



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

Conceptual Site Plan

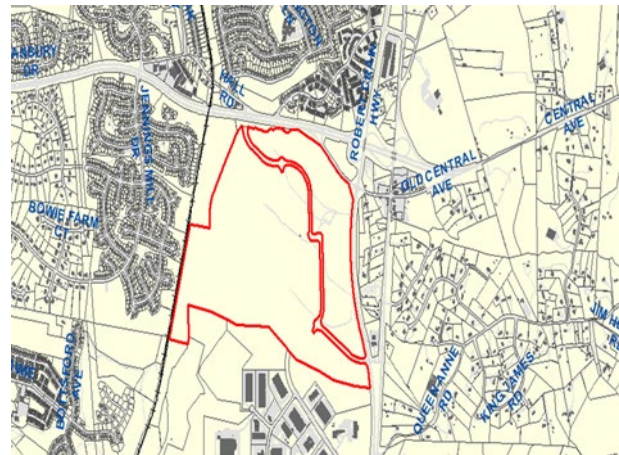
Detailed Site Plan

South Lake

CSP-02004
DSP-19023

REQUEST	STAFF RECOMMENDATION
DSP: Development of 1,035 dwelling units as part of a mixed-use planned community, and amendment to conceptual site plan layout.	APPROVAL with conditions

Location: At the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert S. Crain Highway).	
Gross Acreage:	282.98
Zone:	E-I-A
Dwelling Units:	1,035
Gross Floor Area:	2,690,035 sq. ft.
Planning Area:	74A
Council District:	04
Election District:	07
Municipality:	Bowie
200-Scale Base Map:	201NE14, 201SE14
Applicant/Address: South Lake Partners LLC 4750 Owings Mills Boulevard Owings Mills, MD 21117	
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org	



Planning Board Date:	03/19/2020
Planning Board Action Limit:	03/25/2020
Staff Report Date:	03/03/2020
Date Accepted:	01/15/2020
Informational Mailing:	05/19/2019
Acceptance Mailing:	01/13/2020
Sign Posting Deadline:	02/19/2020

Table of Contents

EVALUATION	3
FINDINGS	3
1. Request.....	4
2. Development Data Summary	4
OTHER DEVELOPMENT DATA	4
3. Location.....	5
4. Surrounding Uses	5
5. Previous Approvals.....	5
6. Design Features.....	7
COMPLIANCE WITH EVALUATION CRITERIA.....	9
7. Prince George’s County Zoning Ordinance	9
8. Amendment to Conceptual Site Plan CSP-02004	21
9. Preliminary Plan of Subdivision 4-04035.....	26
10. Preliminary Plan of Subdivision 4-17027.....	33
11. Detailed Site Plan DSP-05042 and its amendments	35
12. 2010 Prince George’s County Landscape Manual:.....	35
13. Prince George’s County Woodland Conservation and Tree Preservation Ordinance.	35
14. Prince George’s County Tree Canopy Coverage Ordinance	35
15. Referral Comments	35
RECOMMENDATION	41

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan Amendment CSP-02004
 Detailed Site Plan DSP-19023
 Type II Tree Conservation Plan TCPH-126-05-03
 South Lake

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

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance for a Mixed-Use Planned Community in the Employment and Institutional Area (E-I-A) Zone;
- b. The requirements of Conceptual Site Plan CSP-02004;
- c. The requirements of Preliminary Plans of Subdivision 4-04035 and 4-17027;
- d. The requirements of Detailed Site Plan DSP-05042 and its amendments;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and,
- h. Referral comments.

FINDINGS

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

1. **Request:** This detailed site plan (DSP) proposes 1,035 single-family dwelling units consisting of 128 two-family attached units, 562 single-family attached (townhouse) units, and 345 single-family detached units on 866 lots as part of a Mixed-Use Planned Community. The DSP also requests to amend the previously approved Conceptual Site Plan CSP-02004 as part of this process.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	Vacant (to be demolished)	Residential Commercial
Gross Tract Area (acres)	282.98	282.98
Proposed Lots	-	866
Proposed Parcels	-	30
Proposed Outparcels	2	5
Dwelling Units (total)		1,035
Single-Family Detached	0	345
Townhouse	0	562
Two-Family Attached	0	128

OTHER DEVELOPMENT DATA

Parking Data

	Provided
Residential Parking Spaces	
Townhouses	1,924
Two-Family Attached	256*
Single-Family Detached	1,376
On-Street Spaces	420
Total	3,976**

Clubhouse Parking Spaces

Standard	48
Compact	5
Accessible	2
Total	55***

Loading spaces are not required for residential uses. The clubhouse use is incidental to the residential development and does not require loading spaces.

Notes: *Per 27-551(a) and (e) of the Zoning Ordinance, driveway spaces cannot be counted towards meeting the requirements for parking, due to condominium ownership issues. However, for this development, the homeowners association documents will contain language that provides that the driveway parking spaces located directly

adjacent to a garage parking space assigned to a condominium owner are limited common elements, and shall be for the sole use of that owner or their guest.

**The total number of required residential parking spaces is 2,093. The total number of spaces includes garage and driveway spaces for all unit types, and an additional 420 on-street parking spaces that will be available for public use.

***The total number of required clubhouse parking spaces is 69. Provision of 22 on-street parking spaces on Boulevard C, directly adjacent to the clubhouse parking lot, justifies the reduced number of parking spaces provided at the clubhouse.

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

Base Density	0.40 FAR
Residential	1.00 FAR*
Total FAR	1.40 FAR
Total FAR	0.19 FAR**

Notes: *Additional density is allowed, in accordance with Section 27-545(b)(4) of the Zoning Ordinance, Optional method of development, for providing 20 or more dwelling units.

**This DSP proposes only a portion of the residential uses of the mixed-use planned community that was approved under CSP-02004. The proposed FAR noted is inclusive of the residential development proposed by this DSP only.

3. **Location:** The subject property is located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert S. Crain Highway). The property is in Planning Area 74A, Council District 4, and is within the municipal limits of the City of Bowie.
4. **Surrounding Uses:** The entire South Lake site is bounded to the north and east by the rights-of-way for MD 214, Old Central Avenue, and US 301. Undeveloped land owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved Open Space (R-O-S) Zone and a Consolidated Rail Group rail line right-of-way abuts the subject site to the west. South of the site are undeveloped parcels owned by Prince George's County and M-NCPPC in the Employment and Institutional Area (E-I-A) Zone and R-O-S Zone. The area of the site, subject to this DSP, occupies the central portion of the site and is flanked by environmental features associated with Collington Branch to the west and future commercial and multifamily parcels associated with the larger South Lake mixed-use planned community to the south and east.
5. **Previous Approvals:** This subject site has a long approval history that can be dated back to the 1970s. In 1975, the Prince George's County District Council approved Zoning Map Amendment A-9248, to rezone the subject site from the Rural Residential Zone to the E-I-A Zone, known as part of Collington Center development. Subsequently, a Comprehensive Design Plan, CDP-7802 was approved by the Prince George's County Planning Board in 1978, but nothing further was pursued on the subject property.

