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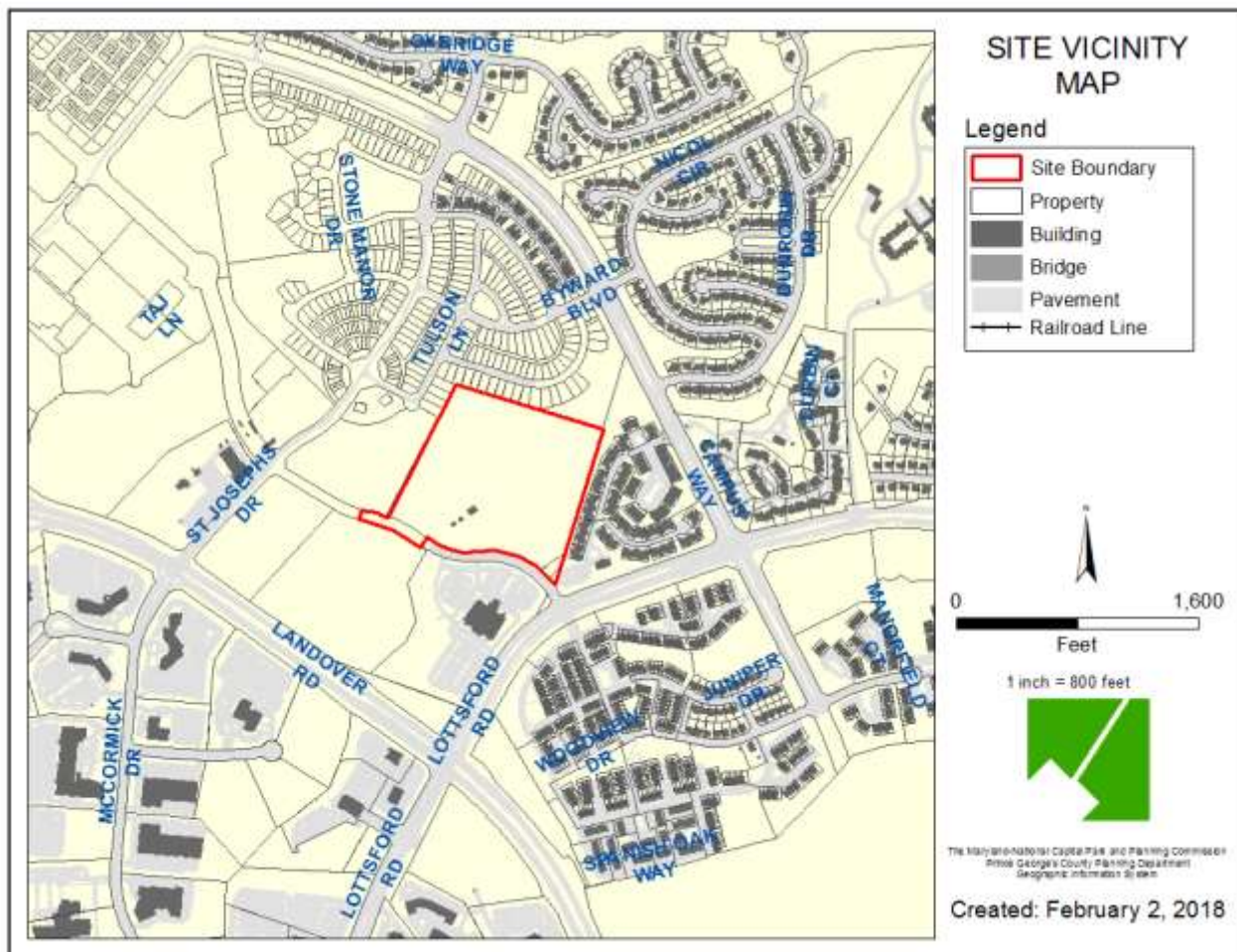
Detailed Site Plan Alternative Compliance

**DSP-16025
AC-17022**

Application	General Data	
Project Name: Woodmore Overlook Location: On the north side of Ruby Lockhart Boulevard, west of its intersection with Lottsford Road. Applicant/Address: Woodmore Overlook, LLC 4326 Mountain Road Pasadena, MD 21122 Property Owner: Ludlow King III 4522 Old Columbia Pike Arlington, VA 22003	Planning Board Hearing Date:	03/15/18
	Staff Report Date:	03/09/18
	Date Accepted:	12/11/17
	Planning Board Action Limit:	03/15/18
	Mandatory Action Time Frame:	80 days
	Plan Acreage:	26.30
	Zone:	M-X-T
	Dwelling Units:	215
	Gross Floor Area:	577,440 sq. ft.
	Planning Area:	73
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	203NE09

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of March 1, 2018 to March 15, 2018. Construction of 215 single-family attached townhouse units. Alternative compliance from the requirements of Section 4.10 of the 2010 <i>Prince George's County Landscape Manual</i> . Variances from Section 27-548(h).	Informational Mailing:	11/30/16
	Acceptance Mailing:	12/05/17
	Sign Posting Deadline:	01/30/18

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-16025
Alternative Compliance AC-17022
Type 2 Tree Conservation Plan TCP2-037-2017-01
Woodmore Overlook

The Urban Design staff has reviewed the detailed site plan for the Woodmore Overlook development. This application is for the residential portion of development approved with Conceptual Site Plan CSP-10004 and proposes construction of 215 single-family attached townhouses units on 26.30 acres. The commercial portion of CSP-10004 will include approximately 404,000 square feet of retail and office space under a separate future detailed site plan. This detailed site plan is required because it proposes single-family attached residences in the Mixed Use–Transportation Oriented (M-X-T) Zone. Staff presents the following evaluation and findings, leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

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

- a. The requirements of the Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;
- b. The requirements of Zoning Map Amendment A-10020-C;
- c. The requirements of Conceptual Site Plan CSP-10004;
- d. The requirements of Preliminary Plan of Subdivision 4-16019;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance, and;
- h. Referral comments.

FINDINGS

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

1. **Request:** The subject application proposes 215 single-family attached residential units (townhouses) on 26.30 acres.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use	Vacant	Residential
Residential Units	0	215
Total DSP Acreage	26.30	26.30
Gross Floor Area	0	577,400 sq. ft.

Overall Floor Area Ratio (FAR) in the M-X-T Zone

Base Density Allowed	0.40 FAR
Residential Bonus Incentive	1.00 FAR
Total FAR Permitted:	1.40 FAR
Total FAR Proposed	0.30 FAR*

Note: *Pursuant to Section 27-548(e) of the Zoning Ordinance, the proposed FAR shall be calculated based on the entire property, as approved with the conceptual site plan (CSP). Conceptual Site Plan CSP-10004 included 43.87 acres; therefore, the proposed FAR in this detailed site plan (DSP) is 0.30, as it only proposes to develop a portion of the CSP property. The DSP should be revised to remove the commercial development from the FAR calculations.

Parking Requirements*

Total Residential Parking Spaces Required	440
127 Front-loaded townhouses @ 2.04 spaces	260
88 Rear-loaded townhouses @ 2.04 spaces	180
Total Residential Parking Spaces Provided	707
127 Front-loaded townhouses (2 standard garage spaces & 1 driveway space)	381
88 Rear-loaded townhouses garage spaces (2 standard garage spaces & 1 driveway space)	264
Private on-street spaces	62 spaces

Note: *The number of parking spaces required for developments in the M-X-T Zone is to be calculated by the applicant and submitted for Prince George's County Planning Board approval at the time of DSP, as stated in Section 27-574 of the Zoning Ordinance. In this case, the applicant has chosen to provide the number of parking spaces normally required under Section 27-568 of the Zoning Ordinance.

3. **Location:** The project is located on the north side of Ruby Lockhart Boulevard, west of its intersection with Lottsford Road, in Planning Area 73, and Council District 5.
4. **Surrounding Uses:** The site is bounded to the north by single-family detached homes and to the west by single-family detached homes and vacant property in the M-X-T Zone; to the east by an existing residential development within the Commercial Office (C-O) Zone; and to the south by the public right-of-way of Ruby Lockhart Boulevard, with Woodstream Church in the Planned Industrial/Employment Park (I-3) Zone, and vacant property in the M-X-T Zone beyond.
5. **Previous Approvals:** The subject site was previously part of a larger overall tract, that was the subject of multiple approvals as detailed below:

Zoning Map Amendment A-10020-C: On July 12, 2010, the Prince George's County District Council approved the rezoning of the subject site from the I-3 Zone to the M-X-T Zone (A-10020-C) with 11 conditions of approval. A review of required conditions of approval for the subject property is provided in Finding 8.

