




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 Townes at Brandywine Crossing

DSP-19016

REQUEST		STAFF RECOMMENDATION	
Residential development to consist of 170 single-family attached (townhouse) units and associated site features.		APPROVAL with conditions	

Location: On the eastern side of Matapeake Business Drive, east of its intersection with US 301 (Robert Crain Highway).			
Gross Acreage:	18.58		
Zone:	I-1		
Dwelling Units:	170		
Gross Floor Area:	N/A		
Planning Area:	85A		
Council District:	09		
Election District:	11		
Municipality:	N/A		
200-Scale Base Map:	220SE07		
Applicant/Address: Foulger-Pratt Development, LLC 12435 Park Potomac Avenue, Suite 200 Potomac, MD 20854 Attn: Cassie Schupp		Planning Board Date: 10/07/2021	
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org		Planning Board Action Limit: 10/29/2021	
		Staff Report Date: 09/22/2021	
		Date Accepted: 07/20/2021	
		Informational Mailing: 01/21/2021	
		Acceptance Mailing: 07/20/2021	
		Sign Posting Deadline: 09/07/2021	

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.

Table of Contents

EVALUATION.....	3
FINDINGS	3
1. Request	3
2. Development Data Summary	4
3. Location	4
4. Surrounding Uses	4
5. Previous Approvals.....	5
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA	8
7. Prince George’s County Zoning Ordinance.....	8
8. Preliminary Plan of Subdivision 4-19011	9
9. 2010 Prince George’s County Landscape Manual	11
10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	11
11. Prince George’s County Tree Canopy Coverage Ordinance.....	12
12. Referral Comments	12
RECOMMENDATION	15

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19016
 Type 2 Tree Conservation Plan TCP2-024-2021
 Townes at Brandywine Crossing

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 Light Industrial (I-1) Zone and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-19011;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. 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 a residential development to consist of 170 single-family attached (townhouse) units and associated site features.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-1	I-1
Use	Vacant	Single-Family Attached Residential
Lots / Parcels	3 parcels	170 lots and 24 parcels
Dwelling Units	0	170
Total Gross Acreage	18.58	18.58

Parking and Loading Tabulation

Use	Proposed*
Townhouses – 170 Units	
Driveway Spaces (1 space per unit)	170
Garage Spaces	286
1-car garage (54 units)	54
2-car garage (116 units)	232
On-Street Spaces	58
Total Parking Spaces	514*

Note: *Per Section 27-473(b), the Table of Uses for Industrial Zones, Footnote 66, of the Prince George's County Zoning Ordinance, regulations concerning parking and other requirements of the Light Industrial (I-1) Zone shall not apply and shall be established with the DSP.

3. **Location:** The subject site is located on the eastern side of Matapeake Business Drive, east of its intersection with US 301 (Robert Crain Highway,) in Planning Area 85A and Council District 9.
4. **Surrounding Uses:** The subject site is located on the east side of Matapeake Business Drive, within the Brandywine Community Center edge area, as defined in the 2014 *Plan Prince George's 2035 Approved General Plan* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA). To the north of the subject site is a single property in the Mixed Use-Transportation Oriented (M-X-T) Zone, developed with a commercial building. The site is further bound to the east by undeveloped land in the I-1 Zone that includes the Timothy Branch stream valley; to the west by the right-of-way of Matapeake Business Drive with a shopping center in the Commercial Shopping Center (C-S-C) Zone beyond; and to the south by land in the I-1 Zone developed with a regional stormwater management (SWM) pond, and land in the C-S-C Zone developed with a commercial retail building, specifically a Costco.

5. **Previous Approvals:** The subject site was retained in the I-1 Zone by the Subregion 5 Master Plan and SMA.

On March 26, 1998, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-97124 (PGCPB Resolution No. 98-84), for 19 parcels on 176.44 acres for industrial uses, including the three parcels (Parcels 4, 5, and 6) that comprise the existing site. Parcels associated with the existing site were previously platted in accordance with PPS 4-97124.

