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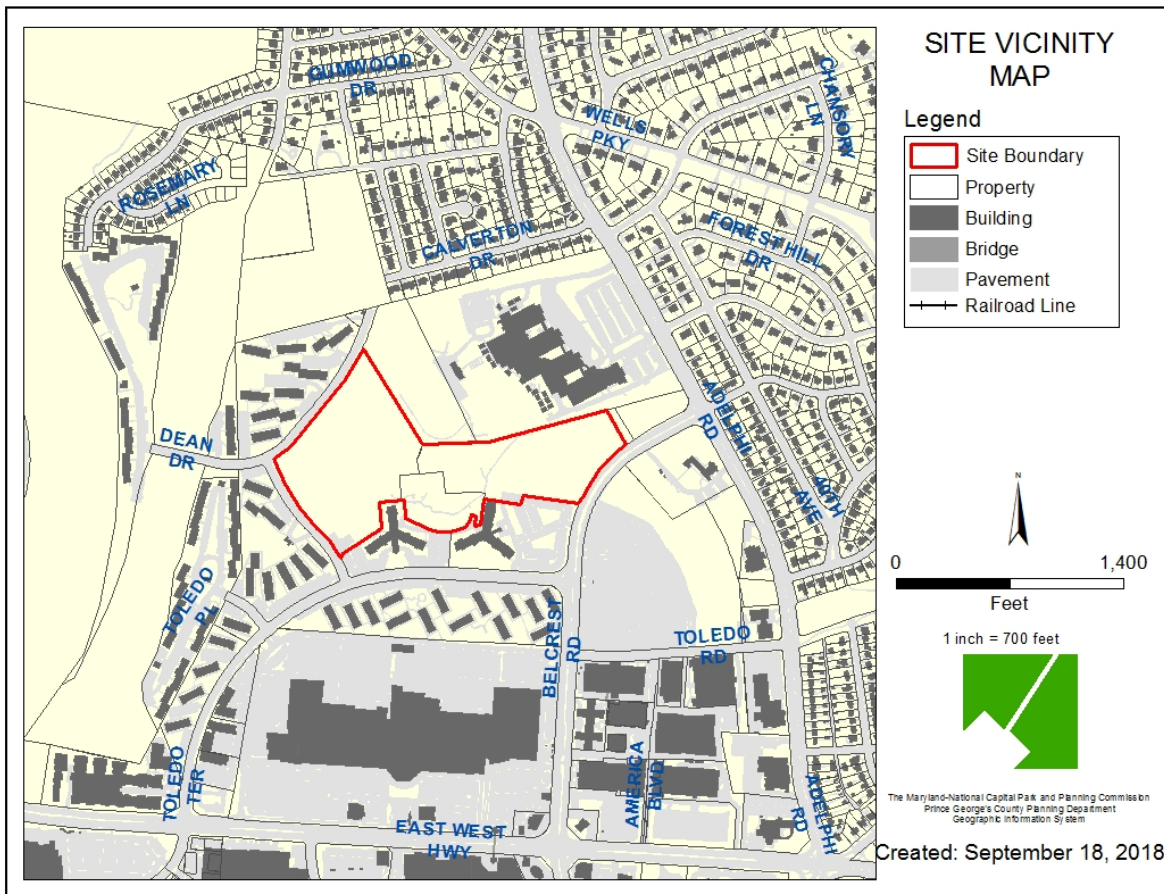
## Detail Site Plan

## DSP-18003

Application	General Data	
<b>Project Name:</b> Landy Property  <b>Location:</b> In the northwest corner of the intersection of Toledo Terrace and Belcrest Road.  <b>Applicant/Address:</b> Marvin Blumberg Company 402 King Farm Boulevard, Suite 125-211 Rockville, MD 20850	Planning Board Hearing Date:	10/18/18
	Staff Report Date:	10/03/18
	Date Accepted:	07/05/18
	Planning Board Action Limit:	10/15/18
	Plan Acreage:	24.60
	Zone:	R-20/T-D-O
	Dwelling Units:	131
	Gross Floor Area:	N/A
	Planning Area:	68
	Council District:	02
	Election District	17
	Municipality:	Hyattsville
	200-Scale Base Map:	218NE03