Conceptual Site Plan CSP-10004: Conceptual Site Plan CSP-10004 was previously approved by the District Council on March 26, 2012 with 11 conditions of approval. It should be noted that Prince George's County Council Bill CB-83-2015 amended Section 27-282 of the Zoning Ordinance, Submittal requirements, to allow the DSP to amend the CSP. A detailed analysis and review of the required conditions of approval for the CSP is provided in Finding 9.

Preliminary Plan of Subdivision 4-16019: Preliminary Plan of Subdivision 4-16019 was approved by the Planning Board on January 18, 2018, subject to 20 conditions of approval, which are further discussed in Finding 10.

The site also has an approved Stormwater Management Concept Plan (6085-2016-0), which is valid until April 26, 2020.

6. **Design Features:** The applicant proposes to develop the property as a residential development including 215 single-family attached townhouse units. A mix of front- and rear-loaded townhouse units are designed around a central recreational area, which includes active and passive facilities. Access to the site is proposed via two entrances off of Ruby Lockhart Boulevard, with no access from MD 202 (Landover Road) or Lottsford Road. A future DSP will contain the commercial uses approved in CSP-10004, located south of Ruby Lockhart Boulevard.

Architecture: Two townhouse models are proposed for the 215 units, with rear and front garage units. Each unit proposed has multiple front elevation options and a variety of exterior finishes and roof designs including shutters, balanced fenestration, enhanced window and door trim, and standing-seam metal-roofed porches over the front doors with decorative columns, cross gables, and dormers. The buildings have been designed to incorporate a variety of materials including, brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses.

The rear-loaded units propose one model, the Columbus, which includes a standard two-car garage. The base size of this unit is 20 feet wide, 40 feet deep, and approximately 40 to 42 feet in height. The minimum base finished area of the Columbus model is 1,962 square feet. A condition has been added to the Recommendation section of this report to require that the previously proposed Westminster model be removed from the DSP, as requested by the applicant.

The front-loaded units propose one model, the Royal, which includes a standard two-car garage. The base size of this unit is 24 feet wide, 40 feet deep, and approximately 44 feet in height. The minimum base finished area of the Royal model is 2,471 square feet. Given the visibility of the garage doors throughout the development, staff recommends a condition requiring that all garage doors have a carriage-style appearance.

All units propose architectural shingles for the roof, and the rear elevations feature vinyl siding with sliding glass doors on the first and second floors, where feasible. A variety of windows and options are available on the models; however, staff notes that both the front- and rear-loaded units offer an optional deck on the units. This feature should be offered as a standard option for consistency and the enjoyment of residents on the rear-loaded units. A condition has been added to the Recommendation section of this report to require the addition of decks as standard on all rear-loaded garage townhouses.

Staff believes that highly-visible side elevations as labeled on the DSP should include a minimum of four features and first floor brick, stone, or stucco. Additionally, the plan should be revised to label Lots 19 and 20, Block B, and Lot 21, Block G, as highly-visible lots. A condition has been added to the Recommendation section of this report to require this for highly-visible units.

Recreational Facilities: The previously approved CSP-10004 proposed a retirement community, which included a combination of duplexes, apartments, and townhouse units. The previously approved recreational facilities with the CSP were proposed for a 55 and above population and included a clubhouse with an amenities package and recreation that catered to seniors. The applicant is no longer proposing a clubhouse with the subject DSP, as they represent that the life-cycle cost of such a facility would be a burden on future residents of the proposed market-rate townhouse community.

In accordance with *Park and Recreation Facilities Guidelines*, for a development of 215 single-family attached dwelling units in Planning Area 73, a recreational facility package worth approximately \$229,386 is needed to serve this development. The proposed recreational facilities, meeting the required value, include the following:

- (1) Three sitting areas;
- (2) One school-age (5–12) playground;
- (3) Six park benches;
- (4) One open play area;
- (5) One outdoor kitchen
- (6) Two bicycle racks;
- (7) Three trash receptacles and three recycling receptacles;
- (8) One pre-school age (2–5) tot lot; and
- (9) Three pet waste stations

It is noted that not all of the recreational facilities have been shown or labeled on the site plan. Additionally, details of all the facilities should be provided for clarification. Therefore, a condition has been included in the Recommendation section of this report requiring the applicant to show and label the facilities on the site plan and provide the appropriate details, in support of the values claimed.

Signage: During the review process, the applicant revised the community signage and is now proposing new signage. Three proposed freestanding monument signs are shown on the DSP. One is a primary entrance monument sign and two are secondary monument signs. The primary monument sign is approximately 4.5 feet high and 21 feet wide, and is located in the median of the proposed Cross Church Way at its intersection with Ruby Lockhart Boulevard. The sign is brick and includes two brick columns on each end with a central concrete plaque, where the community's name is displayed. The second and third monument signs face Ruby Lockhart Boulevard on either side of its intersection with Ruby Turn. These secondary monument signs are approximately 3.7 feet high and 8.7 feet wide. The signs match the style of the primary monument sign and are made of brick. The signs include a column at each end of the wall and propose a small concrete plaque on each column, where a decorative panel is displayed.

The signs appear to be generally acceptable. However, staff notes that attractive year-round landscaping has not been provided at the base of the gateway signage, and staff recommends that it be included to enhance the proposed signage. Therefore, a condition has been included in the Recommendation section of this report requiring that attractive year-round landscaping shall be provided at the base of the gateway signs.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-547 of the Zoning Ordinance, Uses permitted, which governs permitted uses in the M-X-T Zone.
 - (1) The single-family attached townhomes proposed on the subject DSP are a permitted use in the M-X-T Zone.
 - (2) Section 27-547(d) provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:
 - (d) **At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:**
 - (1) **Retail businesses;**
 - (2) **Office, research, or industrial uses;**
 - (3) **Dwellings, hotel, or motel.**

The submitted DSP, which proposes 215 single-family attached townhouse units, was part of CSP-10004, which included commercial development to be located on land to the south of the subject property. Therefore, the DSP is in conformance with this requirement.

- b. Section 27-548, M-X-T Zone Regulations, establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed as follows:

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development—0.40 FAR**
(2) With the use of the optional method of development—8.0 FAR

This development will use the optional method of development in Section 27-545(b), as follows:

(b) Bonus incentives.

(4) Residential use.

- (A) Additional gross floor area equal to a floor area ratio (FAR) of one (1.0) shall be permitted where twenty (20) or more dwelling units are provided.**

The applicant uses the optional method of development for the project by proposing a residential component of more than 20 units as part of the overall development. This increases the permitted floor area ratio (FAR) by 1.0 above the base of 0.40. Therefore, 1.4 FAR is permitted for the overall development. The proposed FAR is approximately 0.30 for this part of the development, in relation to the land area of CSP-10004.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The DSP proposes 215 townhomes on individual lots.

- (c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.**

The site plans indicate the location, coverage, and height of all improvements in accordance with this regulation.

- (d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes**

of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

The development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Additional buffering and screening is required to satisfy the purposes of the M-X-T Zone and is discussed in detail in Finding 10 below.

- (e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the proposed development is 0.30, which is calculated in accordance with the requirement and is within the maximum permitted FAR for this development.

- (f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

There are no private structures within the air space above, the ground below, or in public rights-of-way as part of this project. Therefore, this requirement is inapplicable to the subject DSP.

- (g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

This requirement was reviewed at the time of the review of PPS 4-16019, which was approved by the Planning Board on January 19, 2018. Private streets and other access rights-of-way were authorized pursuant to Subtitle 24.

- (h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand eight hundred (1,800) square feet in size, and shall have at least sixty percent (60%) of the full front façades constructed of brick, stone, or stucco. In addition, there shall be no more than six (6) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The minimum building width in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space shall be one**

thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (1/2) mile of an existing or planned mass transit rail station-site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The minimum building width in any continuous, attached group shall be twenty-two (22) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages are preferred to be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the District Council may approve a request to substitute townhouses, proposed for development as condominiums, for multifamily dwellings that were required as a condition of approval in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, such townhouses are subject to all other requirements of the Zoning Ordinance.