In 2018, the Prince George's County District Council approved Prince George's County Council Bill CB-62-2018 to permit townhouse development in the I-1 Zone, subject to certain circumstances, as contained in Section 27-473(b), Footnote 66.

On March 25, 2021, the Planning Board approved PPS 4-19011, subject to 23 conditions (PGCPB Resolution No. 2021-34). The PPS approved 170 lots and 23 parcels to support the development of a residential community of 170 single-family attached dwelling units and associated site features.

The site also has an approved SWM Concept Plan, 8511-2020-01, which is valid through March 4, 2024.

6. **Design Features:** The subject site was previously cleared and graded and includes a regional SWM pond developed as part of the larger Brandywine 301 Industrial Park. The DSP proposes to retain the existing SWM pond and construct a new neighborhood of 170 single-family attached (townhouse) residential units. The western side of the site fronts on Matapeake Business Drive. Vehicular and pedestrian access to Matapeake Business Drive is provided at the northwest and southwest corners of the site. Access at the southwest corner of the site is from an existing roundabout on Matapeake Business Drive and will be restricted to right-in, right-out movements only. A full-movement access point is provided at the site's northwestern corner. All roadways internal to the development are private streets and alleys, with six-foot-wide sidewalks included on both sides of all internal streets. An eight-foot-wide shared-use path is provided along the length of the site's Matapeake Business Drive frontage. A seven-foot-wide sidewalk is provided on eastern edge of the site and a 10-foot-wide shared-use path is provided adjacent to the existing SWM pond on proposed Parcel R.

A photometric plan provided with the DSP shows adequate lighting provided for all private streets, but not for the alleys. Therefore, a condition is included herein requiring this be revised to include lighting of the alleys. Two free standing monument signs with the "Townes at Brandywine Crossing" name are shown, one adjacent to each access point to the site. The size and design of these signs is acceptable. Private on-site recreational facilities are proposed to serve the development and include an approximately 3,700-square-foot clubhouse with a fitness room and function space, a tot lot, trails, seating, and open space areas. Architectural elevations provided for the clubhouse show it will be of a modern design and include the use of high-quality materials, such as brick or stone veneer. The recreational facilities provided are appropriate for the development.

