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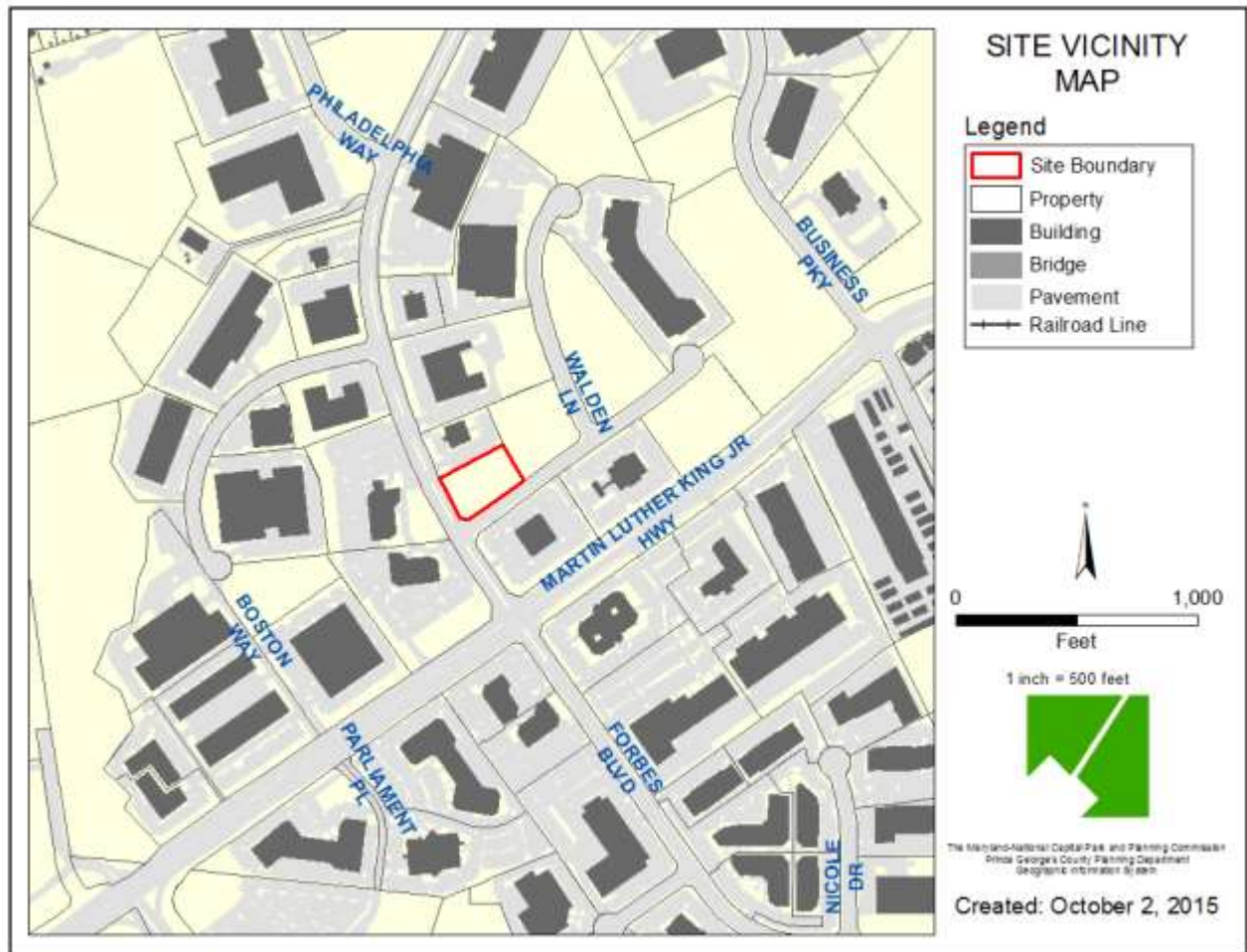
Detailed Site Plan