Purpose of Application	Notice Dates	
To grade and develop infrastructure for 131 single-family attached (townhouse) lots, including roadways, recreational area, on-street parking, landscaping, utility location, fencing and sidewalks as well as rough grading.	Informational Mailing:	01/09/18
	Acceptance Mailing:	06/29/18
	Sign Posting Deadline:	09/11/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Henry Zhang, AICP, LEED AP <b>Phone Number:</b> 301-952-3572 <b>E-mail:</b> Henry.Zhang@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan for Infrastructure DSP-18003  
Type 2 Tree Conservation Plan TCP2-097-00-02  
Landy Property

The Urban Design staff has completed review of the detailed site plan for infrastructure and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of Transit District Overlay (T-D-O) Zone Standards of the 2016 *Approved Prince George's Plaza Transit District Development Plan (TDDP) and Transit District Overlay Zoning Map Amendment*;
- b. The requirements of the Zoning Ordinance for the One-Family Triple-Attached Residential (R-20) and T-D-O Zones;
- c. The requirements of Preliminary Plan of Subdivision 4-17007;
- 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:** This detailed site plan for infrastructure (DSP) proposes to grade and develop infrastructure for 131 single-family attached (townhouse) lots, including the location and design of the roadways, one recreational area, on-street parking, landscaping, utility location, fencing

and sidewalks as well as rough grading for the rest of the subject property.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zones	R-20/T-D-O	R-20/T-D-O
Use	Vacant	Single-family Attached (Townhouses)
Acreage:	24.60	24.60
Townhouse lots	-	131

3. **Location:** The subject property is located in the northwest quadrant of the intersection of Belcrest Road and Toledo Terrace, on the northeast side of Northwest Drive, between Dean Drive and Belcrest Road, in Planning Area 68, Council District 2.

4. **Surrounding Uses:** The subject property is bounded by Belcrest Road to the east, Toledo Terrace to the south, Northwest Drive to the southwest, and Dean Drive to the west. Properties beyond those streets to the east, south, and southwest are zoned Mixed-Use Infill (M-U-I) in the Transit District Overlay (T-D-O) Zone and are developed with surface parking beyond Belcrest Road, with multifamily dwellings beyond Toledo Terrace, and vacant property beyond Northwest Drive. The neighboring property to the north is in the One-Family Detached Residential (R-55) and Development District Overlay (D-D-O) Zones of the Gateway Arts District and is the campus of Northwestern High School. The property to the west, beyond Dean Drive, is zoned R-20 in the T-D-O Zone and is developed with multifamily dwellings.

5. **Previous Approvals:** The 2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment* (TDDP) retained the subject property in the R-20 Zone and superimposed a Transit District Overlay Zone on top of the subject property. The site has a previously approved final plat of subdivision for Plaza Towers, Parcel A, recorded in Plat Book 44–63, not subject to any conditions. The Plaza Towers Land Condominium Plat was recorded on April 18, 2006 in the Land Records of Prince George's County at Liber 211, folio 80. The Plaza Towers Land Condominium Plat created four land units. The undeveloped portion of the Land Property is comprised of Land Units 1, 2 and parts of 3. Land Unit 4 contains the existing Plaza Towers East multifamily building, which was constructed in the 1960s and is to remain to the south of the property.

The property has an approved Detailed Site Plan DSP-99048 for the Land Property for the construction of 1,283 multifamily dwelling units, that was approved by the Planning Board on July 26, 2001, with 14 conditions, in accordance with PGCPB Resolution No. 01-164. On September 24, 2001, the Prince George's County District Council elected to review DSP-99048, and on November 5, 2001, the District Council ordered DSP-99048 remanded to the Planning Board. On December 20, 2001, the Planning Board conducted an evidentiary hearing regarding DSP-99048 in accordance with the Order of Remand issued by the District Council and reapproved the application with 33 conditions.

A DSP amendment (DSP-99048-01) for Land Property, for construction of 406 multifamily dwelling units, was approved by the District Council on October 26, 2010. A corrected order affirming the Planning Board's decision was issued on February 28, 2011. An additional amendment, DSP-99048-02, was approved on August 22, 2013 by the Planning Director for minor amendments to architecture, landscaping, parking, and engineering. The site was cleared

and rough graded under these approvals, but the proposed development was never constructed.

In 2008, the Planning Board approved Preliminary Plan of Subdivision 4-17007 (PGCPB Resolution No. 18-25) for a larger property including the subject 24.60-acre site for 331 lots and 38 parcels, with 24 conditions.