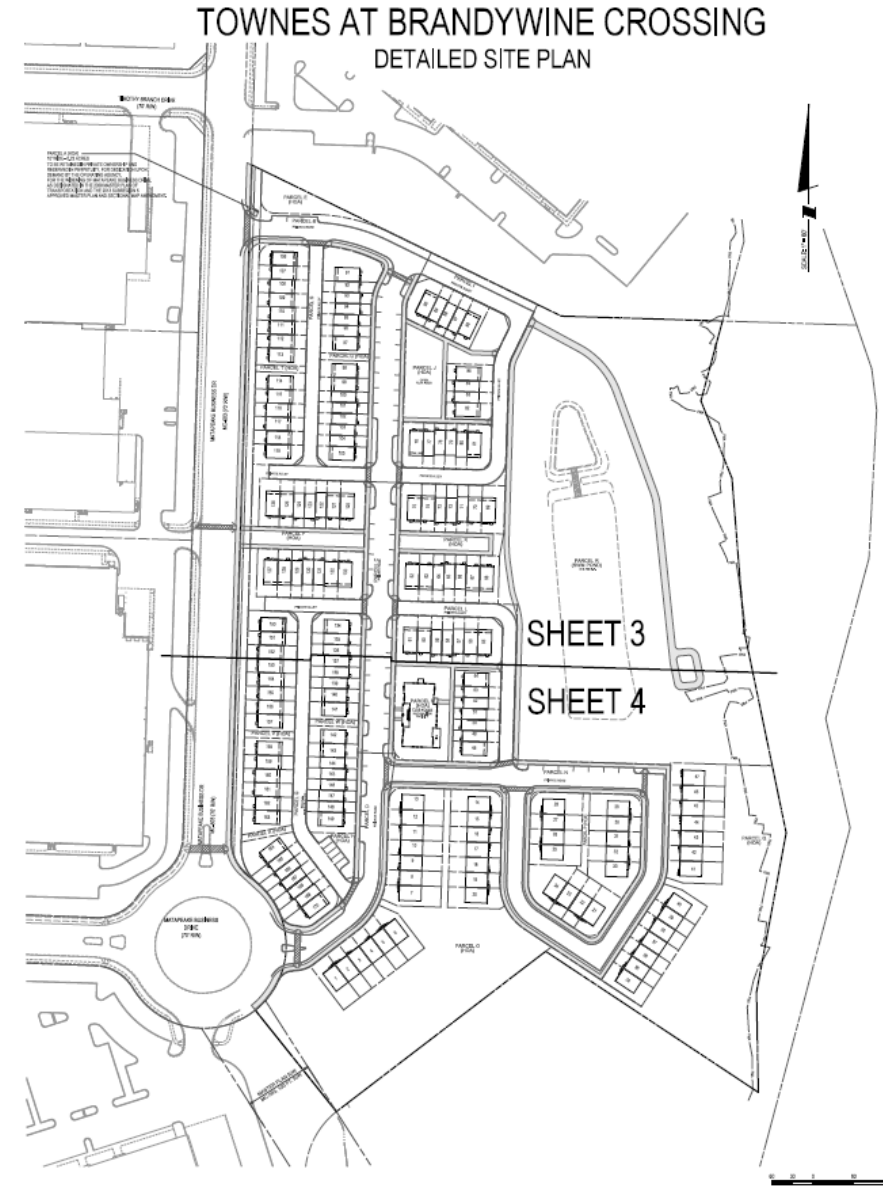


Figure 1: Site Plan

The DSP includes architectural elevations for three single-family attached home models, as follows:

Unit Type	Width (feet)	Garage	Area (sq. ft.)
Addison	16	1-car, rear-loaded	1,525
Branch	20	2-car, rear-loaded	1,609
Cheverly	22	2-car, front-loaded	1,768

All groupings of single-family attached homes are of eight or fewer units. In the western portion of the site, groupings generally consist of six narrower Addison units flanked by two wider Branch units, at either end. Groupings of units in the eastern portion of the site are comprised of Cheverly home models only. The fronts and sides of building groups are to be clad with a combination of brick veneer and siding in a variety of complimentary colors.

High and medium visibility end walls are provided with enhanced architectural treatments, as appropriate, and lots are specified on an exhibit, which should be included in the DSP, as conditioned herein. Staff finds the design of single-family attached units proposed with this DSP to be acceptable.



Figure 2: Illustrative Townhouse Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** This DSP has been reviewed for compliance with the requirements of the I-1 Zone and the site design guidelines of the Zoning Ordinance.
- a. In accordance with Section 27-473(b), Footnote 66, townhouses are a permitted use in the I-1 Zone, provided:
- (A) **All or part of the property is located: (i) within one-quarter mile from an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA); or (ii) is located within a designated Community Center Edge in the applicable Master Plan or Sector Plan, and abuts property with a zoning classification of M-X-T;**
 - (B) **The use is subject to Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle; and**
 - (C) **Regulations concerning the height of structure, lot size and coverage, parking and loading, frontage, setbacks, density, landscaping, and other requirements of the I-1 Zone shall not apply. All such requirements, except for those cited herein for townhouses, shall be established, and shown on the Detailed Site Plan. Townhouse uses shall conform to the dimensional requirements set forth in Section 27-544(f)(2)(E) and (G) of this Subtitle.**

The DSP proposes a residential neighborhood of single-family attached (townhouse) units. The subject site meets Criteria A of Footnote 66, as it is located within the Brandywine Community Center Edge, as designated by the Subregion 5 Master Plan and SMA, and abuts property in the M-X-T Zone. This DSP has been filed with the intent of satisfying Criteria B. Regarding Criteria C, development regulations for the I-1 are generally not applicable and instead, the DSP provides development regulations, as required. Staff finds the development regulations provided to be acceptable. In addition, the townhouse use must conform to the dimensional requirements of Section 27-544(f)(2)(E) and (G) of the Zoning Ordinance, which require the following:

