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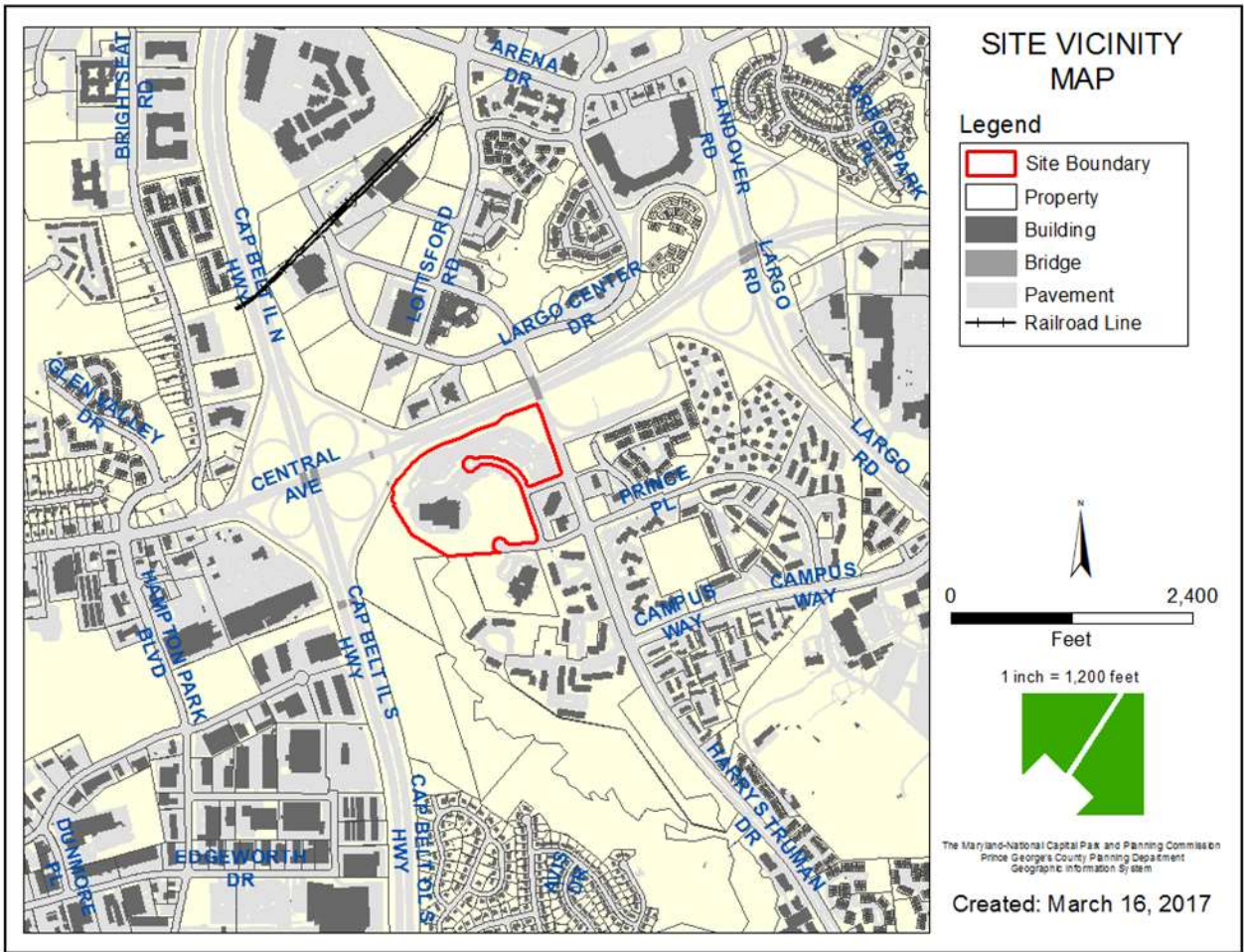
Detailed Site Plan

