



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Alternative Compliance Branch Avenue MXT

**DSP-19004
AC-20018**

REQUEST	STAFF RECOMMENDATION
Construction of 324 one-family attached dwelling units and associated site improvements.	APPROVAL with conditions

Location: On the north side of MD 381 (Brandywine Road) approximately 1,600 feet north of its intersection with Moores Road.

Gross Acreage: 72.23

Zone: M-X-T

Dwelling Units: 324

Gross Floor Area: N/A

Planning Area: 85A

Council District: 09

Election District: 11

Municipality: N/A

200-Scale Base Map: 216SE06

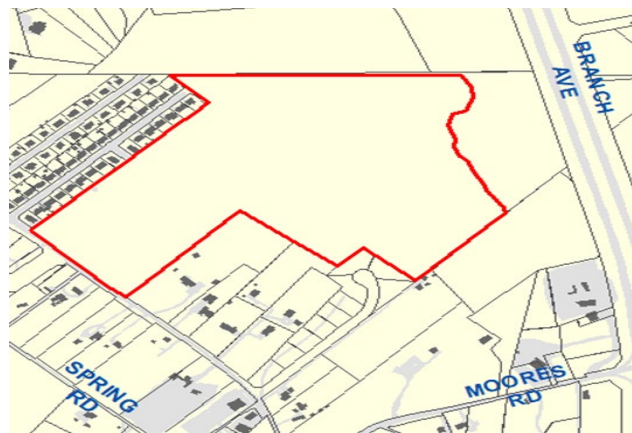
Applicant/Address:

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Planning Board Date:	02/11/2021
Planning Board Action Limit:	02/17/2021
Staff Report Date:	01/27/2021
Date Accepted:	11/24/2020
Informational Mailing:	01/21/2020
Acceptance Mailing:	11/18/2020
Sign Posting Deadline:	01/12/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19004
Alternative Compliance AC-20018
Type 2 Tree Conservation Plan TCP2-036-2020-01
Branch Avenue MXT

The Urban Design staff has completed its review of the subject application and 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

The 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 Mixed Use-Transportation Oriented (M-X-T) Zone and site design guidelines;
- b. The requirements of Conceptual Site Plan CSP-17003;
- c. The requirements of Preliminary Plan of Subdivision 4-18028;
- 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; and
- g. Referral comments.

FINDINGS

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

- 1. Request:** This approval of a detailed site plan (DSP) is for 324 one-family attached (townhouse) dwelling units and associated site improvements in the Mixed Use-Transportation Oriented (M-X-T) Zone.
- 2. Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use	Vacant	One-Family Attached
Total Gross Acreage	72.23	72.23
Total Gross Floor Area (GFA) (sq. ft.)	0	837,487
Subject Application	0	636,987
DSP-20014	0	200,500

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

Base FAR Permitted	0.40
Total FAR Permitted*	1.40 FAR*
Total FAR Proposed**	0.26

Notes: *With optional method of development, allowed per Section 27-548 of the Prince George's County Zoning Ordinance.

**Pursuant to Section 27-548(e) of the Zoning Ordinance, the proposed FAR shall be calculated based on the entire property (74.84 acres), as approved with the conceptual site plan (CSP).

PARKING AND LOADING TABULATION

Use*	Proposed
Total Townhouses – 324 Units	1,180
Tandem Spaces (on lot driveways)	
25 - Non-Garage 20' Wide Units	0
40 - 16' Wide Rear Load Units	40
149 - 20' Wide Rear Load Units	298
110 - 22' Wide Front Load Units	110
Garage Spaces	
25 - Non-Garage 20' Wide Units	0
40 - 16' Wide Rear Load Units	40
149 - 20' Wide Rear Load Units	298
110 - 22' Wide Front Load Units	220
Standard Perpendicular (9.5'x19')	91
Standard Parallel (8'x22')	79
Accessible (9'X18')	4

Note: *Per Sections 27-574 and 27-583 of the Zoning Ordinance, there is no specific required number of parking or loading spaces in the M-X-T Zone. The applicant has included an analysis to be approved by the Prince George's County Planning Board. See Finding 7e for a discussion of the parking analysis.

3. **Location:** The subject property is located on the north side of MD 381 (Brandywine Road), approximately 1,600 feet north of its intersection with Moores Road. The site is located on Tax Map 134 in Grids D-3, D-4, E-3, E4, and F-3. The site is within the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA) and located in Planning Area 85A and Council District 9.
4. **Surrounding Uses:** The site is bounded to the east by the remainder of the Branch Avenue MXT site (CSP-17003) in the M-X-T Zone and Branch Avenue (MD 5) beyond. All other adjacent properties are in the Rural Residential (R-R) Zone, with MD 381 to the west and one-family detached dwellings beyond, as well as to the north and southwest. In the southeast, the property abuts a Washington Suburban Sanitary Commission (WSSC) property improved with a water storage tank also in the R-R Zone.
5. **Previous Approvals:** CSP-17003 (PGCPB Resolution No. 18-98) was approved by the Planning Board for a total tract of 74.84 acres on October 11, 2018. The CSP consisted of up to 450 townhouses and two-over-two units, 220 multifamily dwelling units, an assisted living facility with 120 units, and 90 senior housing dwelling units, as well as up to approximately 60,000 square feet of commercial/retail space.

On October 3, 2019, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-18028 (PGCPB Resolution No. 19-115), consisting of 407 lots and 53 parcels for the same development, as shown on the CSP.

On January 7, 2021, the Planning Board approved DSP-20014 for the elderly living facility within the Branch Avenue MXT property, to the east of the subject property.