- (E) **The maximum number of townhouse dwelling units per building group shall be ten (10). No more than thirty percent (30%) of the building groups shall contain nine (9) to ten (10) dwelling units. All other townhouse building groups shall contain no more than eight (8) dwelling units**
- (G) **End units on townhouse building groups shall be a minimum of twenty (20) feet in width and the minimum building width of a contiguous attached townhouse building group shall be sixteen (16) feet per unit. A variety of townhouse sizes shall be provided, with a minimum gross living space of a townhouse**

unit shall be 1,500 square feet except that ten percent (10%) of the townhouse units may be reduced to 1,200 square feet.

The DSP shows building groups of eight or fewer townhouse dwelling units per group, in conformance with criterion (E). End units on all townhouse building groups are specified to be the 20-foot-wide Branch and/or 22-foot-wide Cheverly model types. Most building groups in the western portion of the site have 16-foot-wide Addison units, with Branch models on the ends of each group. As further detailed in Finding 6, a variety of three townhouse sizes are provided. The smallest unit is the Addison, which has a minimum gross living area of 1,525 square feet. Staff finds that the townhouse use conforms to the dimensional requirements of Section 27-544(f)(2)(E) and (G).

- b. 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. Provided minor revisions are completed to the DSP as recommended, the proposed plan generally meets all of the site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation, adequate lighting, and landscaping.
8. **Preliminary Plan of Subdivision 4-19011:** On March 4, 2021, the Planning Board approved PPS 4-19011 subject to 23 conditions (PGCPB Resolution No. 2021-34). Of these conditions, the following are applicable to the review of this DSP:
- 5. **Prior to the acceptance of any detailed site plan, the applicant shall provide an exhibit that illustrates the location, limits, specifications and details of the pedestrian and bicyclist adequacy improvements approved with Preliminary Plan of Subdivision 4-19011, consistent with the requirements of Section 24-124.01(f) of the Prince George's County Subdivision Regulations.**

A bicycle and pedestrian impact statement exhibit, as required by this condition, was included with this DSP application.
 - 6. **At the time of acceptance, the detailed site plan, filed by the applicant, shall illustrate the location, limits, specifications, and details displaying the following facilities, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence:**
 - a. **Standard six-foot-wide sidewalks along both sides of all roads, public or private, excluding alleys.**
 - b. **Eight-foot-wide side path along the subject property's frontage of Matapeake Business Drive.**
 - c. **Perpendicular Americans with Disabilities Act ramps and marked crosswalks at all locations where sidewalks intersect with roads or streets.**

d. Crosswalks crossing Matapeake Business Drive.

e. Outdoor bicycle parking at all community and recreational areas.

The DSP shows a standard six-foot-wide sidewalk along both sides of all roads, excluding the alleys. A seven-foot-wide trail path is shown around the existing SWM pond, and an eight-foot-wide side path is shown along the property's frontage of Matapeake Business Drive. The DSP also reflects American with Disabilities Act ramps, crosswalks, and bicycle racks at recreational areas.

- 7. Total development within the subject property shall be limited to uses which generate no more than 119 AM peak-hour trips and 136 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

PPS 4-19011 established the trip generation in each peak hour that was used for the analysis of the residential trip cap. Using the trip rates from the Transportation Review Guidelines, this development at full buildout is projected to generate 119 AM and 136 PM peak hour vehicle trips.

Trip Generation							
		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Townhouse (Guidelines)	170 Units	24	95	119	88	48	136
Total new trips		24	95	119	88	48	136

The table above indicates that the proposed development will be adding 119 (24 in; 95 out) AM peak-hour trips and 136 (88 in; 48 out) PM peak-hour trips in conformance with the PPS condition.