The site also has an approved Stormwater Management (SWM) Plan 31834-2017-00, which was approved on March 9, 2018 and is valid through March 9, 2021.

6. **Design Features:** The subject DSP application proposes grading and installation of the infrastructure for 131 townhouse lots, including the location and design of part of the spine roadway connecting Belcrest Road and Dean Drive, grading and design of all public alleys serving the 131 townhouses, grading and installation of a recreational area located in the northwestern corner of the site, as well as on-street parking, landscaping, utilities, such as storm drainage, stormwater management systems, micro-bioretenction pond location, perimeter fencing, sidewalks, the shared-use trails and the landscaping of public areas. The infrastructure DSP also includes rough grading the entire site. The proposed 131 townhouses lots are located in the eastern portion of the site with frontage on Belcrest Road. According to the applicant, the streets and alleys will be dedicated to and maintained by the City of Hyattsville and be constructed in accordance with the adopted Urban Street Standards of the County.

This infrastructure DSP also includes on-site private recreational facilities that will serve future residents as follows:

- Master Plan multi-use trail;
- Shade structure at overlook with seating amphitheater;
- Shade structure at open play area;
- Open Play area;
- Preschool play equipment; (5)
- 18 benches distributed around the edges of the various play areas.

The applicant is working with the City of Hyattsville and may convey this recreational area to the City as a future public park.

No architecture or signage is included in the subject application. Those elements will be reviewed at time of a full-scale DSP. Lighting locations are shown along the proposed public roads and alleys; however, no photometric plan was provided. The TDDP requires a photometric plan, showing exterior lighting of all buildings, parking areas, driveways, and pedestrian ways, including the heights, number, size, type of fixtures, and illumination. A condition has been included in the Recommendation section requiring this photometric plan prior to certification.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **2016 Approved Prince George's Plaza Transit District Development Plan (TDDP) and Transit District Overlay Zoning Map Amendment:** The TDDP envisions two distinct but interconnected neighborhoods that capitalize on the area's transit network, recreational amenities, and retail draw and enhances its environmental settings and historic resources. The subject site is located within the Neighborhood Edge character area, which is a residential area that transitions the intensity and vibrancy of the Downtown Core to surrounding established residential

neighborhoods. The approved larger development including the subject portion is consistent with the land use recommendations of the TDDP.

Transit District Overlay Zone Standards of the 2016 *Approved Prince George's Plaza Transit District Development Plan* (TDDP) are divided into five general categories covering Streets and Frontage, Bulk and Height, Site Elements, Architectural Elements, Parking and Loading, and two-character area specific standards for Downtown Core and Neighborhood Edge areas. The applicant provides an analysis of the subject infrastructure DSP's conformance with the applicable T-D-O Zone standards. No architecture is included in this DSP and the scope is limited to public roads and other public facilities. The proposed infrastructure site plan meets all applicable standards as documented in the applicant's Exhibit A, adopted herein by reference. Future DSPs will be further analyzed for applicable standards.

8. **Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-20 Zone, and the requirements of the T-D-O Zone of the Zoning Ordinance.
  - a. In accordance with Table 50. Table of Permitted Uses: Open Space and Single-family Residential Zones of the 2016 *Approved Prince George's Plaza Transit District Development Plan (TDDP) and Transit District Overlay Zoning Map Amendment*, the proposed townhouses are permitted in the R-20 Zone.
  - b. As stated in Section 27-548.08(c)(2), the findings required by Section 27-285(b) are not applicable to this DSP in the T-D-O Zone. The application's conformance with the required findings for approval of this DSP is discussed as follows:

**(A) The Transit District Site Plan is in strict conformance with any mandatory requirements of the Transit District Development Plan;**

The subject DSP for infrastructure is consistent with the land use vision for the Neighborhood Edge area of the Prince George's TDDP. The DSP conforms to all the mandatory requirements of the TDDP as recorded in the applicant's "Exhibit A - Conformance with T-D-O Zone Standards," an analysis of the applicable standards.

**(B) The Transit District Site Plan is consistent with, and reflects the guidelines and criteria for development contained in, the Transit District Development Plan;**

The subject site is within the Neighborhood Edge area of the Prince George's TDDP and the development proposal is consistent with the development standards and guidelines of the TDDP.