With the original application, the applicant requested multiple variances from the Zoning Ordinance for the M-X-T Zone. In discussions with staff, the applicant revised the plans to remove the need for some of the variances. However, the applicant is still requesting variances to Section 27-548(h) for the requirement that a minimum of 60 percent of the full front façades of townhouse units be constructed of brick, stone, or stucco and that end units of groups more than six units be 24 feet wide. These are discussed further in Finding 7e below.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

No multifamily buildings are proposed with this DSP.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

This requirement does not apply to this DSP because the site was rezoned to the M-X-T Zone through Zoning Map Amendment A-10020-C.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone, as follows (in **boldface** text followed by staff comment):

- (1) **The proposed development is in conformance with the purposes and other provisions of this Division:**

Conformance to the purposes of the M-X-T Zone was found with the CSP approval and is adopted herein by reference (PGCPB Resolution No. 14-128). The proposed DSP does not change that finding because it still promotes the orderly development of land with a new residential component of a mixed-use development in close proximity to the major intersection of Landover Road and Lottsford Road. It is also noted that the development provides good connectivity through the extension of Ruby Lockhart Boulevard.

- (2) **For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

The subject site was rezoned to the M-X-T Zone, through a Zoning Map Amendment A-10020-C, as approved by the District Council on July 12, 2010. Therefore, this required finding does not apply.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed layout with this application generally orients units toward the existing and proposed street pattern, achieving an outward orientation. The DSP is designed to accommodate the future extension of Ruby Lockhart Boulevard, which will provide connectivity and help to improve the existing adjacent residential communities.

- (4) The proposed development is compatible with existing and proposed development in the vicinity;**

The townhouse development proposed in this DSP is compatible with the surrounding uses, which include a mix of single-family homes, townhouses, and condominiums.

- (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The subject DSP is designed around a central open space, which includes amenities for the residents, and will create an independent environment of continuing quality and stability.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The subject DSP is not phased. The townhomes will be built in one phase that is designed to be self-sufficient and will allow for the overall integration of the development at completion.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

A comprehensive internal sidewalk network is proposed for the development, with sidewalks generally located on both sides of the private streets and along Ruby Lockhart Boulevard.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The applicant is proposing a central recreational area, which includes an outdoor kitchen, a pre-teen playground, and a tot lot, in addition to benches, trash receptacles, and bicycle racks. This area has been designed with adequate attention to human scale and high-quality urban design.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

The subject site application is a DSP, therefore, this required finding does not apply.

- (10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

The companion preliminary plan of subdivision (PPS) was approved by the Planning Board on January 18, 2018. The transportation adequacy findings in that PPS are discussed in detail in Finding 9 below.

- (11) **On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

The overall site plan contains less than 250 acres; therefore, this DSP is not subject to this requirement.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283. For example, the subject development provides amenities that are functional and constructed of durable, low-maintenance materials; pedestrian access is provided to the site from the public right-of-way; and each townhouse model employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.
- e. **Variances from Section 27-548(h) of the Zoning Ordinance:**
- (1) The applicant has requested the approval of a variance from the requirement that a minimum of 60 percent of the full-front façades of townhouse units be constructed of brick, stone, or stucco and provides the following justification.

The criteria for granting a variance in this instance are set forth in Section 27-230 of the Zoning Ordinance. Specifically, Section 27-230(a) provides that:

- (a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**
 - (1) **A specific parcel of land has exceptional, narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations, or conditions;**

The applicant has requested the approval of a variance from the requirement that a minimum of 60 percent of the full-front façades of townhouse units be constructed of brick, stone, or stucco, to allow for architectural flexibility as allowed with properties located in the M-X-T Zone. Furthermore, the applicant states that the variance would allow some sticks to include a unit with no brick, and provide a development pattern among the units that satisfies the intent of the code.

It is noted that the shape of the property and topography conditions do not result in the parcel having exceptional narrowness, shallowness, or shape because the parcel is generally square, and the buildable area of the site is not constrained by any extraordinary situations or conditions. Therefore, staff does not find that this criteria is met.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The applicant indicates that the “strict application of this regulation will result in practical difficulties for the applicant and property owner.” Additional justification is not provided for the variance from the masonry requirement, which is regularly applied to properties in the M-X-T Zone. Therefore, staff does not find that this criteria is met.

- (3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

The applicant has stated that granting of the variance will not substantially impair the intent, purpose, or integrity of the General Plan and master plan. However, no substantive justification was given. Therefore, staff does not find that this criteria is met.

Staff believes that the applicant has not provided justification to meet the criteria for approval of a variance. Therefore, the Urban Design Section recommends **DISAPPROVAL** of the variance to Section 27-548(h) of the Zoning Ordinance for the requirement that a minimum of 60 percent of the full-front façades of townhouse units be constructed of brick, stone, or stucco.

- (2) The applicant has requested the approval of a variance from the requirement that 24-foot-wide end units be provided for sticks with more than six units, and is proposing end units with a 20-foot width. The following justification has been provided.

The criteria for granting a variance in this instance are set forth in Section 27-230 of the Zoning Ordinance. Specifically, Section 27-230(a) provides that:

- (a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**
- (1) **A specific parcel of land has exceptional, narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations, or conditions;**

The applicant has requested the approval of a variance from the requirement of 24-foot-wide end units on building groups with more than six dwelling units. The applicant states the “provision of landscape buffers, open space, and an extensive network of streets and alleys on this constrained site has resulted in a situation where the provision of the required width on all the units would not result in the optimal use of the subject site for its intended purpose. The subject property can be described as having unusual characteristics in that it is situated next to a property that is currently owned by Prince George’s County, and the preservation of existing environmental features along the northeastern property line and the landscape buffers along the northwest portion of the site impact the shape of the Applicant’s area of development.”

Staff notes that the shape of the property and topography conditions do not result in the parcel having exceptional narrowness, shallowness, or shape because the parcel is generally square, measuring approximately 980 feet by 1,100 feet. Additionally, the buildable area of the site is not constrained by any topographic conditions, or other extraordinary situations or conditions, because only 1.31 acres of primary management area (PMA) is located on-site at the northeast corner of the property.

Landscape buffers are required on a portion of the northeastern and northern property lines and do impact the buildable area; however, staff notes that the buffers require only a 20-foot building setback and a 10-foot landscape strip. The building setback proposed in these areas is much more than the minimum required and is proposed at 48 feet and 51 feet, and does not exhibit a constraining characteristic. Therefore, staff does not find that this criteria is met.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The applicant indicates that the “provision of landscape buffers, open space, and an extensive network of streets and alleys on this constrained site has resulted in a situation where the provision of alley units that are 22 feet wide would not result in the optimal use of the subject site for its intended purpose. Without this requested reduction of some of the units from 22 feet to 20 feet, the result will be an exceptional hardship upon the applicant to provide these units without severely limiting their marketing potential. Providing an additional two feet would result in practical difficulties with no increased benefit for the future residents in what is considered a promising residential development project.”

Staff finds that the applicant’s justification is not enough to support this variance and notes that this width increase only affects 16 units, which is less than 10 percent of the total number of units. Additionally, proposed lot widths can generally accommodate the wider end units. Therefore, staff does not find that this criteria is met.

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

The applicant states that, due to the overall character of the neighborhood, relief can be granted without substantial impairment of the intent, purpose, and integrity of the General Plan or master plan. The overall neighborhood is a mixture of residential, retail, commercial, office, and service uses. It is within the area of the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (Largo-Lottsford Master Plan and SMA). The *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035) “concentrates on public investment in targeted transit-oriented commercial and mixed-use centers.” The applicant also notes that “Plan Prince George’s 2035 designates eight centers with extensive transit and transportation infrastructure and the long-term capacity to become mixed-use, economic generators for the County as Regional Transit Districts. The subject property is located in one such district, known as the Largo Town Center Metro Regional Transit District. Regional Transit Districts are defined under Plan 2035 as high-density, vibrant, and transit-rich mixed-use areas envisioned to capture the majority of future residential and employment growth and development in the County.” Therefore, staff agrees that this criteria is met.

Staff believes that the applicant has not provided justification to meet all of the criteria for approval of a variance. Therefore, the Urban Design Section recommends **DISAPPROVAL** of the variance to Section 27-548(h) of the Zoning Ordinance for the requirement that end units on townhouses groups with more than six units provide a width of 24 feet.

- f. In accordance with Section 27-574 of the Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval. In this case, the applicant has chosen to provide the number of

parking spaces normally required by Section 27-568 of the Zoning Ordinance, and staff recommends approval of this methodology.

8. **Zoning Map Amendment A-10020-C:** Zoning Map Amendment A-10020-C was previously approved by the District Council on July 12, 2010. The development program included in this DSP has been reviewed for conformance with the conditions of this approval, as follows:

1. The applicant shall observe these recommendations should be observed during the preparation and review of the Conceptual Site Plan (CSP):

- a. The site plan shall provide adequate open space at the perimeter, as determined by the Urban Design Section, to serve as a buffer between the project and adjacent lower-density residential development and the church.**

The previously approved CSP-10004 provided a buffer along the entire perimeter of the site, acknowledging the requirements of the Landscape Manual. The current DSP provides a green space and appropriate landscape buffers, similar to those approved on the CSP, and are found to be adequate.