DSP-17048

Application	General Data	
Project Name: Capital Court, Phase I Location: Located on the south side of MD 214 (Central Avenue), approximately 448 feet west of the intersection of Capital Lane and Harry S Truman Drive. Applicant/Address: SLDM, Inc. 448 Viking Drive, Suite 220 Virginia Beach, VA 23452	Planning Board Hearing Date:	04/12/18
	Staff Report Date:	03/29/18
	Date Accepted:	02/14/18
	Planning Board Action Limit:	04/25/18
	Plan Acreage:	28.67
	Zone:	C-O
	Dwelling Units:	306
	Gross Floor Area:	N/A
	Planning Area:	73
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201NE08

Purpose of Application	Notice Dates	
Request for approval of a townhouse community including 306 single-family attached (townhouses).	Informational Mailing:	11/10/17
	Acceptance Mailing:	02/12/18
	Sign Posting Deadline:	03/13/18

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-17048
Capital Court, Phase I

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

EVALUATION CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance in the (C-O) Commercial Office Zone and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-16031;
- c. The requirements of a Detailed Site Plan DSP-16041 and conformance with the previously approved Detailed Site Plan for Infrastructure;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments.

FINDINGS

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

1. **Request:** The application is for approval of a detailed site plan (DSP) for 306 single-family attached (townhouses) development on 28.67 acres.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-O	C-O
Use	Residential	Residential
Total Acreage	28.67	28.67
Total Townhouse Units	306	306

OTHER DEVELOPMENT DATA

Parking Requirements

Parking Required (2.04 x 306 townhouse units) **625**

Total Parking Provided:

83 units (one-car garage, one driveway)	166
27 units (one-car garage)	27
125 units (two-car garage)	250
71 units (two-car garage)	142
Parallel On-Street Parking	<u>87</u>
Total Parking:	672

3. **Location:** The subject site is located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and the Capital Beltway (I-95/495), on the south side of MD 214 (Central Avenue). The site is also located in Council District 6 and Planning Area 73.
4. **Surrounding Uses:** The subject property is bounded to the west by vacant property in the R-O-S (Reserved Open Space) Zone owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), with the Capital Beltway beyond; to the north, by the public right-of-way of MD 214 (Central Avenue), with vacant and commercially-developed land in the M-U-I (Mixed-Use Infill) and D-D-O (Development-District Overlay) Zones beyond; to the northeast by the public right-of-way of Harry S. Truman Drive, with vacant land in the I-3 (Planned Industrial/Employment Park) Zone beyond; to the southeast by the public rights-of-way of Capital Lane and Capital Court with the Largo-Kettering Public Library in the C-O Zone beyond; and to the south by the public right-of-way of Prince Place with the Phyllis E. Williams Elementary School in the R-80 (One-Family Detached Residential) Zone and vacant land in the R-30 (Multifamily Low Density Residential) Zone beyond.
5. **Previous Approvals:** This property was part of a larger parcel, which was the subject of a Preliminary Plan of Subdivision (PPS) 4-86201, approved by the Planning Board on January 29, 1987. A Detailed Site Plan DSP-04046, for the subject property was approved by the District Council on May 9, 2005, for a church with 4,150 seats, as well as an Alternative Compliance application AC-05008 for relief from Section 4.3 of the 2010 *Prince George's County Landscape Manual*. Construction was commenced on this church in approximately 2006, but it was never completed. The 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* retained the subject property in the Commercial Office (C-O) Zone.

Subsequently, a portion of the above referenced property (36.42 acres) became the subject of Preliminary Plan of Subdivision (PPS) 4-16031, which was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82). A Detailed Site Plan for infrastructure (DSP-16041), for 307 single-family attached home sites (townhouses) and a multifamily project,

which included the location and design of the roadways, the lot layout for the townhouse development, on-street parking, landscaping, utility location, fencing and sidewalks, was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86). In addition, Alternative Compliance application (AC-05008-01), was approved for relief from Section 4.10 of the 2010 *Prince George's County Landscape Manual*.

Final Plats were approved for the townhouse project and multifamily parcel on November 14, 2017.

The site is also the subject of approved Stormwater Management Concept Plan No. 60156-2016, which was approved on March 6, 2017 and is valid through March 6, 2020.