DSP-15035

Application	General Data	
Project Name: Rising Generations at Washington Business Park, Lot 2B Location: Northeast intersection of Forbes Boulevard and Willowdale Road. Applicant/Address: WBP Enterprises, LLC 9700 Prince Place Upper Marlboro, MD 20774	Planning Board Hearing Date:	03/03/16
	Staff Report Date:	02/11/16
	Date Accepted:	12/15/15
	Planning Board Action Limit:	03/14/16
	Plan Acreage:	1.25
	Zone:	I-2
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	253A
	Council District:	05
	Election District	21
	Municipality:	N/A
	200-Scale Base Map:	206NE09

Purpose of Application	Notice Dates	
A 157-child day care center.	Informational Mailing:	10/07/15
	Acceptance Mailing:	12/10/15
	Sign Posting Deadline:	02/03/16

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@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: Detailed Site Plan DSP-15035
Type 2 Tree Conservation Plan TCP2-030-15
Rising Generations at Washington Business Park, Lot 2B

The Zoning Review staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

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

- a. Conformance to the requirements of the following sections of the Prince George's County Zoning Ordinance:
 - (1) Section 27-470, Purposes of the Heavy Industrial (I-2) Zone;
 - (2) Section 27-473, Uses Permitted in industrial zones;
 - (3) Section 27-474, Regulations in industrial zones; and
 - (4) Section 27-475.02, Day Care Center for Children.
- b. Conformance to the requirements of the 2010 *Prince George's County Landscape Manual*.
- c. Conformance to the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- d. Conformance to the Prince George's County Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Zoning Review staff recommends the following findings:

- 1. **Request:** The subject detailed site plan (DSP) application is a request to construct a 10, 657-square-foot day care facility for 157 children in the Heavy Industrial (I-2) Zone, with associated play area, parking, and signage on the site.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-2	I-2
Use(s)	Undeveloped	Day Care Center
Acreage	1.25	1.25
Lots	1	1
Total Gross Floor Area	10,657 sq. ft.	10,657 sq. ft.

Required Parking:	
Day Care Center 1 parking space per 8 children (or $157 / 8 = 20$))	Total Parking Spaces: 20
Total Parking Spaces Provided:	28

Loading Spaces Required: 1 space for 10,000–100,000 sq. ft. of GFA (or 10,657 sq. ft. GFA = 1)	Loading Spaces Provided: 1
Total Parking Spaces Provided:	1

3. **Location:** The subject property is located on Forbes Boulevard at the intersection of Willowdale Road, just north of Martin Luther King, Jr. Highway (MD 704).

4. **Surrounding Uses:** The property is bounded to the north by a two-story brick building; to the east by a newly constructed single-story flex office building; to the south by Willowdale Road; and to the west by a public utility/office building. All of the surrounding land uses are located in the I-2 Zone.

5. **Previous Approvals:** There are no previous Prince George's County Planning Board approvals of relevance to the subject review. The subject property, Lot 2, Block B, was reviewed as Preliminary Plan of Subdivision 4-86041 (PGCPB Resolution No. 86-171) and was recorded on December 4, 1989 in the Prince George's County Land Records as plat NLP 150-81. The DSP reflects the bearings, distances, and area on this record plat. Lot 2 is located on Tax Map 44 in Grid F-4, and is 54,708 square feet. The 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (Glenn Dale-Seabrook-Lanham Sector Plan and SMA) retained the property in the I-2 Zone.

6. **Design Features:** The property is a rectangular-shaped parcel that is 1.25 acres in size and is accessed directly from Forbes Boulevard and Willowdale Road. The property is currently undeveloped. The site has two vehicular access driveways, which are proposed from Forbes Boulevard and Willowdale Road. Pedestrian access is provided on both Forbes Boulevard and Willowdale Road.