The site also has an approved Stormwater Management (SWM) Concept Plan, 60393-2017-00, which is valid through August 22, 2021.

6. **Design Features:** The subject property fronts MD 381 and vehicular access will be provided with one access point off of MD 381 and two access points from Savannah Parkway (A-65), a master plan arterial road through the property that is proposed to be constructed with this DSP. Upon its completion, involving an adjacent property, A-65 will travel through the subject property, providing a connection between MD 381 and MD 5 to the east. A waiver has been submitted to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), which will only require partial construction of the roadway at this time.

The applicant is proposing to develop this 72.23-acre property with 324 one-family attached (townhouse) dwelling units. The development will have a grid layout with a mixture of front and rear loaded garage townhouses, townhouses without a garage, and recreational facilities spread throughout the community. Steeple slopes and a stream will separate the residential portion of the development from the future commercial and elderly care facility that were approved with the CSP (CSP-17003) to the east. On-street parking will be provided on internal streets, near recreational facilities, and within driveways and garages.



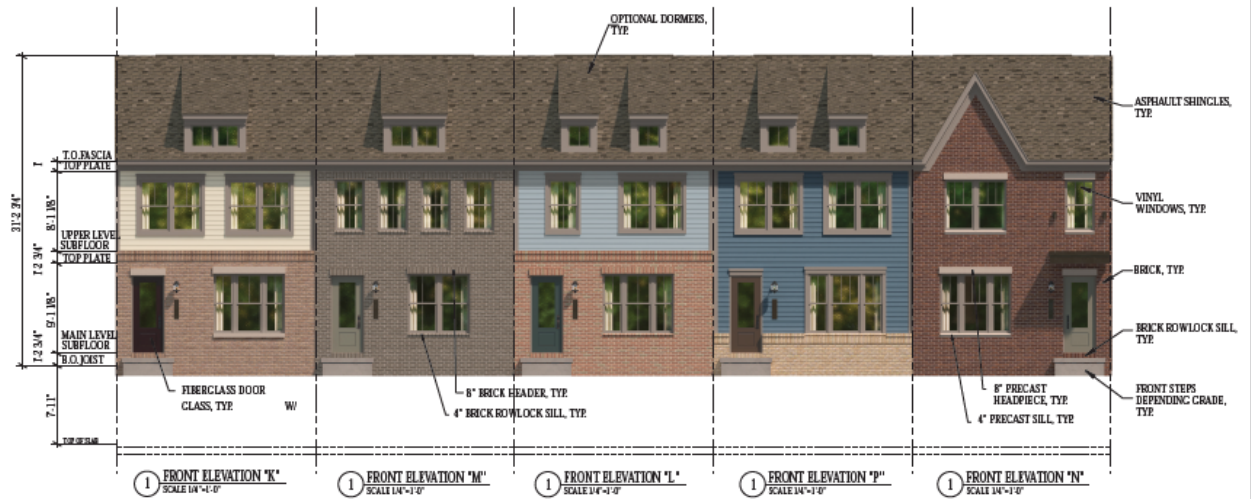
Figure 1: Rendered Site Plan

Architecture

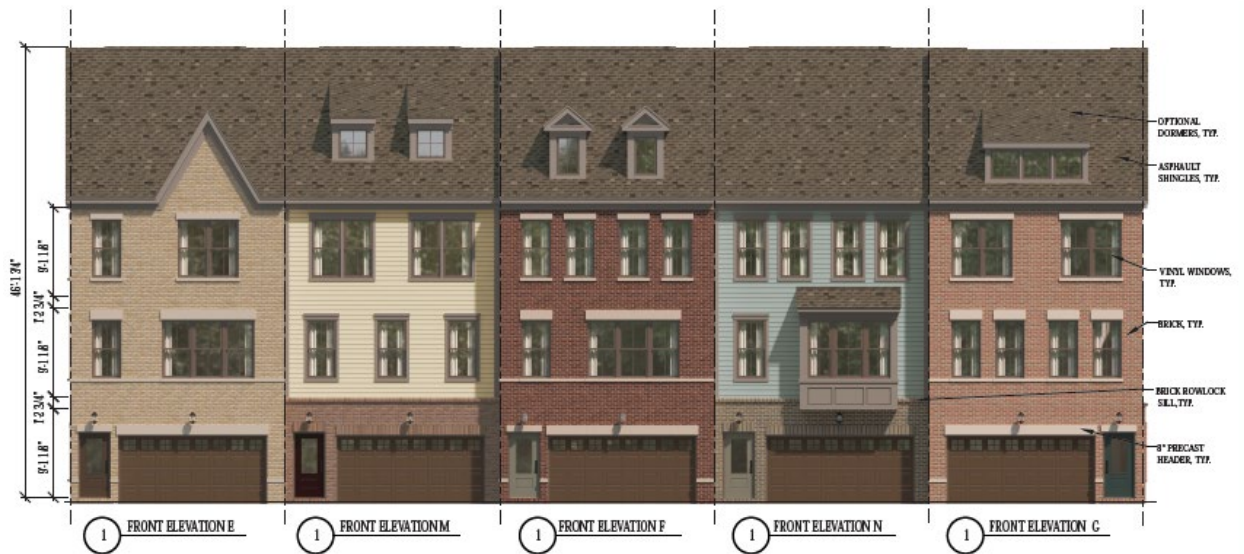
The applicant will provide a mixture of units with front-loaded garages, rear-loaded garages, and no garage townhouses. The townhouses will include two- and three-story models by Stanley Martin Homes. All units will have some brick on the front façade. The 16-, 20-, and 22-foot-wide townhouses will come in multiple façade variations and materials. Gabled roofs, dormers, bay windows, porches, decks, and other architectural details are found on all façades. The proposed townhouses have range in base finished area of 1,586-2,201 square feet.