**(C) The Transit District Site Plan meets all of the requirements of the Transit District Overlay Zone, and applicable regulations of the underlying zones, unless an amendment to the applicable requirement or regulation has been approved;**

The subject DSP has been reviewed for conformance with all the requirements and applicable regulations of the underlying zone, which is the R-20 Zone. The DSP meets the applicable requirements of the T-D-O and R-20 Zones.

- (D) **The location, size, and design of buildings, signs, other structures, open spaces, landscaping, pedestrian and vehicular circulation systems, and parking and loading areas maximize safety and efficiency, and are adequate to meet the purposes of the Transit District Overlay Zone;**

The subject DSP is for infrastructure. This requirement will be reviewed for conformance at the time of a full-scale DSP.

- (E) **Each structure and use, in the manner proposed, is compatible with other structures and uses in the Transit District, and with existing and proposed adjacent development; and**

The townhouse development is part of a larger subdivision including one existing mid-rise multifamily building. The subject site is the first phase of the approved development of 331 townhouse lots; no architecture is included in the infrastructure DSP. Future buildings will need to demonstrate compatibility with the surroundings and with the subsequent development. The proposed townhouses are the first substantial new development in this edge area that will significantly improve the appearance of the area.

- (F) **Requests for reductions from the total minimum required parking spaces for Transit District Overlay Zones pursuant to Section 27-548.09.02 meet the stated location criteria and are accompanied by a signed Memorandum of Understanding between a car sharing corporation or company and the applicant.**

This infrastructure DSP includes on-street parking. Since no architecture is included in this DSP, future analysis of the parking need will be reviewed at time of a full-scale DSP. The above does not apply to the subject application at this time.

In conclusion, the proposed infrastructure development as contained in this DSP meets all required findings for approval.

9. **Preliminary Plan of Subdivision 4-17007:** The Planning Board approved Preliminary Plan of Subdivision PPS 4-17007 with 24 conditions (PGCPB Resolution No. 18-25). The conditions that are applicable to the review of the subject DSP for infrastructure are discussed as follows:

2. **Total development within the subject property shall be limited to uses which generate no more than 325 AM and 402 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of adequacy of transportation facilities.**

This trip cap was imposed on this property when the Planning Board approved Preliminary Plan of Subdivision 4-17007 for a total of 331 townhouse lots. This DSP for infrastructure includes only 131 townhouse lots out of the approved 331 lots, with a layout that is identical to the PPS. Therefore, the proposed development in this DSP is within the approved trip cap.

3. **With the exception of Parcel 1, the applicant and the applicant's heirs, successors, and/or assignees shall provide adequate private recreational facilities in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. With the exception of Parcel 1, at the time of detailed site plan, the type and siting of the facilities shall be determined, including appropriate triggers for construction.**

A list of proposed on-site recreational facilities has been included in Finding 6 above. After discussions with the applicant, they indicated that limited private on-site recreational facilities will be provided, excluding the mews, trail, and the park facility shown on Parcel V, included in this DSP, that is intended for dedication to the City of Hyattsville. The applicant has indicated that they may propose several on-site sitting areas to meet the private recreational facility requirement of \$15,357.00 for this development with future DSPs.

In accordance with the applicant, the facilities shown on this infrastructure DSP will be installed as soon as possible after the approval of this DSP, when the site is properly prepared even before the construction of townhouses, given that the play area is located on its own parcel that is across the street from the proposed townhouses. Since no building permit can be issued based on this infrastructure DSP, the specific trigger for construction will be established at the time of a full-scale DSP, if those facilities have not been installed.

7. **With the exception of Parcel 1, at the time of detailed site plan (DSP), the applicant shall provide an exhibit that illustrates the location, limits, and details of a trail/sidewalk connection to Northwestern High School. This exhibit shall show the location of the sidewalk or trail connection, include any associated Americans with Disabilities Act (ADA) improvements or pedestrian amenities, and provide appropriate details and specification for the improvements, consistent with Section 24-124.01(f) of the Subdivision Regulations. If it is determined, at the time of DSP, that alternative off-site improvements are appropriate, the applicant shall demonstrate that the substitute improvements shall comply with the facility types contained in Section 24-124.01(d), be within one-half mile walking or biking distance of the subject site, within the public right-of-way, and within the limits of the cost cap contained in Section 24-124.01(c). The Planning Board shall find that the substitute off-site improvements are consistent with the bicycle and pedestrian impact statement adequacy finding made at the time of preliminary plan of subdivision.**

According to the review by the Transportation Planning Section dated August 1, 2018 (Lewis-DeGrace to Zhang), this condition has been fulfilled.