The proposed single-story building is generally rectangular in shape, with its longest elevations facing an existing two-story brick office building use to the north and Willowdale Road to the south. The main entrance is located in the middle of the façade oriented toward Forbes Boulevard, convenient to the proposed surface parking lot. The façades fronting on Forbes Boulevard are finished with a combination of brick, metal, and glass. Prominent window sections provide additional articulation to the façade. The north, south, and east elevations are finished with the same materials as that of the main façade and are designed in similar fashion. Overall, the elevations will produce an attractive streetscape. The Community Planning Division has noted

that the south-facing façade needs to increase the proposed articulation beyond one foot in depth and add other vertical architectural elements, such as columns or contrasting brickwork, to create visual interest on the street-facing façade. A condition requiring this has been included in the Recommendation section of this report.

7. **Prince George's County Zoning Ordinance:** Staff has reviewed the subject project against the relevant requirements of the Zoning Ordinance and finds it in compliance. More particularly, with respect to Section 27-473(b), Table of Uses, the proposed day care center is a permitted use in the I-2 Zone, as follows:

- a. The subject application is in conformance with the requirements of Section 27-473(b), which governs permitted uses in industrial zones. The proposed day care center for children is a permitted use when developed in accordance with Section 27-475.02.
- b. The DSP is in general compliance with the requirements of Section 27-474, Regulations, for development in the I-2 Zone.
- c. The DSP is in general conformance with the requirements of Section 27-475.02, Day Care Center for Children, which addresses the following site design requirements for day care uses:

(1) Requirements

(A) An ample outdoor play or activity area shall be provided, in accordance with the following:

- (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

Comment: The site plan illustrates an outdoor play area located at the rear of the proposed facility that extends from the northeast section of the property to the southeast part of the property that abuts Willowdale Road. The play area is 10,240 square feet, which is larger than the 5,888 square feet required.

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

Comment: There are no dwellings located within 25 feet of the proposed outdoor play area. All of the buildings on adjoining lots are located more than 75 feet from the proposed outdoor play area. The proposed outdoor play area is enclosed by a four-foot-high decorative metal fence.

- (iii) **A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

Comment: A proposed six-foot-high synthetic sight-tight fence along the property line encloses the proposed four-foot-high decorative metal fence enclosing the play area, which will protect the health and safety of the children utilizing the play area.

- (iv) **An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

Comment: An outdoor play area is being provided on-site, and an off-premise outdoor play area is not necessary in this instance.

- (v) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

Comment: The proposed building and outdoor play area are designed to provide natural shading. The location of the outdoor playground will be shaded in morning by seven shade trees along the eastern property boundary and shaded in the afternoon by the building.

- (vi) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

Comment: The applicant is not proposing the installation of lighting for the outdoor play area, as its use is limited to daylight hours. A note shall be added to the general notes indicating this.

- (vii) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

Comment: The use of the outdoor play area is limited to the hours between 7:00 a.m. and 9:00 p.m., except November 1 to March 31, when the use of the outdoor play area is limited to the hours between 7:00 a.m. and 6:00 p.m. A note shall be added to the general notes stating this limitation, due to the lack of exterior lighting of the play area.

(2) Site plan.

- (A) **A Detailed Site Plan shall be approved for the center, in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of the Section.**

Comment: Should the subject site plan be approved, as recommended and in accordance with this requirement, it may be said that the subject applicant has conformed to this requirement.

(B) In addition to the submittal requirements of Part 3, Division 9, and the Detailed Site Plan shall show:

- (i) The proposed enrollment;**
- (ii) The location and use of all buildings located on adjoining lots;**
- (iii) The location and size of outdoor play or activity areas; and**
- (iv) The location, quantity, and type of screening and landscaping.**

Comment: The DSP is in conformance with Part 3, Division 9, as General Note 8 cites the proposed enrollment of 157 children, in accordance with Subpart (i) of the above; and the site plan cites the use, in accordance with Subpart (ii) of the above, but not the locations of all buildings on adjoining lots; and the location and size of the outdoor play areas are indicated as required by Subpart (iii) of the above requirement; and the location, quantity, and type of screening are located in accordance with Subpart (iv) of the above requirement. Therefore, it may be said that the applicant is in general conformance of the requirements of (B) above.