Four-Story Single-Family Attached Models	Elevations	Base Finished Square Footage
Hugo – 16-foot-wide, rear-load, one-car garage	C, K-N	1,643
Jenkins – 20-foot-wide, rear-load, two-car garage	C, N, P, R, S	1,943
Louisa – 22-foot-wide, front-load, two-car garage	E-G, M, N	2,201
Three-Story Single-Family Attached Models		
Bernard – 20-foot-wide, no garage	K-N, P	1,586





BERNARD
20' Wide TH's
FRONT ELEVATIONS



Louisa
22' Wide Front Load Garage TH's



Lighting

The applicant will provide private street and alley lighting throughout the development. The submitted photometric plan shows that there is adequate lighting for pedestrians and vehicles within the private rights-of-way and indicates minimum spillover at property lines.

Recreational Facilities

PPS 4-18028 determined that private on-site recreational facilities are appropriate for the project development to serve the future residents, in accordance with Section 24-134 of the Prince George's County Subdivision Regulations, and the standards in the Prince George's County Park and Recreation Facilities Guidelines. The development will include the following recreational facilities spread throughout the community:

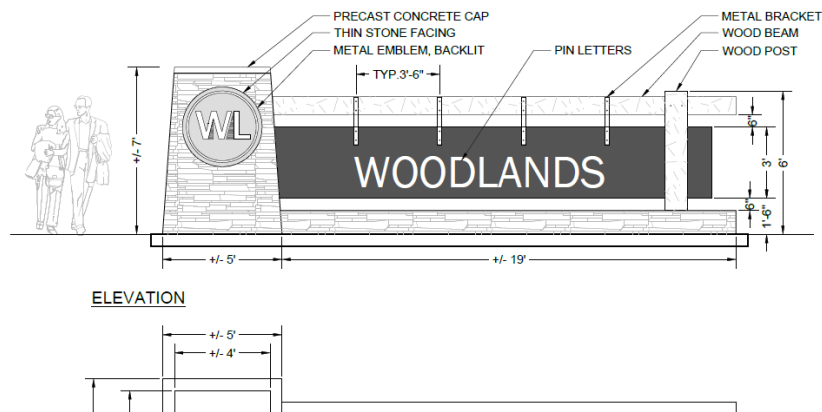
- Pavilion and Gathering Space
- Playground A (Nature Themed Play Area)
- Bosque and Sitting Area
- Recreation Field and Plaza
- Playground B (Tyke Track and Town Centre)
- Gathering Space and Lawn

In addition, trails and sidewalks connect the facilities, and interpretive signage is provided near the preserved cemetery.

Signage

The DSP proposes two monument signs. The main entrance sign will have a stone base and a six-foot stone pillar on the left side. The dark sign panel with pin letters will be uplit and will hang from a wood beam supported by the pillar and a wood post. The main entrance sign, with a face area of 54 square feet, will be located in the median of A-65 at its

intersection with MD 381. Due to the location in the public right-of-way, this sign will require the approval of the Prince George's County Department of Public Works and Transportation. A secondary entrance sign will have a 4.6-foot-high stone pillar and the same wood beam and post design but without the stone base. The uplit dark sign panel with pin letters will have a face area of 25 square feet. This sign will be placed at the southeast corner of the intersection of A-65 and Canopy Avenue. A six-foot-high, unlit, stone pillar will be situated on the northeast corner of the intersection of Gladebrook Road and MD 381 and will have the same metal emblem as the other signs. Staff recommends that the applicant provide the dimensions of the three metal emblems in the signage details and note the panel materials of the entrance signs, as conditioned herein. Otherwise, staff finds the proposed signage acceptable.



PRECEDENT IMAGE



THIN STONE

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** This DSP has been reviewed for compliance with the requirements of the M-X-T Zone and the site design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-547 of the Zoning Ordinance, which governs uses in all mixed-use zones.
 - (1) The proposed one-family attached dwellings, as shown on the CSP, are permitted in the M-X-T Zone.
 - (2) Section 27-547(d) of the Zoning Ordinance 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 CSP approved two types of uses, as required, including a residential component consisting of up to 450 townhouse and two-over-two units, 220 multifamily dwelling units, an assisted living facility with 120 units and 90 senior housing dwelling units, as well as 60,000 square feet of commercial/retail uses. These proposed uses satisfy the mixed-use requirement of Section 27-547(d).

- 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**

Since the overall development proposed more than 20 residential dwelling units, the site qualifies for the optional method of development bonus incentives in Section 27-545(b) of the Zoning Ordinance, which permits the applicant to increase the proposed FAR to a maximum of 1.40. The proposed FAR with this DSP is 0.26.

(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 applicant proposes to include the uses on the M-X-T-zoned property in multiple buildings on more than one lot, as permitted by the regulations.

(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.

This DSP provides these requirements.

(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). The schedules provided on the landscape plan shows all landscaping, screening, and bufferyards, in conformance with the Landscape Manual. Staff also recommends approval of Alternative Compliance AC-20018 from Section 4.6-1, Buffering Residential Development from Streets, for Lots 24-25 Block A, Lots 7 and 26 Block C, Lot 7 Block G, and Lot 1 Block I, as discussed 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 proposed 324 townhouses will have an approximate gross floor area of 636,987 square feet, which when applied to the CSP net acreage of 74.84, is an FAR of 0.20. The plan bases FAR on the DSP not the CSP acreage and a condition to modify this has been included herein. The previously approved DSP-20014 for Harmony at Brandywine was approved with an FAR of 0.06. Future DSPs for the commercial development that was part of the CSP will need to reflect the total FAR, including this DSP, and demonstrate conformance.