- c. Buffering in the form of landscaping, open space, berming, attractive fencing, and/or other creative site planning techniques should be utilized to protect existing residential areas, particularly those interfaces with the multifamily buildings in Phase 1 and that adjoining the church in Phase 2.**

The previously approved CSP-10004 acknowledged the need for landscaping, open space, berming, attractive fencing, and/or other creative site planning techniques to protect the existing residential areas adjacent to the site.

The DSP is amending the previously approved CSP, which proposed a planned residential retirement community. Therefore, this condition is not fully applicable to the subject application, as no multifamily building or development adjacent to the church is proposed. The current DSP is providing bufferyards in conformance with the Landscape Manual.

3. At the time of CSP review, the Applicant and staff of the Department of Parks and Recreation shall develop a mutually acceptable package of parkland, outdoor recreational facilities, fees, or donations to meet the future needs of the residents of the planned retirement community.

The approval of CSP-10004 established a mutually acceptable recreational package, including a donation to The Maryland-National Capital Park and Planning Commission (M-NCPPC), and private recreational facilities to meet the needs of future residents as contained in Condition 5 of the CSP. This is further discussed in Finding 9 below.

- 5.a. Total development within the subject property shall be limited to uses which generate no more than 514 AM and 963 PM peak-hour vehicle trips. Any development generating a greater impact shall require an amendment of conditions with a new determination of the adequacy of transportation facilities.**

This condition establishes a trip cap for the overall property of 514 AM and 963 PM peak hour trips. That trip cap is based, in part, on 180 senior residences and approximately 404,000 square feet of mixed commercial space. While PPS 4-16019 was analyzed to stand alone, it is recognized that the trip cap in the zoning condition is a firm cap and cannot be modified short of seeking an amendment to the District Council order. The uses have been amended with this DSP, and compliance with the trip cap required by this condition has been approved with PPS 4-16019. The change in use still meets this requirement and the plan is in conformance with this condition.

5.b. The applicant shall make these improvements:

- (1) MD 202 at Saint Joseph Drive – Provide a third southbound left-turn lane along the southbound MD 202 approach.**
- (2) MD 202 at Lottsford Road – (i) Convert the existing eastbound right-turn lane to a shared through/right-turn lane; (ii) Convert the westbound shared through/left turn lane to left-turn only (maintaining two (2) through lanes and two (2) left-turn lanes; (iii) Change the existing split-signal phasing to concurrent phasing on the Lottsford Road approaches; and (iv) Modify the median and signals accordingly, as required by the operating agency.**
- (3) Lottsford Road at Campus Way North -- Provide a second southbound left-turn-lane along Campus Way.**

This condition requires physical improvements at three locations within the study area and are enforceable at the time of the first commercial building permit.

6. All required transportation facility improvements shall be determined at the time of subdivision approval.

This condition affirms that the needed transportation improvements shall be determined at the time of subdivision approval. It is staff's understanding that this condition allows some degree of revision of Conditions 5(b), 8, and 9 as a part of the adequacy finding, and all needed improvements are determined with the review of each PPS.

7. Prior to the issuance of any commercial building permits within the subject property under Phase II, all required road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency.

This condition sets bonding and permitting requirements for needed roadway improvements. This condition is applicable to the commercial portion (Phase II) of the underlying CSP and is not relevant to this site.

8. Prior to the approval of the initial Detailed Site Plan, the Applicant shall submit an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for signalization at the intersection of Lottsford Road and Ruby Lockhart Boulevard/Palmetto Drive. The Applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of DPW&T, and examine alternatives to signalization for reducing delays from the minor street approaches. If signalization

or other traffic control improvements are deemed warranted at that time, the Applicant shall bond the improvements with DPW&T prior to the release of any building permits within the subject property, and complete installation at a time when directed by DPW&T. Such installation shall also include the restriping and/or minor widening of the northbound Palmetto Drive approach to provide two approach lanes to the intersection.

This condition requires submittal of a signal warrant study at the Lottsford Road/Ruby Lockhart Boulevard intersection at the time of the initial DSP. The study has been done and reviewed by the County, and it has been determined that the signal is warranted. Therefore, this condition has been met for the purposes of site plan approval. The signal, along with any physical changes to the intersection, shall be installed when directed by the County.

- 9. Prior to the approval of the initial commercial Detailed Site Plan under Phase II, the Applicant shall submit an acceptable traffic signal warrant study to the Department of Public Works and Transportation (DPW&T) for signalization at the intersection of Ruby Lockhart Drive and the commercial access. The Applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of DPW&T, and examine alternatives to signalization for reducing delays from the minor street approaches. If signalization or other traffic control improvements are deemed warranted at that time, the Applicant shall bond the improvements with DPW&T prior to the release of any commercial building permits under Phase II, and complete installation at a time when directed by DPW&T.**

This condition is applicable to the commercial portion of the underlying CSP and is not relevant to this site.

- 10. There shall be no direct driveway access between the subject property and Landover Road (MD 202).**

There is no direct driveway access between the subject application and MD 202. Access to this site is from Ruby Lockhart Boulevard only.

- 11. The Applicant shall provide eight-foot wide sidewalks and designated bike lanes along both sides of the subject site's portion of Ruby Lockhart Boulevard (consistent with approvals for the Woodmore Town Center), unless modified by DPW&T.**

Five-foot-wide sidewalks are being proposed with designated bike lanes along both sides of the subject site's portion of Ruby Lockhart Boulevard, and will be reviewed by DPW&T. The proposed sidewalks are consistent with the existing sidewalks in this area, and the evaluation of this condition was satisfied with the approval of PPS 4-16019.

- 9. Conceptual Site Plan CSP-10004:** Conceptual Site Plan CSP-10004 was previously approved by the District Council on March 26, 2012. This DSP application is not in substantial conformance with the approved CSP. Council Bill CB-83-2015 amended Section 27-282 of the Zoning Ordinance, Submittal requirements, to include the following language:

- (g) A Detailed Site Plan application may amend an existing Conceptual Site Plan applicable to a proposal for development of the subject property.**

Staff notes that the layout, residential unit type, and count differ from that of the approved CSP. The applicant's statement of justification (SOJ) states that the development program, as proposed in the DSP application, will supersede that which was previously approved in CSP-10004, as the DSP can amend the CSP. The following conditions from CSP-10004 are applicable to this DSP and are met or are amended, as follows:

1. Prior to certificate of approval of the conceptual site plan, the following revisions shall be made, or information shall be provided.

- c. The minimum distance between groupings of townhomes or duplexes shall be increased to 15 feet. The appropriate note on sheet one of the CSP shall be revised.**

It was originally noted that the spacing proposed for the side yard between townhouse lots, as well as the side yards that abut rear yards, were inadequate in size, particularly when considering the use of fencing.

During the review process, the applicant revised the site plans to widen the distances to provide for a safe and functional passage to the rear yards of the units and to the community open spaces. Therefore, this condition, as it relates to the minimum distance between units, has been met.

3. At the time of detailed site plan, the following issues shall be addressed, or information shall be provided:

- a. In accordance with Section 27-548, the applicant shall illustrate that 1,800-square-foot lots for townhomes could be accommodated with the subject proposal. While the applicant shall not be required to plat those illustrative lots, the lot size provision will inform the site design process and ensure that adequate space is allotted for the development of townhouses.**

The plans provide for the 1,800-square-foot minimum lots for all of the proposed townhouses.

- b. Front-loaded garages that are incorporated into any townhouse or one-family semi-detached dwelling shall be designed in accordance with Section 27-548(h) of the Zoning Ordinance, unless a variance is granted from that provision.**

The application has been reviewed in accordance with Section 27-548(h) as discussed in Finding 7 above. No variances from the garage requirements are proposed with this application.

- c. The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture shall be coordinated in order to enhance the visual unity of the site.**

The design of light fixtures, benches, trash receptacles, bicycle racks, and street furniture proposed on-site have been coordinated.

- d. All buildings shall have articulated building façades. Separations, changes in plane and height, and the intermittent inclusion of such elements as bay windows, porches, overhangs, balconies and chimneys are encouraged. Vertical and horizontal articulation of sloped roofs is encouraged, including gables and dormers.**

The architectural design of the proposed buildings has been reviewed by staff and found to be in conformance with this condition.