6. **Design Features:** The applicant proposes to develop the first phase of the Capital Court project consisting of 28.67 acres and is proposing a mix of 306 single-family attached units with front and rear-loaded garages. The site is accessed from Prince Place and Capital Lane and is served by a series of primary and secondary roadways, which provide a grid-like circulation pattern within the townhouse development. Fee-simple townhouses are proposed on the property, with a majority of these lots being rear-loaded alley units, organized around a series of courtyards, open spaces, and streets. A portion of the proposed units are front-loaded units located along the primary road ways and periphery of the development. The application proposes a total of 306 single-family attached dwellings including the following:

- 110 16-foot-wide rear-loaded garage units
- 125 20-foot-wide rear-loaded garage units
- 71 24-foot-wide front-loaded garage units

Recreational Facilities

The Preliminary Plan of Subdivision, requirement for mandatory parkland dedication is being met through land that was previously dedicated to M-NCPPC to the west of the subject property. Additionally, it is noted that the subject application includes on-site recreational facilities. A future two-story clubhouse, which is located on the southern portion of the community, is proposed separately and has been submitted for review as DSP-17048-01. The proposed recreational facilities included in the subject DSP is a combined preschool-age (2–5) playground and school-age (5–12) playground.

As proposed, all of the recreational facilities have been located in one central location. However, staff recommends that additional active and passive recreational facilities be provided. This is consistent with Detailed Site Plan DSP-16041 (PGCPB Resolution No. 17-86), which included Condition 2, which states the following:

- 2. At the time of full-scale detailed site plan, on-site recreational facilities shall be included.**

Staff recommends that a one-half open-play area (50 x75 square feet) be provided on Parcel BB and that three sitting areas be provided on Parcel K, Parcel R, and Parcel X. These facilities will provide opportunities for both active and passive recreational facilities within convenient distance for residents where space allows. A condition has been added to the Recommendation section of this report to require the applicant to provide these facilities.

The clubhouse will feature a community space and will be the subject of a future DSP. However, the timing triggers for the bonding and construction time of all facilities is being established with

this application. The applicant has requested that the timing of the construction of the combination tot/pre-teen-lot be required prior to the issuance of the 150th building permit. Further, the applicant requests that the two-story community center and an associated outdoor sitting area be required to be bonded prior to the issuance of the 150th permit and completed prior to the issuance of the 250th building permit. Staff is in agreement with this time-line and has included triggers for the construction of these facilities in the Recommendation section of this report. With the recommendation of additional recreational facilities, staff has included these time-lines as well.

Architecture

Four townhouse models are proposed for Stanley Martin Homes, with both rear and front-loaded garage units. Each model has multiple front elevation options, a variety of exterior finishes and façade designs including shutters, enhanced windows and door trims, roofed porches over the front doors, 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 garage units propose three models, the Dawson, Stockton, and Perry, and are described below:

- The Dawson includes a standard one-car garage. The base size of this unit is 16 feet wide, 40 feet deep, and is approximately 40 feet in height. The minimum base finished area of the Dawson model is 1,615 square feet.
- The Stockton includes a two-car garage. This unit is 20 feet wide, 40 feet deep, and is approximately 40 to 42 feet in height. The minimum base finished area of the Stockton model is 1,945 square feet.
- The Perry includes two-car garage. The base size of this unit is 20 feet wide, 40 feet deep, and is approximately 34 to 35 feet in height. The minimum base finished area of the Perry model is 1,945 square feet.
- The Reese is a front-loaded unit, which includes a two-car garage. The base size of this unit is 24 feet wide, 40 feet deep, and approximately 34 feet in height. The minimum base finished area of the Reese model is 2,456 square feet. Given the visibility and prominence of the garage doors on the front-loaded units, staff recommends a condition requiring that garage doors on all front-loaded units have a carriage-style appearance. Therefore, staff recommends the plans be revised to provide a minimum of three standard endwall features.

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. Staff and the applicant agree that 60 percent of all building façades should be finished in full brick or stone. A condition has been included in the Recommendation section of this report to require a tracking chart for recordation of the 60 percent full-front façades finished in brick, stone, or stucco requirement.