(3) Enrollment.

(A) For the purposes of this Section, enrollment shall mean the largest number of students enrolled in the center in any one (1) session.

Comment: The largest number of students enrolled in the day care center in any one session is the proposed capacity of 157 children.

8. **2010 Prince George's County Landscape Manual:** The DSP for the construction of a day care center with an outdoor play area and surface parking is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3-2, Parking Lot Interior Planting Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The following standards apply:

- a. **Section 4.2, Landscape Strips Along Streets**—The site is subject to Section 4.2, which requires that, for all nonresidential uses, a landscape strip shall be provided on the property abutting all private and public streets. A landscape schedule has been provided for the bufferyard required along Forbes Boulevard and Willowdale Road that indicates compliance with the Landscape Manual requirements.

- b. **Section 4.3-2, Parking Lot Interior Planting Requirements**—The site is subject to Section 4.3, which requires that the minimum planting requirements are calculated as a percentage of the parking lot based on its size. A landscape schedule is provided that indicates compliance with the Landscape Manual requirements.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining residential uses, land in any residential zone, and constructed public streets. The site plan indicates that the dumpster is screened by an enclosure, the loading space is screened by the Section 4.2 and 4.7 requirements, and all mechanical equipment is located on the roof; therefore, it can be stated that the site plan is in general compliance with this requirement.
 - d. **Section 4.7, Buffering Incompatible Uses**—A goal of Section 4.7 is to provide a comprehensive, consistent, and flexible landscape buffering system that provides transitions between moderately incompatible uses. This section applies to the subject application because the adjoining property use is assigned a high impact use. The submitted plans provide the appropriate schedules and notes demonstrating conformance to this section.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The schedule provided shows that the native plant requirements are being met.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property 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 Type 2 Tree Conservation Plan (TCP2-030-15) was submitted with the application.

The TCP2 has been reviewed and requires technical revisions to be in conformance with the WCO. The woodland conservation threshold for this 1.26-acre property is 15 percent of the net tract area or 0.19 acre. The total woodland conservation requirement based on the amount of clearing shown on the plan is 0.56 acre. The woodland conservation requirement is proposed to be satisfied entirely with off-site woodland conservation credits.

The approval block must be updated to provide a row for the current (00) original TCP certification, to type-in the assigned plan number (TCP2-030-15), and to type-in the parent development review case number (DSP-15035). It appears that the signatory of the owner's awareness certification block is an LLC. Prior to certification of the TCP2, the owner's awareness certification block must be signed, the name of the person signing must be typed or printed below the signature, and a corporate acknowledgement form must be submitted demonstrating that the person signing has authority to do so.

The TCP2 notes must be revised as follows: Note 1 must be filled-in with the associated DSP number (DSP-15035); Note 6 must be revised to indicate that the site is located within ESA-2 and is zoned I-2; and Note 8 must be revised to utilize the standard language regarding the adjacent roadway classification.

The legend must be updated to include all symbols shown on the plan. The standard limits of disturbance symbol, as shown in the legend, must be shown on the plan. The proposed water and sewer utility connects must be shown on the plan.

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

10. **Prince George's County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of the Tree Canopy Coverage Ordinance, a schedule is provided on the site plan. Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned I-2 are required to provide a minimum of ten percent of the gross tract area in tree canopy. The subject property is 1.2559 acres in size, resulting in a TCC requirement of 0.13 acre or 5,471 square feet. The provided tree canopy worksheet indicates 8,325 square feet of landscape trees are provided, which meets and exceeds the requirement.
11. **Signs:** Sign area is controlled by the regulations of Sections 27-613(c), 27-614, and 27-107.01 of the Zoning Ordinance. Per Sections 27-613(c) and 27-107.01, the applicant's proposed sign appears to be well within the maximum allowed sign size permitted for building-mounted signage. Per Sections 27-614 and 27-107.01, the applicant's proposed sign appears to be well within the maximum allowed sign size permitted for a freestanding signs. The proposed signs also conform to the definition of sign and on-site signage contained in Section 27-107.1(210), (212), and (214). Therefore, it may be said that the application conforms to this development district standard.
12. **Referrals:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—The Community Planning Division staff stated that the application is consistent with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) policies for established communities and the employment land use recommendations for the subject property in the 2010 Glenn Dale-Seabrook-Lanham Sector Plan and SMA.