- e. The applicant shall provide a variety of housing options, including some that do not require an intensive use of stairs. The applicant shall demonstrate that a reasonable proportion of the housing is handicap accessible.**

The DSP is amending the previously approved CSP, which proposed a planned residential retirement community. Therefore, this condition is no longer applicable because the townhouse units will be market-rate, and handicap accessibility is not a critical consideration.

- f. All end elevations of one-family semi-detached or detached units shall have a minimum of three standard end wall features.**

Semi-detached and detached dwelling units are no longer being proposed with this application; therefore, this condition is no longer applicable to the subject application. However, staff is recommending a minimum of three standard endwall features for the proposed townhouses.

- g. Provide bicycle parking on the detailed site plan in close proximity to the main entrance of each of the three proposed office buildings, club house and recreational amenities.**

A club house is no longer being proposed with this application. Therefore, this condition is no longer applicable to locate the bicycle parking near the main entrance of the club house. However, it is noted that the location of bicycle parking in close proximity to the main entrance of each of the office buildings and recreational amenities is still valid. The office buildings are not proposed in this application and will be reviewed under a separate DSP. It is noted that this DSP proposes nine bicycle parking spaces near the recreational amenities on-site, which meets this condition.

- h. Provide a schedule of bicycle parking and bicycle parking details at the time of detailed site plan review.**

A schedule of bicycle parking and bicycle parking details has been included with this application and therefore meets this condition.

- i. The layout of the commercial office complex shall be reconsidered. The buildings shall have a strong relationship with each other and the street. The buildings shall also be reorganized to provide a quality public space that will provide a pleasant outdoor setting for employees and visitors.**

The office buildings are not proposed with this DSP. Therefore, this condition is not applicable and should be reviewed with the appropriate DSP.

4. At time of detailed site plan the private on-site recreational facilities shall be reviewed. The following issues shall be addressed:

a. The applicant shall provide a list of proposed private recreational facilities and their cost estimates.

A list and cost estimate of the proposed private recreational facilities has been provided with the subject application. However, it is noted that the worksheet provided is calculated incorrectly and needs to be revised to show the correct value of facilities proposed. The value of the recreational facilities provided have been inflated and are not the same as those provided in the *Park and Recreation Facilities Guidelines*. A condition has been added to the Recommendation section of this report to revise the recreational facilities spreadsheet in accordance with the values and multiplier provided in the *Park and Recreation Facilities Guidelines*.

b. The minimum size of the community building and the timing of its construction shall be determined.

A club house is no longer being proposed with this application due to the change in unit type. Therefore, this condition is not applicable.

5. The developer, his successor and/or assigns shall contribute a lump sum payment of a \$165,000 to M-NCPPC for the development of recreational facilities in the local area. The fee payment shall be paid prior to the recordation of the record plat to Park Community CG, Account Code 840702.

The condition above was a result of Condition 3 of the Zoning Map Amendment (A-10020-C), which required the applicant and the Prince George's County Department of Parks and Recreation (DPR) to develop a mutually acceptable package of parkland, outdoor recreational facilities, fees, or donations. At the time of CSP, an agreement was reached between the applicant and DPR, which included a contribution of \$165,000 to M-NCPPC, as embodied in Condition 5, to assist in the development of public recreational facilities in the vicinity, in addition to private on-site facilities.

The applicant is requesting to delete this CSP condition, as is allowed by Section 27-282(g) of the Zoning Ordinance. The applicant's justification for this revision is that the development program has changed. However, the change in use from a planned retirement community to market-rate townhomes does not reduce the need for public recreational facilities. In fact, market-rate townhouses will generate a more diverse population with increased impacts to community parks, compared to the previous age-restricted development. Additionally, the DSP includes a modest increase of five dwelling units, over what was approved in CSP-10004, which slightly increases the recreational needs of the development. Therefore, the development proposed in this DSP does not significantly change the facts related to the original decision regarding the requirement of Condition 5, and staff does not recommend its removal.

A referral for this DSP from DPR, dated January 31, 2018, stated that the need for the public recreational facilities contribution is still applicable. This is discussed further in Finding 13(f) below. DPR states that the contribution of this payment will help fund the maintenance and construction of public recreational amenities in close proximity to Woodmore Overlook. For example, Woodmore Towne Centre Park, Regent Forest Park, and multiple master-planned trail

connections are all within 0.5 to 0.75 mile of the site and will likely be used by residents of the community.

7. **At the time of Detailed Site Plan, one of the parking areas shown as part of the recreational area package (or an equivalent parking area) shall be provided within the area shown on the Conceptual Site Plan for the development of the condominium units to provide extra parking for residents and guests of the condominiums. The exact location shall be negotiated between the Applicant and the M-NCPPC, but should be convenient to as many condominium units as possible.**

This application is no longer proposing condominium units, and is proposing 215 market-rate townhomes which provide the required number of parking spaces. Additionally, 62 on-street parking spaces have been proposed for residents and guests, in addition to the garages and driveway space provided for each unit.

8. **In addition to PGCPB No. 11-116, condition 1 f. (1), and to the extent it differs, the Applicant shall build the internal loop road shown on the Conceptual Site Plan to a width of 26 feet.**

An internal loop road was shown on the approved CSP-10004, and this DSP proposes an internal loop road in conformance with this condition.

9. **The Northern boundary of the Conceptual Site Plan shall be amended to show the boundary on the north as green/landscaped area.**

The DSP provides the required landscape buffer along the northern boundary, adjacent to the lower-density residential development, in conformance with this condition.

10. **The Conceptual Site Plan shall be amended to show an increase width and buffering between units, which may be accomplished by a reduction of the number or density of units.**

This DSP proposes the adequate width and buffering between units, providing a minimum distance of 15 feet. Staff notes that this distance is at a scale and size that is appropriate for this type of development. Therefore, conformance with this condition has been met.

11. **The Woodstream Church property owner shall be made a party of record, and good faith efforts shall be made by the Applicant to contact and inform the church of this project.**

It is noted that this DSP is not adjacent to the Woodstream Church property, which is across Ruby Lockhart Boulevard from the subject application. The property adjacent to the church will be the subject of a future DSP, and that application will be subject to this condition at that time.

10. **Preliminary Plan of Subdivision 4-16019:** Preliminary Plan of Subdivision 4-16019 was approved on January 18, 2018 (PGCPB Resolution No. 18-03) with 21 conditions. The following conditions of approval of the PPS relate to the review of this DSP and are shown in **boldface** text, followed by staff comment:

- 6. Prior to approval of the detailed site plan (DSP), the approved stormwater concept plan and letter for the current proposal shall be submitted and correctly reflected on the Type 2 tree conservation plan and the DSP.**

An approved Stormwater Management Concept Plan (6085-2016-0) has been submitted with this application and is valid until April 26, 2020.

- 7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the applicant and the applicant's heirs, successors, and/or assignees shall provide standard sidewalks along both sides of all internal roads, excluding alleys, as determined with the detailed site plan.**

Standard sidewalks are shown on both sides of all internal roads, excluding alleys.

- 9. Total development within the subject property shall be limited to uses which generate no more than 150 AM and 172 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

It has been noted that this site plan is within, and fully consistent with, the trip cap that was reviewed and approved with the PPS.

- 14. The applicant and the applicant's heirs, successors, and/or assignees shall provide private on-site recreational facilities in accordance with the *Park and Recreation Facilities Guidelines*. At the time of detailed site plan, the type and siting of the facilities shall be determined, including appropriate triggers for construction.**

Preliminary Plan of Subdivision 4-16019 found that the recreational requirements of Section 24-134 of the Subdivision Regulations be met by the provision of on-site private recreational facilities. The required value of facilities to be provided is \$229,386. The current application proposes facilities for multiple age groups, and the applicant states that the total value for the facilities provided is \$229,475 which meets this requirement.

The proposed on-site recreational facilities have been proposed with this application to be located mainly at a central location within the community. Staff is recommending that the timing for the construction of these facilities be adequate to serve the needs of the community and is recommending flexibility for the precise timing of phasing the sequence of construction, as follows: Construct the trash receptacles, pet waste station, tot lot, open play area, and benches at the central core area by the 71st building permit; construct the sitting areas and pre-teen lot at the central core area, and install the benches, trash receptacles, and pet waste stations at the southeast end of Ruby Turn by the 144th building permit; and construct the outdoor kitchen and wooden trellis at the central core area, and install the bicycle racks, trash receptacles, and seating area in the northern passive recreational area by the 200th permit, prior to final build-out of the community. Conditions have been included in the Recommendation section of this report reflecting the timing triggers for the construction of these facilities.