Staff notes that only some of the rear-loaded units offer an optional deck on the units. Staff recommends that this feature be offered as a standard feature for the consistency and the enjoyment of residents on all rear-loaded units, which have little outdoor yard area. Therefore, a

condition has been added to the Recommendation section of this report to require the addition of standard decks on all rear-loaded garage townhouses.

Staff believes that highly-visible side elevations should be labeled on the DSP for clarification and should include a minimum of four endwall features. The plan should be revised to label Lots 6, 12, 18, 19, 40, 41, 51, 69, 77, 87, 143, 144, 152, 163, 164, 183, 203, 204, 227, 258, 268, 284, 292, 293, and 301 as highly-visible lots. A condition has been added to the Recommendation section of this report stating the above.

Signage

The submitted site plan shows details for a main entrance sign and secondary entrance piers. The entrance sign is approximately six feet high and 16 feet wide. The sign is made of brick and includes two brick columns with a beveled concrete cap on either end of the sign. The center of the entrance sign features a slightly shorter arched brick wall, which is inlaid with a central concrete plaque, displaying the community's name.

The proposed secondary piers are brick columns and proposes a small concrete plaque, where a decorative panel is displayed. The pier is approximately seven feet high and three feet wide and matches the character of the entrance sign.

The design of the main entrance sign and entrance piers appear to be generally acceptable. However, staff notes that attractive year-round landscaping has not been provided at the base of the entrance sign, and staff recommends that it be included to enhance the proposed signage. Additionally, it is noted that the plans do not clearly indicate the location of these signs. Therefore, conditions have been included in the Recommendation section of this report requiring that attractive year-round landscaping shall be provided at the base of the main sign. The location of the main entrance sign and secondary entrance piers be shown and labeled clearly on the plans. Additional piers should be provided and located within the community in prominent locations to create a sense of place, including the corners of Parcel BB (along Albany Place), Parcels N and T (along Capital Court), and avoiding utility easements.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-O Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject DSP is in conformance with Sections 27-461, Uses Permitted in Commercial Zones; Section 27-453, 27-462, 27-283 and 27-274. The proposed amendment to the subject DSP for the approval of architectural elevations, signage and establishment of the timing triggers for the construction of the clubhouse will not alter the previous findings regarding conformance with these requirements, as found in PGCPB Resolution No. 17-86. The following requirements relate to the approval of this DSP.

Section 27-462, Regulations in Commercial Zones of the Zoning Ordinance.
Townhomes, two-family dwellings, and multifamily units are permitted in the C-O Zone pursuant to Footnote 63 of Section 27-461(b) which states:

Provided:

- (A) **The residential component of Townhouses, Two Family Dwelling Units and Multi-family dwelling units shall be located on a lot(s) or parcel(s) of less than forty (40) acres in size;**

The subject DSP proposes townhouses and multifamily dwelling units on 28.67 acres of the subject property. Therefore, the DSP conforms to this requirement.

- (B) **The property is located at the intersection between: a roadway with a functional transportation classification of arterial; an expressway; and the Capital Beltway (I-495);**

The subject property is located at the intersection of Central Avenue, an expressway and the Capital Beltway (I-495). Therefore, the DSP conforms to this requirement.

- (C) **A boundary of the property is located within three-quarters (3/4) of a mile from a metro station, and does not include property within the boundaries of a sector plan originally approved after January 1, 2013;**

The subject property is located within three-quarters of a mile of the Largo Town Center Metro Station, and is within the boundaries of the 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas* (Sector Plan and SMA for the Morgan Boulevard and Largo Town Center Metro Areas). Therefore, the DSP conforms to this requirement.

- (D) **A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;**

The subject application has been submitted in conformance with this requirement.

- (E) **Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family and townhouse dwellings shall not apply. These dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. However, those standards shall include a minimum lot size of 1,200 square feet;**

The specified regulations are shown in the General Notes on the coversheet of the DSP were found acceptable with DSP-16041. These standards have not changed, but are noted as follows for clarification:

- Lot size: 1,200-square-foot minimum
- Lot/width frontage: 16 feet minimum
- Front setback from public right-of-way: 5 feet minimum

- Front setback from private right-of-way: 0 feet minimum
- Side setback: None
- Rear setback: None
- Corner setback from right-of-way: None
- Townhouse Building height: 50 feet maximum

These standards are shown on the subject plans. The following standards were not specified with the approval of DSP-16041, and conformance with the standards has not been addressed by the subject application with regard to accessory buildings, and encroachments. Therefore, conditions have been included in the Recommendation section of this report requiring the applicant to show conformance with the required lot coverage, green area, accessory building, decks, and encroachments.