This application generally complies with Plan Prince George's 2035 and the Glenn Dale-Seabrook-Lanham Sector Plan and SMA. However, as this site sits on a corner lot, there are opportunities to add streetscape by enriching the south-facing façade. The sector plan encourages the use of design elements to break up long façades (page 77). While the south-facing façade has a high degree of transparency, it is approximately 130 feet of wall with little discernible articulation. If possible, the applicant should consider increasing the proposed articulation beyond one foot in depth and adding other vertical architectural elements, such as columns or contrasting brickwork, to create visual interest on the street-facing façade.
 - b. **Trails**—The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 Glenn Dale-Seabrook-Lanham Sector Plan and SMA (area master plan). One master plan trail impacts the subject property. Both the MPOT and the area master plan recommend designated bike lanes and continuous sidewalks along Forbes Boulevard. The wording included in the area master plan is copied below:

Forbes Boulevard: Designated bike lanes; bikeway signage and pavement markings north of Palamar Drive. Shared use road or designated bike lanes along Forbes Boulevard. Will provide connection to the Folly Branch Stream Valley Trail and connect Lottsford Vista Road and Lanham Severn Road (page 171).

The portion of Forbes Boulevard that fronts the subject site has been constructed with a landscaped median and two travel lanes in both directions. Two 11-foot-wide travel lanes are included in both directions. Even if the travel lanes were narrowed, this is not sufficient space to accommodate full bike lanes. Consistent with the Department of Permitting, Inspections and Enforcement (DPIE) policy, staff is recommending the provision of bikeway signage along the frontage of the subject site to alert motorists to the possibility of on-road bicycle traffic.

The MPOT includes several policies related to pedestrian access and the provision of sidewalks which reinforce this recommendation. The Complete Streets section includes the following policies regarding sidewalk construction and the accommodation of pedestrians and provision of complete streets:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

There is an existing sidewalk along the subject site's frontage of Forbes Boulevard. Currently, there is no sidewalk along the site's frontage of Willowdale Road. However, the submitted site plan includes the provision of a standard sidewalk along the site's frontage that will connect to the existing sidewalk along Forbes Boulevard and better connect the site to adjoining uses. The site plan also reflects an ADA (Americans with Disabilities Act) route from the planned sidewalk along Willowdale Road to the concrete sidewalk proposed around the perimeter of the building. This route will connect the building entrance to the public road right-of-way. Staff recommends that a short stretch of additional sidewalk (or designated walkway) be provided linking the existing sidewalk along Forbes Boulevard to the concrete sidewalk around the proposed building. A recommended location is provided as a condition of approval.

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, and meets the findings required for a DSP, if the application were to be approved with conditions.

- c. **Transportation**—There is an approved Preliminary Plan of Subdivision, 4-86041, for the site. There are no transportation-related conditions on the preliminary plan.