In 2002, the Prince George's County Council adopted Council Bill CB-13-2002 that introduced the concept of a mixed-use planned community use and allowed it within the E-I-A Zone for properties meeting specific criteria, including conformance with the regulations of the Mixed Use-Transportation Oriented (M-X-T) Zone. Based on this legislation, CSP-02004 was approved by the Planning Board on June 12, 2003 (PGCPB Resolution No. 03-135). The District Council affirmed the Planning Board's decision and approved the CSP on January 27, 2004, with 42 conditions. The development concept was for a mixed-use planned community consisting of 463 lots, 86 parcels, 300,000 square feet of commercial and retail space, 700,000 square feet of employment space, 25,000 square feet of space for annexation to Prince George's County Community College, a 300-room hotel, and 1,294 dwelling units. The residential component consisted of 170 detached units, 272 attached units, 600 multifamily rental units, 112 condominium units, 120 high-rise units, and 20 live-work units. Preliminary Plan of Subdivision (PPS) 4-04035 was approved by the Planning Board (PGCPB Resolution No. 04-247(C)) in June 2003 and the resolution was subsequently corrected multiple times. This PPS was reconsidered by the Planning Board on October 7, 2016 to convert approximately 200 multifamily condominium units to fee simple townhouse lots, to make changes to the phasing of off-site traffic improvements, and other modifications. On February 16, 2017, the Planning Board heard testimony and approved the reconsideration with 47 conditions for 800 lots and 110 parcels for a total of 1,294 dwelling units (PGCPB Resolution No. 04-247(C/3) (A/2)).

A Detailed Site Plan for infrastructure, DSP-05042, was approved by the Planning Board (PGCPB Resolution No. 05-258) on December 8, 2005 for site grading, infrastructure development, and construction of a central lake. No construction occurred on the subject property. An amendment to DSP-05042 was submitted in August 2007, but subsequently withdrawn. A second amendment, DSP-05042-02, was submitted for Planning Director review on December 23, 2016 to revise the site design, but the application fell dormant. The review of DSP-05042-02 was revived in June 2019 and approved by the Planning Director on February 5, 2020, to provide for revisions to site grading and roadway layout for three segments of the main roadways leading into the subject site from the ramp of MD 214 and US 301.

The 2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B retained the subject site in the E-I-A Zone.

In 2016, the County Council adopted CB-73-2016 that provided numerous revisions to the mixed-use planned community regulations in the M-X-T Zone that are applicable to the subject site. Subsequently, the applicant filed a new PPS to resubdivide an 11-acre piece of land previously included as part of Outparcels A and B in PPS 4-04035. PPS 4-17027 was approved by the Planning Board (PGCPB Resolution No. 19-06) on January 10, 2019, for 66 lots and 3 parcels, subject to 23 conditions.

DSP-19024 for umbrella architecture for the residential development is under review concurrently with the subject DSP and will be heard by the Planning Board on the same date.

The site also has an approved Stormwater Management (SWM) Concept Plan, 26947-2002-03, and the applicant has indicated that approval of revisions are pending to the project's SWM technical plans. Updates to stormwater plan approvals are intended to make these plans consistent with development proposed in DSP-19023.

6. **Design Features:** The subject DSP proposes development of 1,035 dwelling units on 282.98 acres as the first building phase of the South Lake mixed-use planned community, which encompasses a total of 391.52 acres. Unit types proposed consist of 128 two-family attached, 521 townhouses, 41 condominium townhouses, and 345 single-family detached. The comprehensive roadway and sidewalk network is shown with connections into the development provided at Old Central Avenue, US 301, and Prince George's Boulevard. The roadway network is designed to the Prince George's County Department of Public Works and Transportation Urban Street Standards and is consistent with the layout approved by DSP-05042-02. A new section of the Collington Branch Trail, a 10-foot-wide master-planned trail, is provided on the east side of the main spine road through the site.

The site layout for South Lake shows the proposed residential development in northern and southern pods in the central portion of the site. Environmental features separate the pods and define the western limit of disturbance for the development. Future commercial and multifamily development is shown to the north and east of the subject residential pods, abutting Old Central Avenue and US 301. The southern residential pod consists of single-family detached units only. The northern residential pod is divided between a central spine of townhouse units, with single-family detached units to the west, and two-family attached units to the east, abutting Old Central Avenue and US 301. Recreational features provided include a centrally located clubhouse complex with adjacent trails, and smaller playgrounds and open spaces provided throughout the development. Recreational amenities are provided within walking distance of most proposed dwellings and within walking distance of all townhouse units. The clubhouse complex abuts a large, two-tiered SWM pond system that serves as a centrally located feature.

Residential development standards proposed are acceptable, as conditioned herein. The DSP notes that a variation in the size of housing units will be provided throughout the development. Townhouse units are proposed in 16-foot, 20-foot, and 24-foot widths. A wider size range is proposed for single-family detached dwellings, as shown in the separate DSP-19024 for umbrella residential architecture for all unit types included in the subject DSP.

Architecture

The subject DSP provides architectural design details for the proposed clubhouse only. The proposed 5,272-square-foot, one-story clubhouse faces northeast with the rear of the building overlooking a pool space and two large stormwater ponds. The clubhouse consists of two contemporary-style, single-story buildings linked by an open-air canopy constructed of timbers with a metal roof. The buildings are proposed to be faced with two types of brick veneer and vertical cementitious siding with batten trim. Gable roofs are finished with architectural shingles. Dormers topped with metal roofing are included throughout and provide visual interest and will allow more natural light into the building.

Lighting

A photometric plan provides for lighting of areas of the site outside of the proposed public street network. Public street lighting requirements for this site are subject to City of Bowie requirements and will require future permitting through the City. For areas outside of the public street network, appropriate pedestrian-scale lighting is provided.

Signage

Signage proposed is limited to general wayfinding signage and three monument-style project identity signs; one to identify the clubhouse, and two for identifying the residential development. While the specific design of each identity sign differs, a standardized palette of materials, colors, font, and imagery is consistently applied and provides uniformity. Standard elements utilized include off-white stone-faced bases, finished light-gray concrete pillars, and copper colored, laser-cut brushed stainless steel sign plates attached to the pillars. Staff recommends approval of the signage, as proposed.