8. **With the exception of Parcel 1, prior to approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall submit Phase II and Phase III archeological investigations as determined by the Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department staff, as needed. The plan shall provide for the avoidance and preservation of the resources in place or shall provide for mitigating the adverse effect upon these resources. All investigations must be conducted by a qualified archaeologist and must follow The Standards and Guidelines for Archeological Investigations in Maryland and must be presented in a report following the same guidelines. The plan shall provide for:**
  - a. **Evaluating the resource at the Phase II level, or**
  - b. **Avoiding and preserving the resource in place.**

Phase II archeological investigations of site 18PR81 were completed on the subject property in March 2018. The Phase II final reports were submitted and accepted by the staff archeologist on



July 6, 2018. Historic Preservation staff agrees that no further archeological investigations are necessary on the subject property. This condition has been satisfied.

12. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-010-2017. The following note shall be placed on the final plat of subdivision:**

**“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-008-17), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”**

This DSP includes a Type 2 Tree Conservation Plan, TCP2-097-00-02, which is in conformance with the previously approved Type 1 Tree Conservation Plan, TCP1-010-2017.

17. **With the exception of Parcel 1, prior to approval of the detailed site plan (DSP), a revised stormwater concept plan and letter, based on the approved layout, shall be submitted and correctly reflected on the Type 2 tree conservation plan and the DSP.**

A revised stormwater concept plan has been submitted with this DSP. This condition has been met.

18. **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.**

The infrastructure DSP includes 131 townhouse lots and the approved Preliminary Plan of Subdivision 4-17007 has a total of 331 townhouse lots. The layout of the 131 townhouses lots is identical as that was shown on the approved PPS.

19. **Development of this site shall be in conformance with approved Stormwater Management Concept Plan 31834-2017 and any subsequent revisions.**

The site has an approved SWM concept plan for ultimate buildout that proposes the use of numerous micro-bioretenment areas and a retention pond. No additional information is required at this time.

24. **With the exception of Parcel 1, prior to approval of the detailed site plan (DSP), the applicant shall provide a color-coded utility plan that has been approved by the affected utility companies. The approved location of the public utility easements shall be shown on the DSP.**

A color-coded utility plan has been provided with this DSP. However, not all utility companies have approved the locations of the proposed utilities. A condition has been included in the

Recommendation section of this report to require the applicant to obtain the approval from all governing utility companies prior to certification of this DSP.

10. **2010 Prince George's County Landscape Manual:** The T-D-O Zone standards provide "Table 41 Landscape," (page 194), that specifically discusses the applicability of each section of the Landscape Manual within the TDDP area.

Under Neighborhood Edge-Landscaping Standard for townhouse development (page 274), a minimum of one and one-half major shade trees and one ornamental or evergreen tree for every two dwellings are required to be located on individual lots and/or common open space. Trees planted in the Street Tree and Furnishing Zone shall count toward this requirement. The landscape plan should be revised to provide a schedule for the proposed landscaping showing what is the required and proposed number of the trees. A condition has been included in the Recommendation section of this report.

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 has previously approved tree conservation plans. A Type 2 Tree Conservation Plan (TCP2-097-00-02) was submitted with this detailed site plan application.

A signed Natural Resource Inventory (NRI-016-2010-01), which included a detailed forest stand delineation (FSD), was submitted with the application. This NRI expires on November 22, 2022. According to the NRI, this site contains 23.02 acres of existing woodlands and 33 specimen trees. Much of this forest and 24 of the specimen trees have subsequently been harvested per Forest Harvest Permit #38451-2016, due to safety concerns by county police. Regulated environmental features including steep slopes, 100-year floodplain, streams, and associated buffers inclusive of the primary management area (PMA) exist on-site. The NRI indicates that no Forest Interior Dwelling Species (FIDS) habitat is located on-site and that the site is not within a Sensitive Species Project Review Area (SSPRA) based on a review of the GIS layer prepared by the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP).

The site has an overall woodland conservation threshold of 20 percent or 6.40 acres. According to the worksheet, the woodland conservation requirement for this phase of development is 16.22 acres. The TCP2 proposes to meet this requirement through a combination of 0.86 acres of preservation, and 14.37 acres in off-site woodland conservation banks. In addition to the phased worksheet, a "single lot" worksheet is required to be shown for Phase 1 only. The "single lot" worksheet is on the plan; however, it is not consistent with what is shown on the phased worksheet. The "single lot" worksheet must be revised to be consistent with the phased worksheet.