- (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, or in the ground below, public rights-of-way as part of this project. Therefore, this requirement is not applicable to the subject case.

- (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.**

The 324 townhouses will have frontage on and direct vehicular access to public and private streets and alleys, as approved by PPS 4-18028.

- (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 two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8)**

townhouses per building group, except where 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. The minimum building width in any continuous, attached group shall be eighteen (18) 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 ($\frac{1}{2}$) 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. The minimum building width in any continuous, attached group shall be eighteen (18) 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 may 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 Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to

April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

The neo-classic grided townhouse development will have no group of buildings greater than eight and each unit will be a minimum of 1,586 square feet. The models will range in size from 16 to 22 feet wide, and a variance was approved for the reduced minimum building width with PPS 4-18028 for 45 interior lots. Sidewalks will be located on both sides of all streets. Some models will have a 17-foot-wide front-loaded garages that will not dominate the front façade.

- (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). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.**

This requirement does not apply to this DSP. Even though the property was placed in the M-X-T Zone through the Subregion 5 Master Plan and SMA, there are no specific design guidelines or standards for this property.

- 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:

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

This site is in the vicinity of the major interchange of MD 381 and MD 5 and promotes the orderly redevelopment of a vacant parcel. This project will enhance the economic status of the County by provision of desirable living opportunities for its citizens. The project implements the Subregion 5 Master Plan and SMA vision and is proximate to a proposed transit station in the core of the Brandywine community. The development will be outwardly oriented toward MD 381 and the proposed A-65.

- (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;**

Even though the property was placed in the M-X-T Zone through the Subregion 5 Master Plan and SMA, there are no specific design guidelines or standards for this property. This DSP has been reviewed for conformance with the applicable regulations of the M-X-T Zone.

- (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 development displays an outward orientation, with the façades of the townhouse buildings oriented towards A-65 and MD 381. Streets and sidewalks will be provided along the frontage of MD 381 and the development will be integrated with the adjacent development with road connections to master plan road A-65. Land immediately adjacent to this property is developed with one-family detached residential units but appropriate setbacks are provided.

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

The development is compatible with existing development, which is primarily residential in nature (large-lot, single-family detached), and the proposed development that is part of the CSP will be commercial and front on Branch Avenue.

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

The architecture, landscape, and signage for this townhouse community reflects a cohesive development of continued quality and stability. The development is self-serving and will have limited connection to the surrounding parcels due to environmental features and topography. The applicable CSP includes commercial uses on the adjacent parcels to the east, which will be connected by the proposed master planned roadway and trail to the residents of the proposed development.

- (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 development in this DSP will be staged in three phases, with construction starting along the MD 381 frontage and moving to the east. Recreation facilities are distributed throughout the phases. When the applicant moves forward with the commercial section of the development, staff will look for and encourage compatibility between the two phases, in terms of architecture, hardscape, landscape, and signage, as appropriate.

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

The project, as designed, encourages pedestrian activity. Sidewalks are located on both sides of the grided street network, recreational facilities spread throughout the community provide destinations, and trails are also provided on the perimeter of the development to encourage walkability. Staff also finds that the pedestrian system is convenient and comprehensively designed to encourage pedestrian activity within the development.

- (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 submitted site plan proposes pedestrian activity and gathering areas that include a Pavilion and Gathering Space, Playground A (Nature Themed Play Area), Bosque and Sitting Area, Recreation Field and Plaza, Playground B (Tyke Track and Town Centre), and Gathering Space and Lawn. These facilities will include a variety of furniture and amenities spread throughout the community. Sidewalks are provided on both sides of the streets and trails are provided to enhance pedestrian activity and connections. The human-scale architecture includes windows in doors and garage doors and material changes and breaks in the facades. Staff finds that the pedestrian activity areas pay 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, will 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), or are incorporated in an approved public facilities financing and implementation program, 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 its finding during its review of subdivision plats.**

The subject application is a DSP; therefore, this requirement is not applicable.

- (10) On a 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).**

PPS 4-18028 was approved by the Planning Board on October 3, 2019, at which time a finding of adequacy was made for the proposed development.

- (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.**

This site contains approximately 72.23 gross acres and therefore, 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 of the Zoning Ordinance. The proposed plan generally meets all of the site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation, if revised as conditioned, adequate lighting, and landscaping to enhance the enjoyment of the site.

- e. In accordance with Section 27-574, 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 at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the Zoning Ordinance.

This DSP includes parking for individual townhouses units and on-street parking for visitors and at recreation facilities. The number of parking spaces required was calculated in accordance with Section 27-574(b). The first step in determining the number of required parking spaces is to calculate the peak parking demand. Section 27-574(b)(1) of the Zoning Ordinance provides the following:

- (1) Determine the number of parking spaces required for each use proposed, based on the requirements of Section 27-568. These parking spaces are to be considered as the greatest number of spaces which are occupied in any one hour and are known as the peak parking demand for each use. At less than this peak, the number of spaces being occupied is assumed to be directly proportionate to the number occupied during the peak (i.e., at eighty percent (80%) of the peak demand, eighty percent (80%) of the peak parking demand spaces are being occupied).**

Section 27-568 of the Zoning Ordinance provides a parking requirement of 2.04 parking spaces per one-family attached dwelling unit, which would result in a standard total parking requirement of 661 parking spaces. The applicant has provided a parking analysis as is required for an M-X-T-zoned property. The analysis shows that pursuant to Section 27-574, this development would normally require a minimum of 661 spaces, however, a total of 1,180 total spaces are being provided. Staff finds the number of spaces being provided to be acceptable.