- 11. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (8511-2020-01) and any subsequent revisions.**

An approved, revised SWM concept plan was submitted with the subject application (8511-2020-01), which is valid through March 4, 2024. The DSP and SWM concept plan are generally consistent.

- 14. The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate and developable areas for private on-site recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department for adequacy, proper siting, and establishment of triggers for construction with the submittal of the detailed site plan.**

The DSP includes private on-site recreational facilities to serve the residential development. These facilities include a tot lot, clubhouse with a fitness room and gathering spaces, open space areas and trails. These facilities are adequate and appropriately sited to serve the development. Triggers for the construction of each facility were provided in a letter, but need to be listed on the DSP along with the cost estimates for all the features. In addition, the requested triggers, being all facilities constructed prior to the 166th building permit, are insufficient to provide for the future 170 residences in a timely manner. The Urban Design Section finds the recreational facilities package provided to be acceptable, if revised, as conditioned herein.

- 23. After construction of the 170 townhouse units approved, pursuant to this preliminary plan of subdivision, the applicant, its heirs, successors, and assignees, in perpetuity, shall dedicate or convey to Prince George's County upon demand the 10' parcel created pursuant to Condition 1g to allow for the future widening of Matapeake Business Drive.**

Appropriate notes have been included in the DSP identifying the area of future dedication or conveyance.

- 9. 2010 Prince George's County Landscape Manual:** In accordance with Section 27-473(b), Footnote 66, Part C, landscaping requirements of the I-1 Zone shall not apply, and instead landscaping requirements shall be established with the DSP. For this DSP, the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) were used as a guide for determining the adequacy of landscaping provided to serve functional purposes and enhance the aesthetic quality of the development. In general, staff finds the landscape plans as proposed to be adequate, with minor modifications, as conditioned herein.

Should the Landscape Manual have applied, this DSP would have been subject to Section 4.1-2, Residential Requirements for Townhouses; Section 4.6, Buffering Residential Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets. Landscape schedules provided with the DSP show conformance with the requirements of Sections 4.1-2, 4.9, and 4.10. Regarding Sections 4.6 and 4.7, the required quantity of plant units is provided or exceeded, but the full width of the landscape buffers typically required is not provided. Should the requirements of the Landscape Manual have applied, a request for alternative compliance would have been a necessary companion to the DSP. However, as noted, Part C of Footnote 66 provides that the landscaping requirements shall be established with the DSP, and as such, no alternative compliance request is needed.

- 10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. The site has a previously approved Type 1 Tree Conservation Plan, TCPI-026-91-04, and Type 2 Tree Conservation Plan, TCPII-133-91 (including revisions -01 through 14) for the overall 182.35-acre Brandywine 301 Industrial Park. It should be noted that because the majority of the Brandywine 301 Commerce Center was originally graded for industrial uses, a considerable amount of woodland conservation has been provided off-site, and woodland

conservation on the overall site has been reduced to 9.86 percent of the net tract area. The remaining woodland is classified as “high priority retention” because of the presence of adjacent regulated environmental features.

Based on the submitted TCP2, the site’s gross tract area is 18.58-acres with 0.07 acre of 100-year floodplain, resulting in a net tract area of 18.51 acres. The site contains 1.60 acres of woodland on the net tract, which is identified as high priority for retention, and 0.01 acre of wooded floodplain. Because this site contains very little existing net tract woodland, the 15-percent afforestation threshold requirement for the site is applicable, resulting in a woodland conservation threshold for the site of 2.78 acres, and the addition of off-site impacts result in a woodland conservation requirement of 3.03 acres. The woodland conservation worksheet proposes the removal of 0.00 acre of woodlands in the net tract area, resulting in a woodland conservation requirement of 3.03 acres. The requirement is proposed to be met with 1.60 acres of on-site woodland preservation, 0.37 acre of afforestation/ reforestation on-site, and 1.06 acres of off-site woodland conservation.

Technical revisions are required to the TCP2, which are included in the recommended conditions contained herein.