Section 25-122(b)(1)(G) of the County Code 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 Technical Manual."

A Subtitle 25 Variance application, and a statement of justification (SOJ) in support of a variance for the removal of 24 specimen trees located on-site was submitted with this application but was deemed unnecessary, as the trees have already been removed in accordance with Forest Harvest

Permit #38451-2016. No further information is required regarding the removal of specimen trees at this time.

This infrastructure DSP and TCP2 meet the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, with conditions as included in the Recommendation section of this report.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Since the subject site is located within a T-D-O Zone, the tree canopy coverage (TCC) requirements for the subject site should be met through the provision of street, on-site, and other trees preserved by a property owner or provided to comply with other Transit District Standards and guidelines (page 247). However, the TDDP does not have specific quantitative requirements that can be applicable to the subject site. The trees provided to fulfill other Transit District Standards and Guidelines are sufficient to meet the TCC requirements for this case.

13. **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 July 17, 2018 (Stabler to Zhang), adopted herein by reference, the Historic Preservation Section (HPS) provided comments on the historic resources in the vicinity and previous archeological work done on the property.

Historic Preservation staff recommends approval of DSP-18003, Landy Property, with no conditions.

- b. **Subdivision Section**—In a memorandum dated September 14, 2018 (Turnquest to Zhang), adopted herein by reference, the Subdivision Section provided their analysis on the subject DSP's conformance with the previously approved PPS 4-17007. The Subdivision Section concluded that the DSP has been found to be in substantial conformance with the PPS and recommended approval of this infrastructure DSP with two conditions that have been included in the Recommendation section of this report.

- c. **Environmental Planning Section**—In a memorandum dated September 12, 2018 (Juba to Zhang), the Environmental Planning Section indicated that they have reviewed the Detailed Site Plan, TCP2, and associated information and recommends approval of Detailed Site Plan DSP-18003 and Type 2 Tree Conservation Plan TCP2-097-00-02, subject to four conditions that have been included in the Recommendation section of this report.

- d. **Transportation Planning**—In a memorandum dated September 28, 2018 (Hancock to Zhang), adopted herein by reference, the Transportation Planning Section has reviewed the infrastructure detailed site plan application and provided comments on access and circulation as follows:

This section of the development will have direct access to Belcrest Road. The plans show mostly adequate rights-of-way for internal circulation, and the street network will accommodate all identified street elements required by the TDDP/TDOZMA. In two locations, we have concerns regarding the proposed right-of-way. They are located on the public alley located closest to Parcel A – Micro Bioretention. The plans indicate that the right-of-way ranges between 12 feet and 16.5 feet, and that width is too narrow. The

minimum acceptable width is 20 feet per the 2017 Prince George's County Urban Street Design Standards for an alley.

The Transportation Planning Section concluded that adequate transportation facilities will exist to serve the proposed subdivision as required and further recommended approval of this infrastructure DSP with one condition that has been included in the Recommendation section of this report.

- e. **Trails**—In a memorandum dated August 1, 2018 (Lewis-DeGrace to Zhang), adopted herein by reference, the Transportation Planning Section has reviewed the detailed site plan application for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements and recommended approval of this infrastructure DSP subject to one condition that has been included in the Recommendation Section of this report.
- f. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.
- g. **The Department of Parks and Recreation (DPR)**—On July 12, 2018, DPR indicated that it had no comments on this infrastructure DSP.
- h. **City of Hyattsville**—In a letter dated July 17, 2018, (Hollingsworth to Hewlett) the City of Hyattsville City Council approved DSP-18003 with five conditions. Two conditions are relevant to the review of this DSP as follows:

- **The applicant shall modify the landscaping plan to eliminate, or significantly reduce the quantity of acer rubrum and liriopae muscari.**

The landscape plan has been revised to significantly reduce the quantity of acer rubrum to three and totally remove liriopae muscari.

- **The applicant shall install two sets of BigBelly Trash and recycling compactors within the park**

The proposed on-site private recreational facilities are grouped in three distinct locations. A condition has been included in the Recommendation section of this report to require the applicant to provide three sets of the trash and recycling compactor to serve each location.