- 8. Conceptual Site Plan CSP-17003:** CSP-17003, for up to a total of 670 single-family attached, two-family attached (2-over-2), and multifamily residential units, up to 120 assisted living units, and 90 senior housing units, was approved by the Planning Board for the total gross tract of 74.84 acres on November 8, 2018 (PGCPB Resolution No. 18-98), subject to four conditions. Of these conditions, the following are applicable to the review of this DSP:

- 2. At the time of preliminary plan of subdivision (PPS), the applicant shall:**
 - d. Provide the master plan trail along one side of A-65 (Savannah Parkway) and a standard sidewalk along the other. Show the appropriate dedication of right-of-way for the proposed A-65 that shall accommodate the master plan trail.**
 - e. Evaluate if a trail access may be appropriate between the planned commercial development area and the residential development areas.**
 - f. Provide an extension of “Street B” to connect with the existing stub end of Malthus Street.**

The planned facilities along A-65 and the extension of Proposed Street B are included in PPS 4-18028 and satisfy subconditions 2.d and 2.f above. The master plan trail is shown as an eight-foot-wide sidepath along the north side of A-65 and a standard five-foot-wide sidewalk is displayed on the south side of A-65. Staff finds this in conformance with the recommendations and conditions of approval associated with CSP-17003. An additional trail connecting the proposed western residential section with the commercial property was evaluated with the PPS and found to be infeasible due to environmental constraints. Pedestrian and bicycle access will be provided throughout the property via the master plan side path along A-65. Moreover, the submitted plans include a pedestrian system that connects the units and recreational amenities.

3. Prior to approval of a detailed site plan for the project, the applicant shall:

- a. Provide on-site private recreational facilities in accordance with the *Park and Recreation Facilities Guidelines*. The specific timing of installation, type, quantities and location of the required on-site recreational facilities shall be evaluated and decided with the DSP.**

On-site private recreational facilities are proposed with this DSP, including a pavilion, gathering spaces, playgrounds, trails, recreation field, lawn, bosque, and sitting area. The applicant has demonstrated that these facilities are sufficient for the proposed units and users both in type, quantity and location. These facilities are listed on the DSP to be constructed starting at the time of the 50th building permit through the 300th building permit, which staff finds acceptable.

- b. Provide sidewalks on both sides of all internal roads consistent with the Complete Streets Policies of the MPOT, unless modified by the Department of Permitting, Inspections and Enforcement or the Department of Public Works and Transportation.**

Sidewalks are displayed on both sides of all roads and a standard sidewalk has been provided along the site's frontage of MD 381. The proposed DSP shows sidewalk on both sides of internal streets with additional sidewalk and trail connections throughout the development. Alleys within the development do not have sidewalks nor are they required.

- e. Evaluate archeological site 18PR1106 at the Phase II level or avoid and preserve the resource in place.**

- f. Provide a final report detailing the Phase II investigations of archeological site 18PR1106 and ensure that all artifacts are curated in a proper manner.**

The applicant has submitted the final Phase II archeological reports for the above site. The applicant has not submitted proof that the curated artifacts and associated documentation has been submitted to the Maryland

Archeological Conservation Lab. This portion of the condition has not been satisfied and remains in effect.

- g. Provide interpretive measures that address the findings of the archeological investigations, based on the significance of the findings. The interpretive measures shall be reviewed and approved by the Planning Department's staff archeologist.**

The applicant submitted details of and wording for an interpretive sign with the subject application. The applicant's consultant archeologist should add information on the enslaved people who occupied this plantation.

- 9. Preliminary Plan of Subdivision 4-18028:** The site is subject to PPS 4-18028 (PGCPB Resolution No. 19-115(C)), approved by the Planning Board on October 24, 2019, for development of 407 lots and 53 parcels for uses including townhouses, commercial, and an elderly care facility, subject to 24 conditions. Of these conditions, the following are applicable to the review of this DSP:

- 3. Prior to the approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities as designated below, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:**

- a. Two bus shelters along Bus Route 36 on Brandywine Road, as shown on the bicycle pedestrian impact statement exhibit.**

- 4. Prior to acceptance of a detailed site plan, the applicant shall provide an exhibit that illustrates the location, limits, and details of the off-site bus shelters and any associated sidewalk, crosswalk and Americans with Disabilities Act ramp improvements, consistent with Section 24-124.01(f) of the Subdivision Regulations.**

The applicant has provided an exhibit which displays the location of the two bus shelters and foundations along MD 381, which is consistent with the conditions set forth in PPS 4-18028. The exhibit required per Section 24-124.01 of the Subdivision Regulations, is included in the subject application and will be further reviewed at the time of permit for financial assurances and/or construction.

- 5. Total development within the subject property shall be limited to uses that would generate no more than 491 AM and 476 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new PPS, with a new determination of the adequacy of transportation facilities.**

Subsequent to the approval of the PPS, a DSP (DSP-20014) representing the elderly care facility component of the site was approved by the Planning Board on January 7, 2021.

Table 1			
		AM Peak	PM Peak
Approved PPS 4-18028	414 Townhouse units	290	331
	Assisted Living 240 units	43	70
	Commercial – 12k	158	75
Total Approved (Trip Cap)		491	476
<i>Approved DSP-20014</i>	<i>Asst. Living – 195 units</i>	35	57
<i>Pending DSP-19004</i>	<i>324 Townhouse units</i>	227	259
Total DSP development to date		262	316
Remaining trips/capacity		229	160

The results from Table 1 shows that the total development proposed in the recent and current DSP applications will not exceed the trip cap. It also shows that additional capacity will be available to serve the unbuilt commercial development.