11. **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 I-1 are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The subject site is 18.58 acres in size, and 1.86 acres of tree canopy must be provided. The site plan proposes approximately 6.21 acres of TCC on the site, exceeding the requirement.
12. **Referral Comments:** The subject application was referred to the following agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic**—In a memorandum dated August 12, 2021, (Smith and Stabler to Bossi), incorporated herein by reference, the Historic Preservation Section noted that the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources. A Phase I archeology survey will not be recommended. This proposal will not impact any historic sites or resources, or known archeological sites.
 - b. **Community Planning**—In a memorandum dated September 3, 2021 (Calomese to Bossi), 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 September 8, 2021 (Hancock to Bossi), incorporated herein by reference, a review of the proposal’s conformance with transportation-related conditions of the PPS was provided. The project conforms with those requirements, including the applicable trip cap. Safety concerns with proximity of the driveways of Lots 1-6 to the adjacent intersection of the development’s private street and Matapeake Business Drive were vetted with the applicant and the Prince George’s County Department of Permitting, Inspections

and Enforcement (DPIE). In response, the DSP provides a raised crosswalk at this intersection as a traffic calming feature. Staff finds this feature and site circulation proposed to be acceptable.

- d. **Pedestrian and Bicycle Planning**—In a memorandum dated September 17, 2021 (Jackson to Bossi), incorporated herein by reference, a review of the proposal's conformance with prior conditions of approval was provided. The Timothy Branch Trail is provided on the east side of Matapeake Business Drive, adjacent to the subject site. The multimodal transportation site access and circulation of this plan is acceptable, subject to minor technical revisions included herein.

- e. **Environmental Planning**—In a memorandum dated September 7, 2021 (Finch to Bossi), incorporated herein by reference, the Environmental Planning Section provided responses to relevant previous conditions of approval and the following summarized comments:

The subject site was graded with two SWM ponds installed in accordance with prior approvals associated with the Brandywine 301 Industrial Park. A Natural Resources Inventory, NRI-158-06-05, was approved on April 15, 2021. The site contains 100-year floodplain, associated buffers, and steep slopes which comprise the primary management area (PMA). There are no specimen trees on the property. A revised 100-year floodplain study has reduced the amount of woodland preservation provided on the adjacent Outlot A, and also affects the net tract woodland preservation previously provided on Parcels 4, 5, and 6 for the overall development. No new impacts to the PMA are proposed with this DSP and there are no specimen trees on the subject site. An approved, revised SWM concept plan was submitted with the subject application (8511-2020-01), which is valid through March 4, 2024.

There is an existing 15-foot-wide trail easement located on the property, which is located adjacent to a platted 50-foot-wide floodplain buffer (PB RE203-51) along the eastern side of the property. In order to credit woodland conservation being provided within the existing platted easement, the easement needs to be extinguished prior to recordation of a woodland conservation easement on the site, as conditioned herein.

- f. **Subdivision**—In a memorandum dated September 2, 2021 (Gupta to Bossi), incorporated herein by reference, it was noted that the DSP is generally consistent with the approved PPS. The DSP corrects a minor issue with public utility easements (PUEs), as established by the PPS, by providing PUE connections to Lots 21–33. Conformance with conditions of prior approvals was reviewed and no issues were noted with the DSP.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated August 9, 2021 (Burke to Bossi), incorporated herein by reference, DPR staff provided an overview of the proposal's conformance with prior conditions of approval associated with parks and recreation. Private on-site recreational facilities are provided with the DSP to fulfill mandatory park land dedication requirements, which is acceptable.