- (F) **The Detailed Site Plan shall include an architectural review in order to ensure the compatibility of the development with the existing neighborhood. Bike and pedestrian connections to mass transit stations, roadways, parks, and other public facilities, as established by Section 24-124.01 of this Code, shall be evaluated as part of the detailed site plan review and approval; and**

The architectural elevations proposed with the subject application are compatible with the surrounding neighborhood because it proposes many of the same types of high-quality building materials such as brick, stone and stucco. Staff finds the DSP architecture review acceptable for the development. Additionally, it is noted that Section 24-124.01 of the Subdivision Regulations only applies to properties within Centers and Corridors as designated by the *Plan Prince George's Approved General Plan* (Plan Prince George's 2035). This site is not within a Center or Corridor; therefore, this section does not apply.

- (G) **The site plan shall include a community facility of two (2) floors with separate access for each floor. The Detailed Site Plan may include any additional standards or requirements for inclusion at the time by the Prince George's County Planning Board or District Council.**

This DSP will establish the timing of the construction of the clubhouse and the recreational facilities on-site. The site plan for the architecture and program elements related to the community facility will be the subject of a future amendment to DSP-17048. The subject application has proposed Parcel EE as the location for this facility that will include the community building.

The future DSP for the clubhouse must include a two-floor community center with separate entrances. The development of the clubhouse will be subject to a future DSP, the review of that site plan will evaluate the future use of the private HOA building.

- b. The DSP is in general conformance with the applicable site design guidelines as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For instance, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers. Streetscape amenities contribute to an attractive, coordinated development that is appropriately scaled for user comfort.

Additionally, the public spaces are designed to allow for potential recreational facilities and are readily accessible to potential users.

8. **Preliminary Plan of Subdivision 4-16031:** Preliminary Plan of Subdivision 4-16031 for the development was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82), for the development of 307 townhouse lots and a multifamily development, subject to 14 conditions. The site layout included in the subject DSP is consistent with that evaluated with the PPS for the townhouse development. These 14 conditions relevant to the subject application were evaluated at the time of application for DSP-16041. It is noted none of the 14 conditions are applicable to this specific DSP.
9. **Detailed Site Plan DSP-16041:** The DSP was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86), and was subject to three conditions of which only one condition is relevant to the subject application as follows:

2. **At the time of a full-scale detailed site plan, on-site active recreational facilities shall be included.**

On-site recreational facilities have been proposed with the application and the location of the proposed clubhouse has been shown. The clubhouse approval, including architecture of the facility, will be the subject of an amendment to the subject application. Staff recommends additional recreational facilities to serve the community as stated in the Recommendation section of this report.

10. **2010 Prince George's County 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 2010 *Prince George's County Landscape Manual* (Landscape Manual). The subject DSP does not change the findings of conformance with the previous approval in relation to the approval of Landscape Manual with DSP-16041 and AC-05008-02.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type II Tree Conservation Plan TCPII-159-04-01, was approved in conjunction with Detailed Site Plan DSP-16041, and is not being revised with this application. The subject DSP does not change the findings of conformance with the previous approval in relation to the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance (TCC), requires a minimum percentage of tree canopy coverage on projects that proposed more than 5,000 square feet of disturbance. The subject DSP does not change the findings of conformance with DSP-16041 in relation to the Tree Canopy Coverage Ordinance.