14. **Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:**
 - a. **Grant 10-foot-wide public utility easements along the public and private rights-of-way as delineated on the preliminary plan of subdivision.**
 - b. **Dedicate the public rights-of-way as delineated on the approved preliminary plan of subdivision.**
 - c. **Demonstrate that a homeowners association has been established. The draft covenants shall be submitted to the Subdivision and Zoning Section to ensure that the rights of The Maryland-National Capital Park and Planning Commission are included. The liber/folio of the declaration of covenants shall be noted on the final plat prior to recordation.**

The proposed DSP reflects 10-foot-wide public utility easements along the public and private rights-of way in conformance with Condition 14.a. The dedication area for A-65 and along the site frontage of MD 381 is in conformance with Condition 14.b. Conformance to Condition 14.c. will be tested prior to approval of the final plat.

15. **The applicant shall allocate appropriate and developable areas for the private recreational facilities within the residential development. The private recreational facilities shall be evaluated by the Urban Design Review Section of the Development Review Division for adequacy and proper siting during its consideration of the detailed site plan.**

On-site recreational facilities have been shown on the landscape plan and include a Pavilion and Gathering Space, Playground A (Nature Themed Play Area), Bosque and Sitting Area, Recreation Field and Plaza, Playground B (Tyke Track and Town Centre), Gathering Space and Lawn. The Urban Design Section notes that the six facilities exceed the requirements of the recreation facility guidelines while providing a variety of recreation opportunities throughout the community. Staff has evaluated adequacy and proper siting of the private recreational facilities and finds them to be adequate.

19. Development of this site shall be in conformance with an approved stormwater management concept plan and any subsequent revisions.

An approved SWM Concept Plan, 60393-2017-00, was provided with the application. This approval was issued for the entire Branch Avenue MXT project area on August 22, 2018, from DPIE. The plan proposes to construct grass swales, micro-bioretenment ponds and submerged gravel wetland structures. A SWM fee of \$102,250.00 for on-site attenuation/quality control measures is required. This SWM approval expires August 22, 2021.

- 10. 2010 Prince George's County Landscape Manual:** This site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Incompatible Uses; 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. The submitted plans provide schedules and notes demonstrating conformance to all of the requirements, except for Section 4.6. Alternative compliance, AC-20018 is requested from the requirements of Section 4.6-1, Buffering Residential Development from Streets, for Lots 24-25 Block A, Lots 7 and 26 Block C, Lot 7 Block G, and Lot 1 Block I.

The applicant has requested to provide an alternative design to conform with the requirement of Section 4.6 of the Landscape Manual for Buffering Development from Streets. The subject development obtained approval of a variance reducing the lot depth requirement, causing six lots not to be able to meet the buffer requirement of 50 feet along A-65, which is an arterial roadway.

REQUIRED: Section 4.6 (c)(1)(A)(i). Requirements for Buffering Residential Development from Streets – Townhouse units adjacent to an arterial roadway, Savannah Parkway

Lot 24 Block A

Linear feet of street frontage	18 feet
Width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	1
Evergreen Trees (16 per 100 linear feet)	3
Shrubs (30 per 100 linear feet)	6

Lot 25 Block A

Linear feet of street frontage	20 feet
Width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	2
Evergreen Trees (16 per 100 linear feet)	4
Shrubs (30 per 100 linear feet)	6

Lot 7 Block C

Linear feet of street frontage	20 feet
Width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	2
Evergreen Trees (16 per 100 linear feet)	4
Shrubs (30 per 100 linear feet)	6

Lot 26 Block C

Linear feet of street frontage	20 feet
Width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	2
Evergreen Trees (16 per 100 linear feet)	4
Shrubs (30 per 100 linear feet)	6

Lot 7 Block G

Linear feet of street frontage	20 feet
Width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	2
Evergreen Trees (16 per 100 linear feet)	4
Shrubs (30 per 100 linear feet)	6

Lot 1 Block I

Linear feet of street frontage	18 feet
Width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	1
Evergreen Trees (16 per 100 linear feet)	3
Shrubs (30 per 100 linear feet)	6

PROVIDED: Section 4.6 (c)(1)(A)(i). Requirements for Buffering Residential Development from Streets – Townhouse units adjacent to an arterial roadway, Savannah Parkway**Lot 24 Block A**

Linear feet of street frontage	18 feet
Width of buffer	24 feet
Shade Trees	1
Evergreen Trees	4
Shrubs	12

Lot 25 Block A

Linear feet of street frontage	20 feet
Width of buffer	27 feet
Shade Trees	2
Evergreen Trees	4
Shrubs	12

Lot 7 Block C

Linear feet of street frontage	20 feet
Width of buffer	39 feet
Shade Trees	2
Evergreen Trees	4
Shrubs	11

Lot 26 Block C

Linear feet of street frontage	20 feet
Width of buffer	40 feet
Shade Trees	2
Evergreen Trees	4
Shrubs	14

Lot 7 Block G

Linear feet of street frontage	20 feet
Width of buffer	45 feet
Shade Trees	2
Evergreen Trees	4
Shrubs	9

Lot 1 Block I

Linear feet of street frontage	18 feet
Width of buffer	25 feet
Shade Trees	1
Evergreen Trees	2
Shrubs	6

This project was granted a variance from the 150-foot lot depth requirement along arterial roadways under Section 24-124(a)(4) of the Subdivision Regulations. A-65, which runs along the northern side of the site, is classified as an arterial roadway. The site was designed in a neo-traditional grid pattern to allow green spaces throughout the subdivision. The applicant stated that in order to maintain the strength of the grid pattern, the rear yards of six lots would not meet the required bufferyard width, creating the need for an AC request.