- h. **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 comments on the subject application.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 3, 2021 (Giles to Bossi), incorporated herein by reference, DPIE commented on roadway dedication requirements and other requirements to be enforced at the time of permit issuance.
 - j. **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.
 - k. **Prince George's County Health Department**—In a memorandum dated July 27, 2021 (Adepoju to Bossi), incorporated herein by reference, the Health Department provided five comments regarding the proposed project. These focused on noise and dust controls during construction, the proximity of fast-food retailers and grocery stores to the subject site, and site facilities that encourage the inclusion of certain recreational facilities.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—In plan notes and a memo dated August 3, 2021 (Leeth to Bossi), incorporated herein by reference, WSSC provided water, sewer, and associated easement conditions to be addressed, prior to development of the site.
 - m. **Permits**—In a memorandum dated September 3, 2021 (Chaney to Bossi), incorporated herein by reference, the Permit Section noted technical corrections and addition of a development standards table are needed for the DSP, and are conditioned herein.
 - n. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not provide any comments on the subject application.
- 13.** 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.
- 14.** As required by Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a 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 and the limits of disturbance shown on the TCP2, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible. No new impacts are proposed with this application.

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-19016, and Type 2 Tree Conservation Plan TCP2-024-2021, for the Townes at Brandywine Crossing, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
 - a. Provide additional landscape screening on the west side of Lot 1, to buffer it from the master planned right-of-way.
 - b. Provide raised/tabletop crosswalks at the southern vehicular entrance to the site to further reduce the speed of drivers as they enter the site, as an added safety measure.
 - c. Delete the R3-17/BIKE LANE signs from Matapeake Business Drive.
 - d. Standard D-3 street name sign blades that read “Timothy Branch Trail” where the Timothy Branch Trail intersects with roadways and indicate their locations on the site plans.
 - e. Revise the photometric plans to provide sufficient lighting of all alleys.
 - f. Designate the high and medium visibility lots within the DSP.
 - g. Provide a development standards chart on the DSP to include regulations for building height, lot size, lot coverage, setbacks, frontage, sheds, fences, and decks.
 - h. Revise the DSP to include the cost estimate and triggers for construction of the recreational facilities, to be reviewed by the Urban Design Section as designee of the Prince George’s County Planning Board, to include:
 - (1) Construct the tot lot and open space on Parcel J prior to the approval of the 85th building permit.
 - (2) Construct the clubhouse prior to the approval of the 150th building permit.
2. Prior to certification of the detailed site plan (DSP), the Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - a. Add the TCP2 number to the approval block in the correct format, TCP2-024-2021, on all sheets.
 - b. Add the TCP2 number to the woodland conservation worksheet.
 - c. Remove the steep slopes from the plan, and from the legend.

- d. Correct the legend as follows:
 - (1) Use the standard symbol for a Temporary Tree Protection Fence (TPF).
 - (2) Use the standard symbol for a Permanent Tree Protection Fence (PPF).
 - (3) Add a symbol and label for Root Pruning.
 - (4) Add the 15-foot-wide trail easement.
- e. Correct the General Notes as follows.
 - (1) Correct Note 1 to reference DSP-19016.
 - (2) Remove Note 8.
 - (3) Correct Note 7 as follows: "The property is adjacent to Matapeake Business Drive, which is classified as a Major Collector (MC-503) ".
- f. Revise the detail for Root Pruning to include Note 6: "Root pruning should be performed adjacent to retention area on locations indicated on the Tree Conservation Plan".
- g. In the Permanent Woodland Conservation Detail, remove the reforestation sign, and replace with a woodland conservation sign.
- h. Revise the title on the coversheet to indicate that this is a Type 2 tree conservation plan.
- i. Provide a separate detail for the afforestation sign on the plan sheet and add a note to indicate that it will be used on the PPF protecting the vulnerable edges of planting areas.
- j. Add an Owner's Awareness Certification to the coversheet for signature prior to plan approval.
- k. On Sheets 2 and 3:
 - (1) Add a revised legend with the corrections and addition previously requested.
 - (2) Label the "15-foot-wide trail easement to be extinguished" as needed.
 - (3) Remove the label "FPESMT" on the western side of the trail easement.
- l. After required revisions to the TCP2 have been completed, and tables, calculations and/or quantities have been reconciled, have the revised plan signed and dated by the qualified professional preparing the plan.

3. Prior to recordation of a woodland conservation easement and signature approval of the Type 2 tree conservation plan, the existing 15-foot-wide trail easement across the property shall be extinguished.