Loading Standards, DPLS-454, for Harbor Place Apartments, to allow for the reduction of six parking spaces.
- B. 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. Clarify the signage area and setbacks demonstrating conformance with Section 27-614 of the Zoning Ordinance.
 - b. Provide the TCC schedule demonstrating conformance with the requirements of the Tree Canopy Coverage Ordinance.

- c. Provide a bicycle rack accommodating a minimum of ten bicycles, and include a detail for the rack with the site plan.
- d. Provide top and bottom elevations for the proposed retaining wall.
- e. Add the building dimensions to the detailed site plan.
- f. Add the uses of the neighboring properties to the detailed site plan.
- g. Revise the Plant List, and Schedule 4.9-1, as necessary, to correctly reflect the proposed native plant species.
- h. Correct the Plant List to propose the shade trees with a minimum caliper of 2.5 to 3 inches.