The bufferyards of the lots outlined in the table above are required to have a minimum width of 50 feet. The proposed bufferyards meet and exceed the required quantity of planting material for each lot, but the bufferyard width does not meet the required minimum width. The applicant is proposing to plant more units than required to offset the

reduction in the width of the bufferyard. In addition, a shrub screen is being provided in three areas.

The Planning Director finds that the applicant's proposal is as equally effective as normal compliance with Section 4.6, if the applicant adds a sight-tight fence along the property line fronting A-65, in addition to the proposed plantings to provide a sufficient buffer.

The Planning Director recommends APPROVAL of Alternative Compliance AC-20018, for Branch Avenue MXT, from the requirements of Section 4.6-1, Buffering Residential Development from Streets, of the Landscape Manual, for Lots 24-25 Block A, Lots 7 and 26 Block C, Lot 7 Block G, and Lot 1 Block I, with one condition, which is included herein.

- 11. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** This property is subject to the provisions of the WCO because it has previously approved tree conservation plans. A Type 2 Tree Conservation Plan TCP2-036-2020-01 was submitted with the DSP application.

This DSP application is for Phase 2 of the overall development including off-site improvements for this phase. As previously mentioned, the TCP2 shows the limits of the 72.23-acre project (without the adjacent triangle Parcel 1) including the 2.97-acre floodplain area resulting in a Net Tract Area of 69.26 acres. Based on the TCP2 woodland conservation worksheet, this application is Phase 2 of a four-phase project. Phase 2 contains 53.77 entirely wooded acres of which 2.02 of these acres is in the floodplain. This phase proposes to clear 37.77 acres on-site and 0.01 acre off-site resulting in a cumulative woodland conservation requirement of 22.14 acres for Phase 1 and 2. The previous TCP2 for Phase 1 had a woodland conservation requirement of 12.73 acres and provided 13.13 acres. This phase proposes to provide 13.13 acres of on-site preservation and 0.16 acre of street tree credit. This phase will meet its cumulative woodland conservation requirement with an overall woodland conservation provided of 26.26 acres.

A minor change is required to the TCP2, which is included in the recommended conditions contained herein.

Specimen Trees

Section 25-122(b)(1)(G) 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."

PPS 4-18028 approved the removal of Specimen Trees ST-1, ST-2, ST-5, and ST-8. Submitted with this application is a revised variance from Section 25-122(b)(1)(G) which requests the clearing of only three specimen trees on-site. After further engineering of the site subsequent to the PPS approval, it was determined that the removal of Specimen Tree ST-5 was no longer required. The revised variance still requests the removal of Specimen Trees ST-1, ST-2, and ST-8. Staff supports the revised variance.

- 12. Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance. Properties

zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The subject site is 72.23 acres in size and 7.22 (314,634 square feet) acres of tree canopy must be provided. The site plan proposes 22.82 acres (994,034.2 square feet) in on-site woodland conservation, and 0.31 acre (13,503.6 square feet) of existing trees. Therefore, the total TCC on the site, 1,007,543 square feet, exceeds the requirement.

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 December 15, 2020 (Stabler to Burke), incorporated herein by reference, the Historic Preservation Section provided findings of conformance with previous conditions of approval, as well as the following summarized findings: William Townshend owned a plantation comprising 804 acres and that held up to 27 enslaved laborers on his property. William Townshend and family are buried in a family cemetery located on the subject property. A Phase I archeology survey was conducted on the subject property in April and May 2017. A total of 616 shovel test pits were investigated on the property, 22 of which contained cultural material. No intact features or standing structures were noted on the property. Four archeological sites, 18PR1106 through 18PR1109, were delineated in the upland area of the property. These included a nineteenth-century domestic occupation, a nineteenth-century cemetery, and two trash scatters likely associated with the house site.

Only site 18PR1106 was thought to contain potentially significant information. The Townshend Cemetery is in an area not planned for development. A Phase II archeological evaluation was conducted on site 18PR1106 between October and December 2018. The applicant submitted a draft Phase II archeological report for site 18PR1106 with the subject application. The report concludes that site 18PR1106 contains significant intact archeological deposits compatible with an 1810 to 1870 domestic occupation. The report recommends that the archeological site be preserved in place. This DSP should show the location of the interpretive sign for archeological site 18PR1106. A conservation easement for archeology site 18PR1106 and the Townshend Family Cemetery, 18PR1109, should be filed in the land records. The draft easement should be sent to Historic Preservation staff for review and approval prior to recordation in the land records.

Historic Preservation staff recommend approval of DSP-19004 with no new conditions.

- b. **Community Planning**—In a memorandum dated January 8, 2021 (Calomese to Hurlbutt), incorporated herein by reference, the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application.
- c. **Transportation Planning**—In a memorandum dated January 11, 2020 (Burton to Hurlbutt), incorporated herein by reference, the Transportation Planning Section provided findings regarding development in the M-X-T Zone, and found access and circulation acceptable.

The Transportation Planning Section concluded that the proposed DSP is deemed acceptable, from the standpoint of transportation with one condition included herein.