- i. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire Department did not offer comments on the subject application.
- j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated August 22, 2018, DPIE stated that the revised SWM Concept Plan is consistent with the proposed detailed site plan. DPIE's other comments will be enforced through their separate permitting process.

- k. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
  - l. **Washington Metropolitan Transit Authority (WMATA)**—At the time of the writing of this technical staff report, the WMATA did not offer comments on the subject application.
  - m. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, the WSSC did not offer comments on the subject application.
14. As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must also find that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5). In a memorandum dated September 12, 2018 (Juba to Zhang), the Environmental Planning Section noted that the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible because the subject DSP shows limits of disturbance consistent with those approved in Preliminary Plan of Subdivision 4-17007 and Type 1 Tree Conservation Plan TCP1-01-2017.

## 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 for Infrastructure DSP-18003 and Type 2 Tree Conservation Plan TCP2-097-00-02, for Landy Property, subject to the following conditions:

- 1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information be provided:
  - a. Revise the landscape plan to provide the required and provided landscape materials in accordance with the T-D-O Zone landscape standards for Neighborhood Edge.
  - b. Depict the eight-foot-wide sidewalk and seven-foot-wide landscape strip on Sheet 5 of the submitted plans along Northwest Drive.
  - c. Depict the eight-foot-wide sidewalk and seven-foot-wide landscape strip on Sheet 4 of the submitted plans along Dean Drive.
  - d. Depict the adjacent seven-foot-wide landscape strip on Sheet 3 of the submitted plans along Belcrest Road.
  - e. Revise the section of the public alley by Lot 22 to a minimum 18 feet in width, if it is a one-way roadway, and mark the lane accordingly. All right-of-way widths for roadways with the alley designation shall be 20 feet wide.
  - f. Provide three trash and recycling cans for each of the locations where recreational facilities are located.

- g. Provide a photometric plan, showing exterior lighting of all buildings, parking areas, driveways, and pedestrian ways, including the heights, number, size, type of fixtures, and illumination.
- h. The Type 2 tree conservation plan (TCP2) shall be revised as follows:
  - (1) Revise the standard worksheet on the TCP2 to be consistent with the Phase 1 information on the phased worksheet.
  - (2) Add and complete the appropriate Standard Type 2 Tree Conservation Plan Notes to the plan as required, and include the notes pertaining to invasive species management and an associated invasive plant removal plan to the TCP2.
  - (3) Add a boundary line on Sheet 1 of the TCP2 showing the full extents for this DSP application and phase.
  - (4) Remove all references to the “75 dB Joint Base Andrews Noise Contour” from the TCP2 plan and legend.
  - (5) Add a legend to each of the magnified views of the TCP2 plan, ensuring the symbols in the legend are the same scale and type used on the plan.
  - (6) Show the extents of the limit of disturbance on the overall site by adding it to Sheet 1 as referenced in the legend.
  - (7) Show the proposed 100-year floodplain and provide a symbol in the legend that is distinct from the existing floodplain.
  - (8) Remove all proposed woodland preservation from any existing to remain or proposed public utility easements (PUEs). Identify all woodlands being preserved within PUEs as woodlands retained assumed cleared and update the TCP worksheets accordingly.
  - (9) Add the Type 2 Tree Conservation Plan Approval block on each sheet of the TCP2 and have it signed and dated by the qualified professional.
  - (10) Identify the location type of all tree protection devices detailed on the plan; including, woodland preservation area signs, specimen tree signs, and temporary tree protection fencing.
  - (11) Add the property owner’s awareness certificate to the plan and have it completed by all property owners associated with this phase of development that are directly impacted by the TCP2.
  - (12) The qualified professional must sign and date each of the TCP worksheet as required.
- i. A separate TCP2 for Phase 2 must be submitted for review and approved by the Environmental Planning Section as the designee of the Planning Board.

- j. Prepare and submit the required woodland conservation easements to the Environmental Planning Section (EPS) for review by the Office of law and submitted for recordation to the Office of Land Records. The following note shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements 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.”
  - k. Obtain the approval from all governing utility companies for the locations of the proposed utilities and show the locations of the utility easements on the DSP.
  - l. Delineate graphically on all plans that Parcel 1 is not part of this infrastructure DSP.
2. Prior to the issuance of the first grading permit, copies of the recorded easement documents with the liber and folio shall be provided to the Environmental Planning Section, and the Liber and folio of the recorded woodland conservation easement shall be added to the TCP2.