- 12. At the time of detailed site plan, the applicant shall provide a sequential platting plan.**

A sequential platting plan has been submitted with this application, and staff finds that this condition has been met.

17. A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to approval of any building permits.

A PPS was approved prior to this DSP for the proposed townhouses and findings of adequacy were met with that application.

11. **2010 Prince George's County Landscape Manual:** Per Section 27-544(a) of the Zoning Ordinance, landscaping, screening, and buffering for property zoned M-X-T, is subject to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The proposed residential development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual.
- a. **Section 4.1, Residential Requirements**—Section 4.1 requires that a minimum number of trees be provided per residential lots, which can be provided on lots or in common open space for the single-family attached dwellings. This requirement has been satisfied for the 215 proposed residential lots, in conformance with this section.
 - b. **Section 4.6, Buffering Development from Streets**—Section 4.6 requires that, when rear yards of single-family detached or attached dwellings are oriented toward a street, a buffer area should be provided between the yard and the street. Several of the units closest to Ruby Lockhart Boulevard do not provide the required landscape buffer. Therefore, the landscape plan should be revised to meet the requirements of the Landscape Manual. A condition has been included in the Recommendation section of this report requiring conformance with the requirements of Section 4.6 of the Landscape Manual be shown.
 - c. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 of the Landscape Manual requires a buffer between adjacent incompatible land uses. The proposed single-family attached development is adjacent to single-family attached uses on the east, which is considered compatible with the development, and a vacant parcel in the M-X-T Zone to the west, which does not require a buffer. The proposed development is adjacent to single-family detached homes and Parcel D, which is used for stormwater management purposes on the north. Section 4.7 requires a Type 'A' bufferyard between the subject site and the adjacent single-family detached homes. The landscape plan is showing the appropriate buffer in this area, but it is noted that the applicant is not proposing a buffer between the existing Parcel D and the proposed development. The landscape schedule labels this area as vacant, but a parcel can only be considered vacant if it does not contain a structure within 200 feet of the property line. The adjacent single-family homes are within 200 feet of the property line in this area, and the buffer should be expanded behind Lots 45, 46, and 47. Therefore, a condition has been included in the Recommendation section of this report requiring the buffer to be expanded and the landscape schedule be revised to reflect the required number of plantings for the Section 4.7 bufferyard.

- d. **Section 4.9, Sustainable Landscaping Requirements**—This site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants, along with other sustainable practices. The subject DSP provides schedules demonstrating conformance with the requirements of this section.
- e. **Section 4.10, Street Trees Along Private Streets**—Section 4.10 provides specifics for the planting of street trees along private streets, which apply to the subject development. The schedules and landscape plan do not reflect these requirements being met because the landscape plan does not provide the required amount of landscaping on a street-by-street basis. An Alternative Compliance application was submitted and evaluated as discussed in Finding 10(f) below
- f. **Alternative Compliance AC-17022:** The applicant has filed a request for Alternative Compliance from Section 4.10, Street Trees Along Private Streets, for both sides of Princess Victoria Way and portions of Ruby Turn, to provide a landscape strip in an alternative location behind the sidewalk, as opposed to between the curb and sidewalk as required by Section 4.10. The applicant also requests alternative compliance from the required number of the shade trees along Ruby Turn and to seek relief from Section 4.10(c)(10), which requires a minimum soil surface of 150 square feet along Ruby Turn where driveways for the front-loaded garage units have limited planting space available.

Section 4.10, Street Trees Along Private Streets

REQUIRED: 4.10 Street Trees Along Private Streets, along Princess Victoria Way*

Length of street frontage	140 feet
Street trees (1 per 35 linear feet)	4

PROVIDED: 4.10 Street Trees Along Private Streets, along Princess Victoria Way*

Length of street frontage	140 feet
Street trees (1 per 35 linear feet)	7

REQUIRED: 4.10 Street Trees Along Private Streets, along Ruby Turn**

Length of street frontage	1,801 feet
Street trees (1 per 35 linear feet)	52

PROVIDED: 4.10 Street Trees Along Private Streets, along Ruby Turn**

Length of street frontage	1,801 feet
Street trees (1 per 35 linear feet)	26
Street trees (1 per 35 linear feet)-Ornamental Trees	55

Notes: *Alternative compliance for alternative location of the landscaped strip to be placed behind the sidewalks.

****Alternative compliance for alternative location of the landscaped strip for the number of shade trees required and soil areas that are smaller than 150 square feet for ornamental trees planted between driveways.**

Justification of Recommendation:

The applicant is requesting alternative compliance from Section 4.10, Street Trees Along Private Streets, along the above noted private roadways. The Landscape Manual requires that street trees be located in a space not less than five feet in width between the curb and the sidewalk in order to subdivide the streetscape, increasing pedestrian comfort, and to create sufficient room for canopy growth. In the above identified locations, a landscape strip is proposed to be located between the sidewalk and lot line, instead of as required between the curb and sidewalk, along both sides of Princess Victoria Way. Along limited portions of Ruby Turn, landscape strip is alternatively located behind the sidewalk.

In regard to substandard soil volume, where townhouse units are accessed directly from Ruby Turn, the applicant proposes 40 square feet of soil area for street tree plantings. The applicant is proposing to plant an ornamental tree in these locations, as opposed to a shade tree. These smaller trees may adjust to the limited soil volumes as proposed. A total of 112 street trees are required in accordance with Section 4.10; the application provides 108 shade trees and 55 ornamental trees, all of which are specified as *Prunus Serrulata* 'Kwanzan,' which is a cultivar and vase-shaped tree that generally grows in the 15- to 25-foot range. The Alternative Compliance Committee finds the proposed alternative compliance measures to be equally effective as normal compliance with the requirements of Section 4.10 of the Landscape Manual along the above segments of the private streets as identified in the Woodmore Overlook project. However, from a functional and aesthetic perspective, the AC Committee believes that two additional types of small vase-shaped or columnar ornamental trees from two other genera, besides the *Prunus* specified, should be selected for more variety and to avoid monoculture plantings.

Recommendation:

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-17022 from the requirements of Section 4.10, Street Trees Along Private Streets, of the 2010 Landscape Manual for both sides of Princess Victoria Way, in its entirety, and Ruby Turn, for the purpose of locating the landscape strip behind the sidewalk where necessary, as well as a reduction in the soil area proposed to be reduced from 150 square feet to 40 square feet of soil area in specific areas as noted above, for Woodmore Overlook, Detailed Site Plan DSP-16025, subject to one condition, which has been included in the Recommendation section of this report.

12. **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 it is for a new DSP. This site is subject to the provisions of the 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 (TCP2-037-2017-01), which covers the entire land area related to Conceptual Site Plan CSP-10004, has been submitted with this application. This proposal also includes impacts to the adjacent property, known as the Balk Hill subdivision. A revision to Balk Hill Type II Tree Conservation Plan TCPII-082-05-04 is currently under review for rough grading and will be addressed separately.

The 46.25-acre site contains 33.87 acres of existing woodland on the net tract and 0.04 acre of woodland within the 100-year floodplain. The site has a woodland conservation threshold of 6.93 acres, or 15 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 10.34 acres. The TCP2 proposes to meet this requirement by providing 20.42 acres of on-site woodland preservation and 0.08 acre of reforestation/afforestation. Four specimen trees are identified on the property and one off-site, with the critical root zone extending onto the property. Three specimen trees were approved to be removed with PPS 4-16019. The Environmental Planning Section's conditions have been included in the Recommendation section of this report.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of ten percent of the gross tract area in TCC. The subject property is 26.30 acres in size, resulting in a TCC requirement of 2.63 acres or 114,563 square feet of the site in tree canopy coverage. The site plan provides the appropriate schedule demonstrating that this requirement has been met by the inclusion of 185 ornamental trees, 337 major shade trees, and 203 large evergreen trees, providing 120,150 square feet of tree canopy, in conformance with this requirement.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In a memorandum dated January 25, 2018 (Berger to Bishop), the Historic Preservation Section noted that a Phase I archeological survey was conducted on the subject property in 2009. Three Archeological Sites (18PR975, 18PR976 and 18PR977) were identified in the Phase I survey of the King Property. All were located within the northern portion of the property. The Phase I archeological survey of the King property identified three twentieth-century farm-related outbuildings: the base of a silo, a well, and an animal pen. A total of 293 shovel test pits were excavated across the site and only 13 contained cultural materials. Three archeological sites were designated, 18PR975, 18PR976, and 18PR977. Site 18PR975 is a small scatter of window glass that was collected from the plow zone. Site 18PR976 is an artifact scatter around several farm outbuildings. Site 18PR977 is a low-density and highly-dispersed nineteenth century artifact scatter that was probably related to a nearby residence that was located on an adjoining property. No further work was recommended on Sites 18PR975, 18PR976, and 18PR977. The Historic Preservation Section concurred that no additional archeological investigations were necessary on the subject property.