A further discussion is needed regarding the preliminary plan and compliance of the site plan with regard to past adequacy findings for the site. The following is noted, based on archival research of past cases in the area:

- (1) Preliminary Plan 4-86041 appears to have been preceded by Preliminary Plan of Subdivision 4-79215. The early development of the Washington Business Park appears to have followed a pattern of buyers of individual preliminary plan lots taking their lots through the final plat and recordation process. The subject lot never attracted an end user, and the 1979 preliminary plan approval subsequently expired, which then necessitated the 1986 preliminary plan. That plan appeared to do nothing except to revalidate the entitlement, and shortly thereafter the lot was recorded.
- (2) It appears in the file for Preliminary Plan 4-86041 that no trip cap was formally set. Reference is made in the file to an ultimate development level of 2,018,000 square feet, but the analyses shown in the file cannot be substantiated by current analysis methods. We cannot accurately determine uses or trips, but the square footage appears to be reliable.
- (3) An analysis of tax records indicates that 1,801,000 square feet has already been built within the Washington Business Park (it is noted that other areas identified as Washington Business Park today were planned and platted under the names Hanson Palmer Business Park and Cabot, Cabot, and Forbes) and should not be counted under any presumed cap for the Washington Business Park.
- (4) For purposes of this site plan, the total development within the Washington Business Park would total 1,812,000 square feet, which is less than the 2,018,000 square feet that would appear to have been approved by means of the 1979 preliminary plan. This leaves about 200,000 square feet to be developed within the Washington Business Park and, while there is limited vacant space available within the development, this analysis indicates that there is a limited remaining entitlement as well. The research needs to be done to determine if additional preliminary plans granted adequacy approval for additional square footage.

Therefore, it is determined that the site plan can be accommodated by prior tests of transportation adequacy. The site plan is otherwise acceptable from the standpoint of access and circulation. Sidewalks should be reflected along both the Forbes Boulevard and Willowdale frontages.

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP, as described in Section 27-285 of the Zoning Ordinance. This determination is subject to the plan reflecting sidewalks along both the Forbes Boulevard and Willowdale Road frontages.

- d. **Subdivision**—The subject property, Lot 2, Block B, was reviewed as Preliminary Plan of Subdivision 4-86041 (PGCPB Resolution No. 86-171) and was recorded on December 4, 1989 in the County Land Records as plat NLP 150-81. The DSP reflects the bearings, distances, and area on this record plat. Lot 2 is located on Tax Map 44 in Grid F-4, and is 54,708 square feet. The site is currently unimproved. The purpose of this DSP is to construct 10,657 square feet of gross floor area for a day care for 157 children. A determination of conformance with the trip cap for the subdivision will be made by the Transportation Planning Section. If development as proposed exceeds the trip cap, a preliminary plan is required prior to building permit.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Comment: The recommended conditions by the Subdivision Section have either been addressed in plan revisions or have been included in the Recommendation section of this report.

- e. **Permits**—The Permit Review Section offered information regarding correcting information on the site plan. These corrections, observations, and recommendations are addressed via revised site plans or as proposed conditions.
- f. **Environmental Planning**—The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George's County Code that came into effect on September 1, 2010 and February 1, 2012 because the project has no previous environmental approvals.

The site is in close proximity to Martin Luther King, Jr. Highway (MD 704), which is a master-planned arterial roadway that is regulated with respect to traffic-generated noise. No scenic or historic roadways are located within the vicinity of the site. The property is not located within the Air Installation Compatible Use Zone (AICUZ) of the Joint Land Use Study (JLUS). According to mapping research and as documented on the approved natural resources inventory (NRI), no regulated environmental features are found to occur on the property. The site is located within the Western Branch watershed of the Patuxent River basin, within a Maryland Department of the Environment (MDE) designated Tier II catchment area associated with Bald Hill Branch, and within a Maryland Department of Natural Resources (MDNR) designated Stronghold watershed. No steep slopes occur on the property. The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey, include the Collington-Wist-Urban land, Russett-Christiana-Urban land, and the Urban-Russett-Christiana land complexes. Marlboro clay is not mapped on this property; however, Christiana complexes are mapped on this property. According to information obtained from the MDNR, Heritage Program, there are no rare, threatened, or endangered species found to occur on the subject property. The site is located in the Environmental Strategy Area 2 (ESA 2) of Plan Prince George's 2035 (formerly the Developing Tier). According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site contains no regulated areas, evaluation areas or network gaps. An approved Natural Resources Inventory (NRI-114-15) was submitted with the application which was approved on July 10, 2015. No floodplain or regulated environmental features are located on-site. The forest stand delineation indicates the presence of one immature mixed hardwood forest stand totaling 0.93 acre. No specimen trees have been identified on-site. No revisions are required for conformance to the NRI.