Recreational Facilities

The primary recreational feature provided is the 5,272-square-foot clubhouse and associated sport court, swimming pool, and patio area. Clubhouse elements include a fitness room, yoga room, game room, party room, conference room, and office and support space. A trail is provided that encircles the abutting stormwater ponds. A 10-foot trail, a section of the master-planned Collington Branch Trail, is provided on the east side of the site's central north-south roadway, and is envisioned to provide future off-site connections. Additional recreational facilities are provided throughout the proposed residential development, with special attention paid to the townhouse section, where access to recreational amenities is within a 425-foot walk of all units. A total of twelve recreational facilities are proposed throughout the site, which include:

- a. The clubhouse complex consisting of the 5,272-square-foot clubhouse building with indoor facilities, an outdoor swimming pool, kiddie pool, sport court, and patio.
- b. Two playgrounds with a variety of play structures, swing sets, benches, and waste receptacles.
- c. A tot lot with play structures, swings, benches, and waste receptacles.
- d. A pre-teen lot with play structures, swings, benches, and waste receptacles.
- e. Multiple paved trails with intermittent fitness stations.
- f. Two open play areas.
- g. Two dog parks.
- h. Two pocket parks with benches, waste receptacles, planters, and paved play area.

This application is required to provide on-site private recreational facilities, in accordance with the previously approved PPS. This development of 1,035 dwelling units requires the provision of a recreational facility package worth approximately \$1,233,016. The applicant proposes the following facilities that have a dollar amount of approximately \$2,026,500, which exceeds the requirement. Details, specifications, and locations of recreational facilities are provided on the plans, as well as an acceptable timing for construction.

Facilities	Dollar Amount
1. Playground	\$35,000
2. Clubhouse complex	\$1,600,000
3. Pocket Park #1	\$4,500
4. Open Play Area	\$4,000
5. Lakes and Trail Playground	\$100,000
6. Asphalt Trails with Fitness Stations	\$165,000
7. Tot Lot	\$37,000
8. Pre-Teen Lot	\$51,000
9. Open Play Area	\$6,000
10. Pocket Park #2	\$5,000
11. Dog Park #1	\$4,000
12. Dog Park #2	\$15,000
Total Value for Facilities Provided:	\$2,026,500

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the Zoning Ordinance for a mixed-use planned community in E-I-A Zone.
- The proposed residential development is part of a mixed-use planned community, as defined by Section 27-107 of the Zoning Ordinance, and is a permitted use in the E-I-A Zone.
 - The South Lake development is a mixed-use planned community in the E-I-A Zone. Section 27-500 of the Zoning Ordinance provides direction for this development, as follows:
 - A Mixed-Use Planned Community in the E-I-A Zone may include a mix of residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses, meeting all requirements in the definition of the use. The development shall meet all M-X-T Zone requirements in Part 10.**

In addition, Section 27-501(c), Regulations for a Mixed-Use Planned Community, of the Zoning Ordinance, provides further direction, as follows:

- A Mixed-Use Planned Community shall meet all purposes and requirements applicable to the M-X-T Zone, as provided in Part 10, and shall be approved under the processes in Part 10.**
- Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.**

This DSP was filed in accordance with the M-X-T Zone requirements. If there were not these specific requirements for a mixed-use planned community, a specific design plan would have had to have been filed for any development in the

E-I-A Zone.

- c. Section 27-544(e), Regulations in the M-X-T Zone, of the Zoning Ordinance, includes the following additional standards for a mixed-use planned community that are relevant to the review of this DSP:

- (1) **A Mixed Use Planned Community shall conform to the purposes, regulations, and required findings and review process set forth in Division 2 of this Part, for the M-X-T Zone, however, for property that is located in the E-I-A (Employment and Institutional Area) Zone and is subject to Sections 27-276, 27-500, and 27-501 of this Subtitle, the following regulations shall be advisory only.**
- (2) **It shall include retail, residential and office/employment uses. The use mixture shall consist of the follow, based on the total gross floor area (GFA) for residential, retail, and office combined:**

Total Gross Floor Area	Minimum	Maximum
Residential (at least 2 different types)	50%	90%
Retail	10%	20%
Office/Employment	0%	40%

The subject DSP indicates more than two types of residential units and estimates the residential gross floor area to be approximately 78 percent of the overall South Lake development. However, this percentage will be refined as future DSPs are submitted for the other uses. Gross floor area for the proposed clubhouse is not included in this 78 percent, but is included in FAR calculations.

- (3) **It may include hotel uses. Hotel use is not included in the residential, retail or office/employment categories for purposes of calculating gross floor area for percentages of use. There is no percentage restriction applied to the hotel uses.**

A hotel is not proposed in the subject DSP application.

- (4) **It may provide at least one institutional or civic use, may have an integrated network of streets, sidewalks, and open space, public or private, and should give priority to public space and appropriate placement of institutional and civic uses.**

An integrated network of streets, sidewalks, and open spaces are provided throughout the site. The street network will eventually be dedicated to and operated by the City of Bowie. The proposed clubhouse complex and abutting open space areas, trails, and water feature provide a centrally located civic space, and the proposed section of the master-planned Collington Branch Trail will provide a linear public space for walking and bicycling through the South Lake development.

- (5) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.**

The proposed development conforms with requirements of the M-X-T Zone for a mixed-use planned community.

- (6) The community should be focused on a central public space that is surrounded by a combination of commercial, civic, cultural or recreational facilities.**

- (A) The space should be a minimum of twenty-five (25) acres and may include a lake.**

- (B) It should be designed with adequate amenities to function as a fully shared space for the entire community.**

A central public space of 25.35 acres is provided adjacent to the clubhouse complex. A variety of indoor and outdoor recreational amenities and opportunities are provided in this space to serve future residents. A two-tier stormwater pond system is provided adjacent to the clubhouse and serves as a central feature.

- (7) The community should contain additional, linked open space in the form of squares, greens and parks that are accessible, visible, safe and comfortable.**

- (A) The open spaces should provide a variety of visual and physical experiences.**

- (B) Some of these open spaces should be bordered by buildings and be visible from streets and buildings.**

As provided for in Finding 6, the residential development proposed includes parks, playgrounds, trails, and open spaces located throughout the site. Locations of these features, and the variety of recreational amenities and comfort features included, provide for a variety of visual and physical experiences. Most park and open space areas are located within walking distance of dwellings and are visible from streets and buildings. Parks and open spaces are accessed by the development's comprehensive system of sidewalks and trails.