Additionally, the subject property does not contain, and is not adjacent to, any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or significant archeological sites.
 - b. **Community Planning**—In a memorandum dated January 24, 2018 (Umeozulu to Bishop), the Community Planning Division provided the following summarized determinations:

Plan Prince George's 2035 designates the area in the Established Communities Growth Policy area. The vision for Established Communities is a context-sensitive infill and low-to medium-density development. Additionally, the 1990 Largo-Lottsford Master

Plan and SMA recommends employment land uses on the subject property; however, master plan conformance is not required with this DSP.

- c. **Transportation Planning**—In a memorandum dated January 22, 2018 (Masog to Bishop), the Transportation Planning Section provided the following summarized determinations, as well as a discussion of relevant previous conditions of approval:

The transportation-related DSP findings are limited to the particular circumstance in which at least six years have elapsed since a finding of adequacy was made. In this case, the transportation adequacy finding associated with the PPS (4-16019) was made on January 18, 2018 (PGCPB Resolution No. 18-03). Therefore, any transportation requirements are related to issues of access and circulation, as defined by the site design guidelines in Section 27-274(a)(2)(C). Access and circulation are acceptable as shown on the plan.

It is noted that Ruby Lockhart Boulevard is a master plan industrial/commercial facility. Adequate right-of-way of 70 feet has already been dedicated, and is shown on the plan. No further dedication is required of this plan.

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

- d. **Subdivision Review**—In a memorandum dated January 29, 2018 (Turnquest to Bishop), the Subdivision Review Section offered an analysis of the DSP's conformance with the PPS conditions, which is incorporated into Finding 9 above. The Subdivision Section issues have either been addressed through revisions to the plans or through conditions included in the Recommendation section of this report.

- e. **Trails**—In comments dated January 23, 2017 (Shaffer to Bishop), the trails coordinator provided the following analysis of the subject application:

The submitted DSP application has been reviewed 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.

The subject application is located along the north side of Ruby Lockhart Boulevard and just west of Lottsford Road. It is adjacent to the Woodmore Town Centre. Two hundred and fifteen townhouses are proposed on the site, which is covered by the MPOT and the 1990 Largo-Lottsford Master Plan and SMA (area master plan).

There are no master plan trails issues in either the MPOT or the area master plan that impact the subject application. Ruby Lockhart Boulevard is partially constructed along the subject site, with the existing segment including standard sidewalks along both sides. The site's frontage improvements along Ruby Lockhart Boulevard should be consistent with this cross section.

The Complete Streets element of the MPOT reinforces the need for sidewalks within new developments and includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

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.

At the time of PPS, sidewalks were recommended along both sides of all internal roads, a few additional sidewalk connections were recommended, and high-visibility crosswalks were recommended along Ruby Lockhart Boulevard. The submitted plans reflect these improvements and no further modifications to the plans are necessary for bicycle and pedestrian access. The trails planner offered an analysis of previous conditions of approval, as well as, a condition regarding needed bike parking, which has been addressed through revisions to the plan.

- f. **Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated January 31, 2018 (Sun to Bishop), DPR provided an analysis of the DSP’s conformance with the previous conditions of approval, which is incorporated into Findings 8, 9 and 10, and provided the following summarized discussion:

DPR staff has reviewed and evaluated the subject DSP application for conformance with the requirements and regulations of:

- (1) The Approved Master Plan for Planning Area 73;
- (2) The Formula 2040: Functional Master Plan for Parks, Recreation and Open Space;
- (3) The “Prince George’s County Subdivision Ordinance (Subtitle 24);”
- (4) The conditions associated with the re-zoning for the property (A-10020);
- (5) Conceptual Site Plan (CSP-10004), and;
- (6) Preliminary Plan of Subdivision 4-16019, as they pertain to public parks and recreation.

In the SOJ for this DSP, the applicant has requested to eliminate Condition 5 of CSP-10004, which addresses a \$165,000 developer’s contribution for the development of recreational facilities in the local area. The applicant’s justification for eliminating this condition is that the current development proposal is not a planned retirement community. The proposal has now been revised to a “standard” market-rate townhome development.

The current development proposal by the applicant is similar in density to the previously approved plans. (210 dwelling units vs. 215 dwelling units). It should be noted that a market-rate townhouse development will generate a more diverse population with increased impacts to community parks than a comparable senior-retirement community. In addition, the previous development proposal contained a much more substantial

private recreational facilities package catering to the needs of the senior citizens. The package included a putting green, two tennis courts as well as a 10,000-square-foot clubhouse. By comparison, the current proposal indicates a playground, and an outdoor sitting area. In our opinion, this development needs a broader range of on-site public recreational facilities to serve a wider range of residents that include all ages of adults, younger children, and teens.

As such, DPR does not support of the elimination of Condition 5 of the approval of Conceptual Site Plan CSP-10004 (PGCPB Resolution No. 11-116), which requires the monetary contribution of \$165,000 to M-NCPPC for the development of recreational facilities in the local area. DPR plans to use this monetary contribution to improve/further enhance nearby parks, such as Woodmore Town Centre Park (one-half mile to the west) or Regent Forest Community Park (three-quarter mile to the northeast). More specifically, the monetary contribution will be used for the fencing and lighting the athletic field at Woodmore Town Centre Park. In addition, there are plans to add an athletic field at the existing Regent Forest Park.

DPR recommends **DENIAL** of the removal of Condition 5 of the approval of CSP-10004 (PGCPB Resolution No. 11-116) as part of the submission for Detailed Site Plan DSP-16025.

- g. **Permits**—In a memorandum dated December 29, 2017 (Chaney to Bishop), the Permit Review Section provided comments that have either been addressed through revisions to the plans or through conditions included in the Recommendation section of this report.
- h. **Environmental Planning**—In a memorandum dated January 31, 2018 (Burke to Bishop), the Environmental Planning Section provided an analysis of the DSP's conformance with the previous conditions of approval, which is incorporated into Findings 8 and 9 above, and a discussion of the DSP's conformance with the WCO, which is discussed in Finding 10 above. They also provided the following discussion:

Site Description

The 46.25-acre site is located on the north and south sides of Ruby Lockhart Boulevard, approximately 120 feet northwest of the intersection with Lottsford Road in Largo and is zoned M-X-T. Based on available information, the site contains a stream and 100-year floodplain in the northeast corner and a stream in the southern section, along the eastern boundary line. According to the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, which was approved by County Resolution CR-11-2017, the property is primarily located within an evaluation area and contains regulated areas surrounding the streams and floodplain. The northern section of the property drains to the Western Branch, a stronghold watershed of the Patuxent River basin. The stream in the southern section of the property, south of Ruby Lockhart Boulevard, drains to the Southwest Branch of the Patuxent River basin. The site is located within the Established Communities area of the Growth Policy Map and in Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by the Plan Prince George's 2035.

Natural Resources Inventory/Existing Conditions

Natural Resources Inventory NRI-010-10-03 was accepted for review on December 18, 2017 and was approved on March 6, 2018.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the Environmental Technical Manual.”

Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted Prince George’s County Code effective on September 1, 2010.

The site contains four specimen trees and the critical root zone of one off-site specimen tree. Specimen Tree (ST) 1 has a rating of good and ST 2 through 5 all have a rating of poor. The current design proposes to remove ST 2, 3, and 4 for the development of the townhomes and associated infrastructure. Specimen Trees 1 and 5 are located on the future commercial property area and are proposed to be preserved with this application.

A variance for the removal of ST 2, 3, and 4, was approved with PPS 4-16019 (PGCPB Resolution No. 18-03).

Preservation of Regulated Environmental Features/Primary Management Area

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact, to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

The site contains regulated environmental features. According to the TCP2, impacts to the PMA/stream buffer are proposed for stormwater management outfalls and for the installation of a retaining wall.

Statement of Justification

An SOJ for Impacts 1 and 2, totaling approximately 3,801 square feet, was approved with PPS 4-16019 (PGCPB Resolution 18-03). This DSP application provides a revised layout, which eliminates the original Impact 2, but is proposing additional impacts described as Impacts 2 and 3 in the SOJ. These revisions, along with Impact 1, will create a total of 5,307 square feet of PMA/stream buffer disturbance.