- d. **Trails**—In a memorandum dated January 8, 2021 (Ryan to Hurlbutt), incorporated herein by reference, the trails planner provided findings of conformance with previous conditions of approval, as well as the following summarized findings:

The area master plan recommends promoting pedestrian and bicycle opportunities as part of a multi-modal transportation network, and to promote and encourage cycling and walking for commuting purposes as an alternative to driving a car. The 2009 *Approved Countywide Master Plan of Transportation* recommends a standard-width sidewalk on both sides of all new road construction and bicycle-friendly roadways, with on-road bicycle facilities, to the extent feasible and practical.

The Transportation Planning Section finds that the multimodal transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, parking and loading requirements pursuant to Sections 27-568 and 27-582 of the Zoning Ordinance, and the M-X-T design guidelines pursuant to Section 27-546 of the Zoning Ordinance and meets the findings required by Section 27-285(b) of the Zoning Ordinance, for a DSP for multimodal transportation purposes.

- e. **Environmental Planning**—In a memorandum dated January 15, 2021 (Schneider to Hurlbutt), incorporated herein by reference, the Environmental Planning Section provided the following summarized comments:

A Natural Resource Inventory, NRI-120-2017-01, was provided with this application. The TCP2 and the DSP show all the required information correctly, in conformance with the NRI.

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible per Section 24-130(b)(5) of the Subdivision Regulations. The on-site regulated environmental features include wetlands, streams, 25-foot wetlands buffer, 75-foot stream buffer, floodplain, and steep slopes, which make up the primary management area (PMA).

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 SWM 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. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfalls at points of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM 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. Impacts to regulated environmental features must first be avoided and then minimized. The statement of justification (SOJ) must address how each on-site impact has been avoided and/or minimized.

Submitted with this application is a revised State of Justification from what was approved with the PPS, for the impact of one SWM outfall structure. After further engineering, subsequent to the PPS, it was determined that the previous impact areas (Impact Area A, B, and C) were no longer required. These three previously approved PMA impacts totaled 62,000 square feet (1.42 acres) of impacts proposed to the floodplain, stream, stream buffer, and steep slopes. The revised SOJ requests the impact of 626 square feet (0.01 acre) of PMA (stream buffer and steep slopes) for a SWM outfall structure. Staff agrees with the minimization of the approved PMA impacts and the revised SOJ.

Based on the revised SOJ, the applicant is requesting only one PMA impact, which is described below:

Impact A: PMA impacts totaling 626 square feet for the construction of one SWM outfall structure. The impacts are to the stream buffer and steep slopes.

These impacts are found to be necessary and staff recommends approval of them.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated January 4, 2021 (Sun to Hurlbutt), incorporated herein by reference, DPR referred to the PPS condition regarding on-site recreational facilities and a trigger for construction.
- g. **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.
- h. **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 any comments on the subject application.
- i. **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.
- j. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not provide any comments on the subject application.

- k. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated December 12, 2020 (Katwal to Hurlbutt), incorporated herein by reference, WSSC provided water, sewer, and associated easement conditions to be addressed with WSSC prior to development of the site.
 - l. **Permits**—In a memorandum dated December 10, 2020 (Glascoe to Burke), incorporated herein by reference, permits had no comments on the application.
 - m. **Maryland State Highway Administration (SHA)**—In an email dated November 25, 2020 (Wooddroffe to Burke), incorporated herein by reference, SHA provided comments on the traffic study and others that will be address in their separate permit process.
- 14. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if approved with the proposed conditions below, will 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.
 - 15. As required by Section 27-285(b)(2) of the Zoning Ordinance, this DSP is also in general conformance with the approved CSP.
 - 16. 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 DSP is as follows:
 - (4) **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).**

Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibits provided, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible. The necessary impact is for one SWM outfall (Impact A) which is reasonable for the orderly and efficient development of the subject property.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-19004, Alternative Compliance 20018, and Type 2 Tree Conservation Plan TCP2-036-2020-01, Branch Avenue MXT subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Spread the provided bike racks throughout the recreational facilities in the community.
 - b. Label all bicycle parking racks on the DSP.

- c. Correct the Gross Floor Area Calculations Chart on the Cover Sheet to reflect property area and area of floodplain subject to this application and remove the future commercial DSP.
 - d. Provide the dimensions of the three metal emblems in the signage details and note the panel materials of the entrance signs.
 - e. Provide proof that all artifacts from the Phase II investigations of archeological site 18PR1106 are curated in a proper manner and associated documentation has been submitted to the Maryland Archeological Conservation Lab.
 - f. Revise the proposed interpretive signage to add information on the enslaved people who occupied this plantation to be reviewed and approved by the Prince George's County Planning Department's staff archeologist.
 - g. Add a six-foot-high sight-tight fence along the property lines of Lots 24-25 Block A, Lots 7 and 26 Block C, Lot 7 Block G, and Lot 1 Block I adjacent to A-65 (Savannah Parkway), in addition to the proposed plantings.
2. Prior to certificate approval of this detailed site plan (DSP), the Type 2 tree conservation plan shall be revised as follows:
- a. Add "Pending" to the approval block in the "00" line for the "approved by and date" column or fill this information in if phase 1 is certified prior to the certification of this phase.
 - b. Add "Phase 1/ DSP-20014" to the approval block in the "00" line and reason for revision column.
 - c. Add "Phase 2/ DSP-19004" to the approval block in the "01" line and reason for revision column.
 - d. Revise the revision blocks with the new updated information and update the qualified professional certification block with a signature and date.
3. Prior to the certification of the Type 2 tree conservation plan for this site, 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 for recordation. 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 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. Prior to the approval of any building permit within the subject property, the following 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:

A-65 Savannah Parkway

Construct A-65 (Savannah Parkway) to its full master plan recommended cross section between MD-381 (Brandywine Road) and the northern boundary of the site.