- (9) Residential uses should meet the following design standards:**

- (A) Single family detached.**

- (i) There should be a range of lot sizes, with a minimum square footage on any lot of two thousand, two hundred (2,200) square feet of finished living space, except as modified herein below.**

Single-family detached lot sizes range from 6,600 square feet to 17,143 square feet. Unit sizes are addressed in DSP-19024.

- (ii) At least twenty percent (20%) of the houses should be a minimum of two thousand, six hundred (2,600) square feet of finished living space and a maximum of 20% of the houses may be less than two thousand, two hundred (2,200) square feet of finished living space.**

A total of 345 single-family houses are proposed, of which a minimum of 20 percent (69 houses) will have a minimum of 2,600 square feet of finished living space, and a maximum of 20 percent (69 houses) may have less than 2,200 square feet of finished living space. The DSP provides a tracking sheet to monitor conformance with this requirement as building permits are issued.

- (iii) All streets, whether public or private, should have sidewalks.**

The street network provides for 5-foot-wide sidewalks on all streets, except for the main spine roadway on which the 10-foot-wide Collington Branch Trail will be located.

- d. Section 27-546(d), Site Plans, of the Zoning Ordinance contains the following required findings for the Planning Board to grant approval of a DSP in the M-X-T Zone:

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

The proposed development is in conformance with the purposes of the M-X-T Zone, as stated in Section 27-542(a) of the Zoning Ordinance, as follows:

- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;**

The DSP proposes phased development of 1,035 dwellings as part of a larger mixed-use planned community adjacent to the major intersections of MD 214, Old Central Avenue, and US 301. This development will provide new housing, business, and employment opportunities within a growing part of Prince George's County and the City of Bowie.

- (2) **To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

Residential development proposed by this DSP is the first building phase of the South Lake mixed-use planned community. The site design provides for a variety of residential dwelling types and includes open spaces, parks, and recreational amenities connected by a comprehensive street and sidewalk network. Future development is planned to include commercial, employment, and multifamily uses.

- (3) **To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

South Lake maximizes the development potential available by locating a mixed-use planned community development in close proximity to MD 214 and US 301, major roadways that connect to the larger regional highway system.

- (4) **To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

The residential portion of the South Lake development proposed by this DSP is located in close proximity to the planned non-residential portion of the development, reducing the need for automobile use. This portion of the project also includes a comprehensive sidewalk system and will develop a section of the master-planned Collington Branch Trail on the east side of its main north-south roadway, facilitating walking and bicycle use.

- (5) **To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

As a mixed-use planned community, the South Lake development will include a mix of residential and nonresidential uses combined in a manner to encourage a vibrant 24-hour environment.

- (6) **To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;**

The completed mixed-use planned community will include a mix of residential and nonresidential land uses blended together harmoniously. The residential component proposed by this DSP provides for an appropriate mix of dwelling types and sensible site layout.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

The residential development proposed is carefully designed to create a distinctive visual character. Future phases with commercial uses will further create a dynamic, functional relationship among uses.

(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;

The residential development proposed is the first of multiple phases to develop a mixed-use planned community. The overall South Lake development is not a single-purpose project and intends to create a vibrant, new community. The site is designed to preserve large wooded areas, create two central SWM ponds, which will serve functional and aesthetic purposes, and provide access to on-site recreational and open space amenities.

(9) To permit a flexible response to the market and promote economic vitality and investment; and

This DSP proposes a variety of residential dwelling options to be flexible in response to changing conditions in the market and offer home investment opportunities at different price points. DSP-19024 provides specific design information on architectural models to be made available in South Lake.

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

Umbrella architecture for the proposed residential development is being reviewed under a separate application, DSP-19024.

(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;

This property is in the E-I-A Zone, so this requirement is not applicable. The proposed mixed-use planned community, including the residential portion proposed by this DSP, is being reviewed under M-X-T Zone requirements, in accordance with CB-73-2016.

- (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 residential development proposed is the first building phase of the larger South Lake mixed-use planned community and will be a catalyst for future development within the community and improvement within this area of the County.

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

This residential phase of the South Lake development is compatible with existing residential development located north and west of the site and the proposed M-NCPPC Liberty Sports Complex to the south. Future development proposed within South Lake will be reviewed under separate DSP applications to ensure compatible design is provided for the entire mixed-use planned community.

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

Buildings and other amenities have been carefully designed and placed to create a cohesive, quality residential development. Attention has been paid to the provision of public amenities, including parks and recreational opportunities. The site design provides for a neighborhood aesthetic with a variety of housing options, well-connected circulation system, and central community recreational area including a clubhouse and water feature.

- (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 DSP is the first building phase of a mixed-use planned community and has been designed as a self-sufficient entity intended to be integrated into the larger South Lake development. CSP-02004 provides the overall development scheme for this mixed-use planned community.

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

This project is designed to be pedestrian-friendly, with 5-foot wide sidewalks, walking trails, and street trees throughout the project. Most homes are located within walking distance of at least one park, recreational amenity, or open space. In addition, a segment of the Collington Branch Trail will be built as a 10-foot wide asphalt trail on the east side of the main north-south roadway in South Lake. The trail will connect to Prince George's Boulevard and the proposed Liberty Sports Complex to the south, and Old Central Avenue to the north, where future off-site connections are envisioned by the Prince George's County Department of Parks and Recreation (DPR).

- (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**

Appropriate attention has been paid to scale, design, amenities, materials, and landscaping proposed in areas for pedestrian activities and gathering places. The clubhouse and central recreational space serve as the main gathering place for this residential development. The clubhouse building incorporates multiple materials and colors that provide visual interest and is sited to take advantage of a view over the adjacent stormwater ponds and woodland.

- (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, 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 this finding during its review of subdivision plats.**

This application is a DSP and this finding does not apply.

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

Two PPS covering the entire site, 4-04035 and 4-17027 were most recently approved in 2018 and 2019, respectively. Adequacy findings were made through these PPS, and the DSP is consistent with these approvals.

- (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 DSP proposes the first building phase of South Lake, a mixed-use planned community containing approximately 381 acres in total. Approval has been requested, in accordance with the provisions of this section and Section 27-548 of the Zoning Ordinance.

- e. The DSP is also in conformance with the applicable additional regulations of the M-X-T Zone in Section 27-548, as follows:

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development -- 0.40 FAR; and**
- (2) With the use of the optional method of development -- 8.00 FAR.**

The DSP indicates that the base floor area ratio (FAR) for this phase of the South Lake mixed-use planned community will be approximately 0.19, based on the total area of the CSP.