The site fronts on Willowdale Road and Forbes Boulevard, master-planned industrial and collector roadways, respectively. The site is also in close proximity to MD 704, which is a master-planned arterial roadway that is regulated with respect to traffic-generated noise and its impact on residential uses and outdoor activity areas. According to the Environmental Planning Section's noise model, the unmitigated 65 dBA Ldn noise contour is approximately 422 feet from the centerline of MD 704. The property boundary is located approximately 450 feet from the centerline of MD 704. Based on these measurements, it appears that traffic-generated noise will not exceed the state standard of

65 dBA Ldn for outdoor activity areas for any portion of the property. Noise mitigation is not required because the proposal is a nonresidential use. No additional information is needed with respect to noise. There are no regulated environmental features on the subject property; therefore, no primary management area is located on the subject property and no findings with regard to Section 24-130(b)(5) of the Subdivision Regulations are required. No additional information is needed for conformance with Section 27-285(b)(4) of the Zoning Ordinance.

Stormwater Management

An unapproved stormwater management concept plan has been submitted. The plan shows the proposed use of several micro-bioretenion facilities that will be connected to an existing stormdrain system along Forbes Boulevard and Willowdale Road. Stormwater management approval is required prior to issuance of any permits for the proposed development. No additional information is required with regard to stormwater management.

13. Based on the analysis and as required by Section 27-285(b)(1) 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 County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. 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 if environmental features exist. In this case, the property is absent of any significant environmental features.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning Review staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-15035 and Type 2 Tree Conservation Plan TCP2-030-15 for Rising Generations at Washington Business Park, Lot 2B, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP) the following revisions shall be made or information provided:
 - a. The approval block shall be updated to provide a row for the current (00) original tree conservation plan certification, to type-in the assigned plan number (TCP2-030-15) and to type-in the parent development review case number (DSP-15035).
 - b. The owner's awareness certification block shall be signed, the name of the person signing shall be typed or printed below the signature, and a corporate acknowledgement form shall be submitted demonstrating that the person signing has authority to do so.
 - c. The Type 2 tree conservation plan (TCP2) notes shall be revised as follows:
 - (1) Note 1 shall be filled-in with the associated DSP number (DSP-15035);
 - (2) Note 6 shall be revised to indicate that the site is located within ESA-2 and is zoned I-2;

- (3) Note 8 shall be revised to utilize the standard language regarding the adjacent roadway classification.
 - d. The plan shall show the standard line type for the limits of disturbance.
 - e. The legend shall be revised to show all symbols shown on the plan.
 - f. The plan shall show the proposed water and sewer connections.
 - g. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
- 2. Increase the proposed articulation along the south-facing façade beyond one foot in depth and add other vertical architectural elements, such as columns or contrasting brickwork, to create visual interest on the street-facing façade.
 - 3. A note shall be added to the general notes stating “The use of the outdoor play area is limited to the hours between 7:00 a.m. and 9:00 p.m., except November 1 to March 31, when the use of the outdoor play area is limited to the hours between 7:00 a.m. and 6:00 p.m.”
 - 4. Prior to issuance of building permits, the applicant and the applicant’s heirs, successors, and/or assignees shall provide a financial contribution of \$420.00 to the Prince George’s County Department of Public Works and Transportation (DPW&T) for the placement of a bikeway sign(s) along Forbes Boulevard, which is designated a Class III bikeway. A note shall be placed on the final plat for payment to be received prior to issuance of the first building permit.
 - 5. Revise the plans to include a standard sidewalk (or designated walkway) from the existing sidewalk along Forbes Boulevard to the concrete sidewalk abutting the building entrance.