13. **Referral Comments:** The subject application was referred to the following agencies and divisions. The referral comments are summarized as follows:
- a. **Archeological Review**—In a memorandum dated March 13, 2017 (Berger to Bishop), the Historic Preservation Section provided the following summarized comments:

The proposed development lies within one-half mile of one Prince George’s County-designated Historic Site (Ridgely Church and Cemetery, 72-005), and within one mile of one Prince George’s County-designated Historic Site (Warings Grove, 72-004). The proposed project will have no impact on any other Prince George’s County historic sites or resources. There are no known archeological resources that will be affected by the proposed work. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
 - b. **Community Planning**—In a memorandum dated March 13, 2017 (Umeozulu to Bishop), the Community Planning Division provided the following summarized comments:

The subject application is within the 2004 Approved Sector Plan and SMA for the Morgan Boulevard and Largo Town Center Metro Areas was silent on land use recommendation. However, the portion of the 1990 *Largo-Lottsford Master Plan and Adopted Sectional Map Amendment* that was updated by the Sector Plan and SMA for the Morgan Boulevard and Largo Town Center Metro Areas, recommends employment land use on the subject property. Additionally, it was noted that the 2004 Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas retained the subject property in the Commercial Office (C-O) Zone. On March 3, 2017, the Prince George’s County District Council adopted Council Bill CB-4-2017, permitting certain residential development within the C-O Zone under certain specified criteria, which the subject property met. There are no community planning related issues on the subject site.
 - c. **Transportation Planning**—In an e-mail dated March 23, 2018 (Burton to Bishop), the Transportation Planning Section noted that there were no transportation related issues for the subject application.
 - d. **Subdivision Review**—In an e-mail dated February 2, 2018 (Conner to Bishop), the Subdivision Review Section noted that there were no Subdivision related comments for the application.
 - e. **Environmental Planning**—In an e-mail dated March 12, 2018 (Burke to Bishop), the Environmental Planning Section noted that there were no Environmental Planning related comments for the application.
 - f. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide any comments on the subject application.
 - g. **Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not provide any comments on the subject application.

- h. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide any comments on the subject application.
 - i. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not provide comments on the subject application.
13. As required by Section 27-285(b)(3) of the Zoning Ordinance, this DSP satisfies the applicable site design guidelines as contained in Section 27-274 of the Zoning Ordinance as stated in Finding 7(b).
14. As required by Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a detailed site plan is as follows:

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).

The preservation of environmental features was found with the approval of DSP-16041 and the Type 2 Tree Conservation Plan (TCP2-159-04-01) and continues to be found with the subject application. Therefore, staff notes the environmental features have been regulated or preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-17048, for Capital Court, 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. Provide details and specifications for carriage-style garage doors as standard features on all front-loaded townhouses.
 - b. Provide details and specifications for standard decks on all rear-loaded garage townhouses.
 - c. Label Lots 6, 12, 18, 19, 40, 41, 51, 69, 77, 87, 143, 144, 152, 163, 164, 183, 203, 204, 227, 258, 268, 284, 292, 293, and 301 as highly-visible lots. These lots shall feature one-story masonry on the endwall and a minimum of four endwall features. The front elevations shall also be of the same masonry material as the endwall.
 - d. Label the location of the main entrance sign and provide attractive year-round landscaping at the base of the main entrance sign.
 - e. Provide two additional piers on the site and landscape plans within Parcels BB, N, and T.
 - f. Show requirements for any proposed accessory building, decks, and encroachments.

- g. Show an additional recreational facility in other areas of the community, including a one-half open play area on Parcel BB, and three sitting areas on Parcels K, R, and X, designed in accordance with the *Park and Recreation Facilities Guidelines*.
 - h. Provide a tracking chart for recordation of the 60 percent full-front façades of brick, stone and stucco.
- 2. The proposed clubhouse and private recreational facilities shall be constructed and bonded in accordance with the following schedule, which shall be incorporated into the recreational facilities agreement:
 - a. All bonding of recreational facilities shall occur prior to the release of the first building permit, except for the bonding of the two-story community center and associated outdoor sitting area, which shall occur prior to the issuance of the 150th building permit.
 - b. The completion of the combined tot and pre-teen playground and all other facilities shall occur prior to the issuance of the 150th building permit.
 - c. The completion of the two-story community center and associated outdoor sitting area, shall occur prior to the issuance of the 250th permit.
 - d. The phasing of the completion of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board or its designee if needed, to modify the 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.