- (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 proposed uses are located in more than one building and on more than one lot, as allowed.

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

The DSP shows a layout for the first residential phase of development of this mixed-use planned community and includes proposed development standards for all unit types.

- (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 landscaping, screening, and buffering issues have been reviewed, along with this DSP, in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Finding 11 below provides an evaluation of the landscaping proposal.

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

The FAR base density for the residential portion of the South Lake mixed-use planned community is 0.19 and was determined utilizing the specified methodology.

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

Improvements proposed do not interfere with the air space above or ground below public rights-of-way.

- (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.**

All of the proposed lots and parcels have frontage on, and direct access to, public streets, except where approved through a PPS, which satisfies the requirement.

- (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 applicant has requested a modification to these requirements for the South Lake mixed-use planned community to provide 68 townhouse units to be 16-feet wide, less than the 18-foot minimum requirement. The 68 units where this modification is proposed represent 12 percent of townhouse units, and 7 percent of all residential units proposed in this DSP.

Townhouses proposed conform with all other criteria of this requirement.

A variety of residential unit types and sizes are proposed by this DSP and the associated DSP-19024, which provides umbrella architecture for the subject development. The request to provide 68 townhouse units with a 16-foot-width conforms with the overall development scheme of this development. Staff supports the requested modification.

- (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.**

As stated, this requirement is not applicable within a mixed-use planned community.

- (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.**

The proposed South Lake mixed-use planned community site is in the E-I-A Zone, with proposed development subject to the requirements of the M-X-T Zone, in accordance with CB-73-2016.

- g. In accordance with Section 27-574 of the Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval 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). The DSP proposes 3,976 parking spaces, inclusive of garage and driveway spaces, and

420 unassigned on-street spaces, for 1,035 residential dwelling units. Under Part 11, Off-street Parking and Loading, of the Zoning Ordinance, a total of 2,093 spaces is usually required for this type of development. The subject DSP provides 1,884 more spaces than normally required for this type of residential development in conventional zones. Most of these additional spaces are associated with two-car garages and two-car driveways provided with larger townhouse units and single-family detached dwellings. A separate parking lot is provided for the clubhouse with 55 spaces. This lot would normally be required to provide 69 spaces. A parking analysis provided with the DSP and the proximity of on-street parking to the clubhouse provide justification to support the reduced number of spaces at the clubhouse and the total number of spaces provided throughout the residential development. Based on the provided methodology and procedures, staff recommends the residential development will be adequately served by the number of parking spaces provided.

- h. Section 27-583, Number of spaces required in M-X-T Zone, of the Zoning Ordinance contains requirements for determining the total number of loading spaces. The DSP proposes only detached and attached residential development and associated amenities and is not required to provide loading spaces.

8. **Amendment to Conceptual Site Plan CSP-02004:** The applicant is requesting to amend CSP-02004, via this DSP, as allowed by Section 27-282(g) of the Zoning Ordinance. In this instance, amendments are requested to modify the CSP to make it consistent with South Lake's current development program. Plans for South Lake have evolved since approval of the CSP in 2004 through subsequent approval of PPS 4-04035 and 4-17027, approval of DSP-05042-02, and as proposed by the subject DSP. Cumulatively, revisions to the CSP include changes to the site's roadway and infrastructure layout, lot and parcel arrangement, roadway sections, master-planned trail alignment, and phasing program.

As further detailed in Finding 5, CSP-02004 was approved by the District Council in January 2004 for a mixed-use planned community consisting of 463 lots, 86 parcels, 300,000 square feet of commercial and retail space, 700,000 square feet of employment space, 25,000 square feet of space for annexation to Prince George's County Community College, a 300 room hotel, and 1,294 dwelling units. Dwellings consisted of 170 detached units, 272 attached units, 600 multifamily rental units, 112 condominium units, 120 high-rise units, and 20 live-work units. PPS 4-04035 was approved in 2017 for 800 lots and 110 parcels for 1,294 dwelling units. PPS 4-17027 was approved in 2019 for 66 lots and 3 parcels. DSP-05042 was approved in 2005 for site grading, infrastructure development, and construction of a central lake. DSP-05042-02 was approved by the Planning Director on February 5, 2020, to provide for revisions to site grading and roadway layout, and replacement of the central lake with two SWM ponds. The subject DSP now proposes the first phase of residential development, which includes 1,035 dwelling units, consisting of 128 two-family attached units, 562 townhouse units, and 345 single-family detached units on 866 lots. Amendments to the applicable requirements of CSP-02004, which are proposed with DSP-19023, are discussed below, as well as conformance with the applicable conditions that are to remain:

2. **At the time of the first Detailed Site Plan (other than infrastructure), details of outdoor amenities such as brick pavers, tree grates, decorative lighting, signs, banners and high-quality street furniture shall be approved by the Prince George's County Planning Board. A similar theme shall be established for the entire development.**

The subject DSP provides design details for attractive outdoor amenities included in the proposed residential development including site furnishings, recreational amenities, and site identity signage. A consistent design palette for these features is provided for this portion of the mixed-use planned community. Future development subject to DSP review will be expected to provide similar design details around a similar theme.

5. **MD 214 at Hall Road/site access: Prior to the approval of the first Detailed Site Plan for the subject property other than a Detailed Site Plan for infrastructure only, the applicant shall submit an acceptable traffic signal warrant study to SHA and, if necessary, DPW&T for a possible signal at the intersection of MD 214 and Hall Road/site access. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic at the direction of the responsible agency. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property and install it at a time when directed by the responsible permitting agency. Also, prior to the issuance of any building permits 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. **The addition of an eastbound exclusive right-turn lane along MD 214.**
 - b. **The addition of a westbound left-turn lane along MD 214.**
 - c. **The construction of the northbound approach to include two left-turn lanes and a shared through/right-turn lane.**

The scope of access improvements may be modified at the time of preliminary plan review at the direction of SHA provided that alternative improvements provide an acceptable service level that meets the requirements of Subtitles 27 and 24.

With the revised CSP layout, direct access to MD 214 has been removed from the proposed layout. Therefore, this condition is no longer applicable to South Lake. A new traffic signal has been approved and designed at the MD 214 and Old Central Avenue intersection.

6. **US 301 at Old Central Avenue: Prior to the approval of the first Detailed Site Plan for the subject property other than a Detailed Site Plan for infrastructure only, the applicant shall submit acceptable traffic signal warrant studies to SHA for the intersections of northbound and southbound US 301 and Old**

Central Avenue. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA.