Analysis of Impacts

Based on the SOJ, the applicant is requesting two impacts as described below:

Impact 2: PMA disturbance for retaining wall installation and periodic maintenance

The first impact, identified as Impact 2, is for the proposed development of a retaining wall and the required ten-foot maintenance area. This impact will be located parallel to the rear property lines of 12 lots located near the PMA, resulting in a total impact area of 510 square feet of PMA/stream buffer. Although the retaining wall will not be located within the PMA, disturbance within the PMA will be necessary for installation and periodic maintenance. Based on the existing topography of the site, the area in which these 12 lots are proposed contain steep slopes and the adjacent PMA. In order to provide the future property owners of the 12 lots, identified as Lots 48–59, Block A, with properties in keeping with other lots throughout the site and to protect the natural topography and environmental features of the majority of the PMA, implementation of the retaining wall and subsequent maintenance area are necessary. The retaining wall and 10-foot maintenance area are designed to ensure ongoing preservation of the PMA and limit disturbance, to the fullest extent possible.

Impact 3: PMA Disturbance for utility and stormwater outfall

The second impact, identified as Impact 3, is proposed for the installation of a stormwater outfall located on the south side of the proposed portion of Ruby Lockhart Boulevard. In order to adequately route the stormwater generated as a result of the additional area of right-of-way improvement, a stormwater outfall is proposed to be located in the PMA area, as indicated on the PMA Impact exhibit. The stormwater outfall impact is necessary to maintain the existing drainage divide and sufficiently discharge stormwater generated on-site and off-site into the proposed drainage outfalls.

The outfalls have been designed with best management practices to mitigate erosion and negative effects. These best management practices include rip-rap rock structures, geo-textile fabric, erosion control matting, and vegetative stabilization within the limit of disturbance. Implementation of best management practices and the proposed retaining wall will further ensure protection of the PMA and minimize disturbance, to the fullest extent possible.

The Environmental Technical Manual requires mitigation in the event of significant impacts to regulated streams, wetlands, and 100-year floodplains. Significant impacts are defined as the cumulative impacts that would result in the disturbance on-site of 200 or more linear feet of stream beds or 0.5 acre of disturbance to wetlands and wetland buffer areas. In the case of this DSP application, the PMA impacts are less than the threshold amounts and, therefore, no mitigation is required.

As described above, the proposed on-site impacts to the PMA of 5,307 square feet result in an overall impact of approximately 4.64 percent of the PMA, or less than 0.40 percent of the gross tract. The applicant and their consultants have planned to avoid and minimize these environmental impacts to the maximum extent possible, by utilizing best practices and design techniques or alternatives to avoid environmentally-sensitive areas, where possible. The design of the retaining wall proposed to be located along the rear of lots adjacent to the PMA also ensures the avoidance of any impacts. The resulting PMA impacts are less than the thresholds allowed for this development. Based on the existing state of the site as unimproved, and the necessity to effectively route and manage

stormwater generated on-site to account for the proposed use, the impacts detailed in the preceding sections are necessary to develop the property.

Staff supports PMA Impacts 2 and 3, as proposed.

Soils

The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include the Adelphi-Holmdel complex (0–2 percent slopes), Collington Wist complexes (0–10 percent slopes), and Marr-Dodon complexes (5–15 percent slopes). Marlboro clay is not found to occur on or in the vicinity of this property, nor are Christiana complexes.

Stormwater Management

An approved stormwater management concept approval letter was submitted with the subject application. Stormwater Management Concept Plan 60856-2016 was approved on April 26, 2017, with conditions of approval requiring infiltration, and expires on April 26, 2020.

The Environmental Planning Section recommends approval of Detailed Site Plan, DSP-16025 and Type 2 Tree Conservation Plan, TCP2-037-2017-01, subject to conditions that have been included in the Recommendation section of this technical staff report.

- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not provide comments on the subject application.
 - j. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject application.
 - k. **Prince George’s County Health Department**—At the time of the writing of this technical staff report, the Environmental Engineering/Policy Program of the Health Department did not provide comments on the subject application.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not provide comments on the subject application.
 - m. **Verizon**—At the time of the writing of this technical staff report, Verizon did not provide comments on the subject application.
 - n. **Baltimore Gas and Electric (BG&E)**—At the time of the writing of this technical staff report, BG&E did not provide comments on the subject application.
15. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

16. As required by Section 27-285(b)(2) of the Zoning Ordinance, the DSP is required to be in general conformance with the approved Conceptual Site Plan CSP-10004. However, it is noted that Council Bill CB-83-2015 amended Section 27-282, Submittal Requirements, to allow the DSP to amend the CSP, which is discussed in Finding 9. Therefore, the DSP can be found to be in general conformance with the CSP.
17. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:

The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

There are regulated environmental features on-site and, based on the level of design information currently available, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the impact exhibits and the TCP2 submitted for review.

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-16025, Alternative Compliance AC-17022, and Type 2 Tree Conservation Plan TCP2-037-2017-01 for Woodmore Overlook, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) as follows or provide the specified documentation:
 - a. Revise the floor area ratio note to remove the commercial development.
 - b. Remove the Westminster model from the plans.
 - c. Provide carriage-style garage doors standard on all townhouses.
 - d. Provide standard decks on all rear-loaded garage townhouses.
 - e. Provide a minimum of three endwall features on all units and a minimum of four on all highly-visible units with the first floor finished in brick, stone, or stucco.
 - f. Label Lots 19 and 20, Block B and Lot 21, Block G, as “highly-visible.”
 - g. Provide attractive year-round landscaping at the base of the gateway sign.
 - h. Include a tracking chart on the cover sheet for the 60 percent full-front façades of brick, stone, or stucco.
 - i. Revise the note on the cover sheet under Development Standards, Note 2, to state “Decks may encroach into building restriction lines up to five feet” and revise the minimum lot size to 1,800 square feet.

- j. Revise the plan to show 24-foot-wide end units on building groups with more than six units. Provide architecture for a 24-foot-wide townhouse unit.
 - k. Include landscaping and schedules demonstrating conformance with Section 4.6, Buffering Development from Streets, of the 2010 *Prince George's County Landscape Manual*.
 - l. Show, label, and provide full details of all proposed private recreational facilities on the plan, in conformance with the *Park and Recreation Facilities Guidelines*, to support the stated values.
 - m. Revise the landscape plan and schedules to substitute two-thirds of the selected ornamental trees shown to be planted between driveways, to provide a minimum of two additional types of either V-shaped or a columnar form ornamental trees.
 - n. Correctly reflect the existing conditions from the approved Natural Resources Inventory, NRI-010-10-13, on the DSP and the Type 2 tree conservation plan.
 - o. Revise the landscape plan and schedule to expand the Section 4.7 bufferyard behind Lots 45, 46, and 47.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Correct the TCP2 number in the approval block on each page to read "TCP2-037-2017-01."
 - b. Correct the TCP2 number on the forest conservation worksheet.
 - c. Complete the Owners Awareness Certification.
 - d. Correct General Note 6, Sheet 2, to state "Environmental Strategy Area 2."
 - e. Remove "Clearing area subject to MDDNR Tree Removal Permit" from Sheet 4. The permit is not required for a dedicated right-of-way.
 - f. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
3. Prior to signature approval of the Type 2 tree conservation plan (TCP2) for this property, pursuant to Section 25-122(d)(1)(B) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submission to the Office of Land Records. The following note shall be added to the standard TCP2:
- "Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at liber ____ folio _____. Revisions to this TCP2 may require a revision to the recorded easement."

4. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads, and the removal of vegetation, are prohibited without prior written consent from the Prince George’s County Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
5. Prior to issuance of the first grading permit, copies of the recorded easement documents with the approved Liber and folio shall be provided to the Environmental Planning Section. The Liber and folio of the recorded woodland conservation easement shall be added to the Type 2 tree conservation plan.
6. The proposed private recreational facilities shall be constructed in accordance with the following schedule, which shall be incorporated into the recreational facilities agreement:
 - a. Construct the trash receptacles, pet waste stations, tot lot, open play area, and benches at the central core area by the 71st building permit.
 - b. Construct the sitting areas and pre-teen lot at the central core area, and install the benches, trash receptacles, and pet waste stations at the southeast end of Ruby Turn by the 144th building permit.
 - c. Construct the outdoor kitchen at the central core area and install the bicycle rack, trash receptacles, and seating area in the northern passive recreational area by the 200th permit.

It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction become available. Phasing of the recreational facilities may be adjusted by written permission of the Prince George’s County Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released prior to construction of any given facility shall not exceed 10 percent over the number originally approved by Planning Board.