These studies have been completed and it was determined that signalization is not warranted or approved by the Maryland State Highway Administration (SHA).

7. **US 301 at site entrance/median crossover: Prior to the approval of the first Detailed Site Plan for the subject property other than a Detailed Site Plan for infrastructure only, the applicant shall submit acceptable traffic signal warrant studies to SHA for the intersections of northbound and southbound US 301 and the site entrance/existing median crossing. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property and install it at a time when directed by SHA. Also, prior to the issuance of any building permits 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. **The construction of the eastbound approach to include two left-turn lanes and a right-turn lane.**
 - b. **The widening of the median crossing to provide to eastbound lanes, turning left (northbound) onto US 301**
 - c. **The construction of a northbound left-turn lane approaching the median crossing.**
 - d. **The construction of a southbound right-turn lane along the southbound US 301 approach.**

The scope of access improvements may be modified at the time of preliminary plan review at the direction of SHA provided that alternative improvements provide an acceptable service level that meets the requirements of Subtitles 27 and 24.

The required study was completed and determined that signalization is warranted. The required signalization and the improvements within this condition are currently in the design and permitting process with SHA.

11. **Total development within the subject property shall be limited to uses which generate approximately than 1,313 AM and 1,925 PM peak hour vehicle trips, in consideration of the rates of trip generation, internal satisfaction, and pass-by that are consistent with assumptions in the traffic study. Phase I would be identified as any development which generates up to 774 AM and 1,242 PM peak hour trips, subject to reasonable assumptions made on the**

basis of site development proposals. Phase II would be identified as any development which generates more than 774 AM and 1,242 PM peak hour trips. Rates of internal trip satisfaction may be modified by staff in consultation with the applicant in the event that a greater or lesser degree of mixed-use development actually occurs, but any modifications shall fully consider the assumptions made in the traffic study.

The area of DSP-19023 includes the entirety of PPS 4-17027 and a portion of PPS 4-04035. As shown in the trip generation table presented in the Transportation Planning Section's referral comments in Finding 15, the subject application is within the trip cap shown in this condition. It is critical to note that the applicant's trip generation analysis does include internal trip reductions attributed to future DSP applications, which will include commercial uses. Because these applications have no status at this time, the staff's analysis cannot consider those reductions because there are no mix of uses approved or under review for this site.

- 25. The projected 65 dBA Ldn noise contours for MD 214 and US 301 shall be shown on the Preliminary Plan of Subdivision and the Detailed Site Plans for this site at 311 feet and 409 feet from the centerline, respectively. In the event the Environmental Planning Section noise projections are not used, a Phase I Noise Report shall be prepared and submitted with the Preliminary Plan of Subdivision. If residential lots are located within the limits of the 65 dBA Ldn noise contour appropriate mitigation measures shall be identified by a Phase II Noise Study at the time of Detailed Site Plan.**

A Phase I and II Noise Analysis, dated September 11, 2019, was submitted and reviewed. A section of the two-family attached dwellings adjacent to Old Central Avenue and US 301 fall within the limits of the 65 dBA Ldn noise contour. Appropriate mitigation measures were identified in the analysis and are provided for in the subject DSP and DSP-19024 for residential architecture. A condition has been recommended to certify that the interior noise levels have been reduced to 45 dBA Ldn or less through the proposed building materials for all units within the 65 dBA Ldn or higher noise contour.

- 27. The applicant shall construct an eight-foot-wide master-planned hiker/biker trail along the Collington Branch.**

The applicant has provided a 10-foot-wide master-planned trail adjacent to the east side of the main north-south roadway through the South Lake development. The change in location of this trail was made by the applicant in consultation with DPR. The original location to construct this trail provided in CSP-02004 was determined to not be feasible, due to the presence of extensive environmental features.

- 29. The applicant shall construct the master plan eight-foot-wide asphalt trail connector from the stream valley trail to the road adjoining the private park.**

Relocation of the master-planned trail negates the need to construct the specified connector trail. This condition is no longer applicable.

- 30. Prior to submission of the first Detailed Site Plan for residential development, the applicant shall confer with the DPR concerning the exact alignment of the master plan trail along the Collington Branch. The alignment shall be approved by DPR consistent with the master plan.**

The applicant has provided a 10-foot-wide master-planned trail adjacent to the east side of the main north-south roadway through the South Lake development. The change in location of this trail was made by the applicant in consultation with DPR. The original location to construct this trail provided in CSP-02004 was determined to not be feasible, due to the presence of extensive environmental features.

- 32. The applicant, his successors, and/or assignees shall construct the trail in phase with development. Prior to issuance of the 600th residential building permit, the trail construction shall be completed.**

This condition remains applicable and should govern the construction of the proposed trail in its new location.

- 33. Prior to submission of the first Detailed Site Plan for residential development, the applicant shall submit detailed construction drawings for the master-planned trail construction to DPR for review and approval. The trail shall be designed in accordance with the applicable standards in the *Parks and Recreation Facilities Guidelines*.**

Details for the master-planned trail are provided in the subject DSP, and the applicant is working in consultation with DPR on trail development issues.

- 34. All master-planned trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by DPR.**

This condition is no longer applicable, as the location of the master-planned trail was relocated to be outside of wet areas associated with Collington Branch.

- 35. The handicapped accessibility of all trails shall be reviewed during the review of the Detailed Site Plan.**

The comprehensive sidewalk system and master-planned trail have been designed with appropriate features to provide for handicap access.

- 38. The private recreational facilities shall be reviewed by the Urban Design Review Section of Development Review Division (DRD) for adequacy and proper siting, prior to approval of a Detailed Site Plan (other than infrastructure) by the Planning Board.**

As detailed in Finding 5, the proposed residential development includes an appropriate variety and quantity of recreational facilities sited within walkable access of most dwelling units.

- 40. Each Detailed Site Plan shall specify that all tree pits along the streets that have shops, restaurants, plazas, and/or other uses shall be connected with a continuous noncompacted soil volume under the sidewalk. Details of how this will be accomplished shall be included on the plans and shall be agreed upon by the Planning Board or its designee. The use of “CU-Soil” as a “structural soil” or other equal product for shade trees planted in tree pits is strongly encouraged.**

The subject DSP proposes residential development only, therefore this condition is not applicable. Future DSPs for commercial development will be evaluated for conformance with these requirements.

- 41. An amphitheater or other civic feature shall be provided in close proximity to the lake.**

The subject DSP proposes a centrally located clubhouse with indoor recreational amenities, outdoor pool, patio, sport court, and adjacent trails adjacent. These features are located adjacent to two large stormwater ponds, which replace the central lake feature provided in the originally approved CSP. The features provided fulfill this requirement.

- 42. The 25-acre central open space shall contain facilities exclusively for the use of the entire community. Any use that conflicts with the ability of the entire 25 acres to function as a community open space shall be removed or relocated at the time of preliminary plan.**

The central open space provided is slightly greater than 25 acres and includes a clubhouse with a mix of recreational amenities to serve the entire community.

- 46. The plan shall be revised to authorize an increase in residential condominium units to a minimum of 210 units.**

The subject DSP includes 41 condominium townhouse units and 128 two-family attached condominium units, for a total of 169. A future DSP will include multifamily units that may be condominium or rentals.

- 47. The Detailed Site Plan shall require a landscaped and/or brick wall buffer along the property line adjacent to US 301 and MD 214.**

The DSP shows a landscaped buffer for the portion that abuts US 301 and MD 214.

Staff supports the amendment to CSP-02004, as proposed by the applicant and included in DSP-19023.

- 9. Preliminary Plan of Subdivision 4-04035:** PPS 4-04035 was approved by the Planning Board (PGCPB Resolution No. 04-247(C)) in June 2003 and was subject to multiple corrections and reconsiderations. The governing version of this PPS was reconsidered by the Planning Board on January 25, 2018 (PGCPB Resolution No. 04-247(C/3)(A/2)). The conditions that are pertinent to the review of this DSP are discussed, as follows:

4. **The detailed site plan for the area that includes proposed Street 'K' shall address the further minimization of the proposed PMA impacts associated with that road layout and construction.**

The roadway layout approved by this PPS was later revised through DSP-05042-02, which minimized primary management area (PMA) impacts from road layout and construction. Street K was removed from the development plan.

5. **The detailed site plan submittal which includes Lots 210 – 246 shall include an analysis by a geotechnical engineer addressing the proposed site grading reflected on the detailed site plan including the location of the mitigated 1.5 safety factor line based on the proposed site grading.**

The revised geotechnical analysis for proposed grading states that the mitigated 1.5 safety factor line will not affect the residential development and there is no 1.5 safety factor line included within the limits of this DSP. The Type II tree conservation plan (TCPII) legend does not identify a graphic line or pattern identifying the location of a 1.5 safety factor line if one is present.

6. **Prior to approval of the first detailed site plan for the Karington Subdivision, the September 20, 2004, geotechnical report referenced by IC&E file number 40-04065-8 shall be revised to eliminate assumptions and be based on factual data and the comprehensive slope stability analysis shall be revised for the entire site to reflect the new information in accordance with the guidelines established by the Department of Environmental Resources, Permits and Review Division.**

A revised geotechnical study was received by the Environmental Planning Section on October 12, 2005. The study was reviewed by the Prince George's County Department of the Environment and the Chief Building Inspector and was found to meet the required parameters of the study; however additional information was required to complete the review. The geotechnical report was updated for review and approval with DSP-05042 and permitting for rough grading of the site was approved. A further revision to the geotechnical study in response to significant revisions to site grading and layout was prepared on October 2, 2019 and submitted with the current application and is subject to review by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

7. **Prior to approval of the detailed site plan and the Type II tree conservation plan shall show a minimum 50-foot building restriction setback (unless a lesser restriction is approved by DER) from the final mitigated 1.5 slope safety factor line as determined by the slope stability analysis as approved by the Department of Environmental Resources, Permits and Review Division.**

The applicant states that the revised TCPII-126-05-03, submitted with the current plan, satisfies this condition, but no mitigated 1.5 safety factor line or 50-foot building restriction setback is shown on the submitted TCPII. The Environmental Planning Section will defer to the expertise of DPIE in a determination of the required minimum building restriction line from the final mitigated 1.5 slope safety factor line, as determined by a slope stability analysis based on the currently

proposed layout. The SWM Concept Approval Letter, 26947-20002-03, approved on May 8, 2017 and which expires on May 8, 2020, includes Condition 8, which states that a slope stability analysis is required at time of permit review. It is unclear whether the slope stability analysis requirement has been fully satisfied, or whether it will need further review, prior to permitting by DPIE.

- 13. Failure to obtain either federal and/or state permits for the construction of the proposed lake will be considered a major change to the overall concept of this application and will require the submission and approval of a new preliminary plan of subdivision.**

The design of the central lake feature shown on approved PPS plans was revised from a single water body to a two-tier pond and shifted its proposed location on-site to the west. The applicant has indicated in the subject DSP and DSP-05042-02 that all federal and state permits necessary for construction of this feature have or will be obtained.

- 14. Prior to submission of the first detailed site plan for residential development, other than for multifamily development for the first 400 units, the applicant, his heirs, successors and/or assignees shall confer with DPR concerning the exact realignment of the alternate 10-foot-wide master plan trail from MD 214/Old Central Avenue through the project to the southern property line, as further depicted in Applicant's Exhibit A. The alternate alignment shall be approved by DPR consistent with the master plan. If the alternate master plan trail is located within a private right-of-way or any privately owned land, the applicant, prior to the approval of the applicable record plat, shall provide M-NCPPC with a public access easement to ensure public access to the alternate master plan trail located within the private right-of-way or privately owned land**

Since approval of the PPS, the applicant has worked with DPR to provide an agreed upon alternate alignment of the 10-foot-wide master plan trail along the east side of the main road through the South Lake development. The trail runs north-south from Old Central Avenue to Prince George's Boulevard. The alignment will be within a public right-of-way.

- 15. The applicant, his successors, and/or assignees shall construct the alternate 10-foot-wide master plan trail from MD 214/Old Central Avenue to the southern property line in phase with road construction with the exception of the southern connection of private Street W in accordance with Condition 39. Private Street W shall be platted in phase with development, at which time the applicant, his successors, and/or assigns shall provide an easement for the alternate 10-foot-wide master plan trail to ensure ultimate connectivity to the southern property line.**

The road layout for the development changed since approval of the PPS and the alternate alignment for the Collington Branch master plan trail provided will run north-south from Old Central Avenue to Prince George's Boulevard, and will be within a public right-of-way. As conditioned, it shall be constructed in phase with road construction.

- 16. Prior to certificate approval of the detailed site plan for infrastructure (or an amendment thereto) that includes a portion of the proposed alternate master plan trail, the applicant shall submit detailed construction drawings for the relevant portion of the alternate master-planned trail to DPR for review and approval. The trail within the public or private right-of-way shall be designed in accordance with Applicant's Exhibit A.**

A condition has been included in the Recommendation section to require this submission prior to certification of the subject DSP.

- 17. The 10-foot-wide alternate master-planned trail shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by DPR.**

The alternative alignment selected relocated the master-planned trail from the Collington Branch stream valley to a higher elevation within the South Lake development, removing the trail location from wet areas of the site. This design change negates the need for boardwalks or other structures to be designed to elevate the trail above wet areas.

- 23. Old Central Avenue at Site Access: Prior to approval of the detailed site plan for the subject property (other than infrastructure, signage or model homes), the applicant shall submit an acceptable traffic signal warrant study to SHA for a possible signal at the intersection of Old Central Avenue at the site access. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the responsible agency. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond and install it at a time when directed by the responsible permitting agency.**

The required study has been done and it was determined that signalization does not appear to be warranted. The applicant and SHA will continue to monitor this location as the project develops to determine if signalization will become warranted at later phases, but for now the applicant has satisfied the condition.

- 24. US 301 at Old Central Avenue: Prior to the approval of the detailed site plan for the subject property (other than infrastructure), the applicant shall submit acceptable traffic signal warrant studies to SHA for the intersections of northbound and southbound US 301 and Old Central Avenue. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property and install it at a time when directed by SHA. In addition, the applicant shall add, to the northbound approach of Old Central Avenue, an additional exclusive left-turn lane, unless modified by SHA.**

These studies have been completed and it was determined that signalization is not warranted or approved by SHA.

25. **US 301 at site entrance/median crossover:** Prior to the approval of the detailed site plan for the subject property (other than infrastructure), the applicant shall submit acceptable traffic signal warrant studies to SHA for the intersections of northbound and southbound US 301 and the site entrance/existing median crossing. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits, †other than for infrastructure, model homes, or signage, within the subject property and install it at a time when directed by SHA. Also, prior to the issuance of any building permits, †other than for infrastructure, model homes or signage, 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. The construction of the eastbound approach to include two left-turn lanes and a right-turn lane.
 - b. The widening of the median crossing to provide two eastbound lanes, turning left (northbound) onto US 301
 - c. The construction of a northbound left-turn lane approaching the median crossing.
 - d. The construction of a southbound right-turn lane along the southbound US 301 approach.
 - e. Construction of a second westbound lane in the median at the WAWA crossover to provide a two-lane approach to southbound US 301 (one left and one through).

The required study has been done and it was determined that signalization is warranted. The required signalization and the improvements within this condition are currently in the design and permitting process with SHA. The other parts of this condition will be enforced at the time of permitting.

27. **MD 214 at Old Central Avenue:** Prior to approval of the detailed site plan for the subject property (other than infrastructure, signage or model homes), the applicant shall submit an acceptable traffic signal warrant study to SHA for a possible signal at the intersection of Central Avenue (MD 214) and Old Central Avenue. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the responsible agency. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond and install it at a time when directed by the responsible permitting agency.

The required study has been done and it was determined that signalization is warranted. The required signalization and the improvements within this condition are currently in the design and permitting process with SHA.

- 28. Total development within the subject property shall be limited to uses which generate no more than 1,313 AM and 1,925 PM peak-hour vehicle trips, in consideration of the rates of trip generation, internal satisfaction, and pass-by that are consistent with assumptions in the traffic study. Phase I shall be identified as any development that generates up to 1,047 AM and 1,421 PM net off-site peak-hour trips, subject to reasonable assumptions made on the basis of site development proposals. Phase II shall be identified as any development which generates more than 1,047 AM and 1,421 PM net off-site peak-hour trips. Rates of internal trip satisfaction may be modified by staff in consultation with the applicant in the event that a greater or lesser degree of mixed-use development actually occurs, but any modifications shall fully consider the assumptions made in the traffic study.**

The area of DSP-19023 includes the entirety of PPS 4-17027 and a portion of PPS 4-04035. As shown in the trip generation table presented in the Transportation Planning Section referral comments in Finding 15, the subject application is within the trip cap shown in this condition. It is critical to note that the applicant's trip generation analysis includes internal trip reductions attributed to future DSP applications, which will include commercial uses. Because these applications have no status at this time, the staff's analysis cannot consider those reductions because there are no mix of uses approved or under review for this site.

- 29. Prior to detailed site plan approval which includes these streets, the proposed typical sections for street types B, C, E, F, and I must have written approval by the county Department of Public Works and Transportation (or the appropriate operating agency). If such written approval is not received, street types B, C, E, and I must be revised to conform to a standard 70-foot right-of-way, and street type F must be reworked to function as street type A.**

The subject site has been annexed into the City of Bowie, and approval of the various street cross sections within the plan has been provided.

- 34. At a time to be determined at detailed site plan, the applicant shall construct a publicly accessible trailhead in the location generally shown on Applicant's Exhibit A, or in an alternate location mutually agreeable to the applicant and DPR. Trailhead facilities may include a parking lot and a shelter. The timing of construction and the trailhead facilities shall be determined at the time of any detailed site plan that includes the trailhead location.**

The applicant has proposed to design, permit, and construct the public trailhead for the master-planned trail as part of the commercial development planned for the southeast area of the South Lake site. This location is shown on the cover sheet of the subject DSP as being proposed with the future DSP-19021. This condition will be enforced at that time.

- 35. Proposed PMA impacts #5 and #6 shall be further evaluated during the review of the first Detailed Site Plan proposing these specific PMA impacts in order to further minimize and/or avoid the impacts once more detailed topographic, Geotechnical and grading information becomes available. If proposed PMA impact #5 cannot be sufficiently minimized the proposed pool and clubhouse shall be relocated and Parcel 79 shall be eliminated.**

Revisions to the development plan made since approval of this PPS have reduced PMA impacts, including previously proposed impacts 5 and 6.

- 38. The approval of the first detailed site plan for residential development (other than infrastructure) shall establish the timing for the submission of the recreational facilities agreements and associated bonding requirements for the public trail construction and the private recreational facilities.**

Conditions have been included in the Recommendation section to establish timing for the submission of recreational facilities agreements and associated bonding for the public trail construction and private recreational facilities.

- 39. Notwithstanding any condition related to the ultimate connection of the proposed alternate Master Plan trail to the southern property line, the applicant will not be required to bond, permit, or actually construct the ultimate connection to the southern property line along Street W until Street W and Prince George's Boulevard are graded and actually connected. If private Street W is not ultimately constructed, an easement for the master plan trail connection to the southern property line of the site shall still be provided in accordance with Condition 14.**

This timing mechanism is noted. Street W and the trail connection are reflected on the DSP.

- 40. Pursuant to the Planning Board reconsideration action on February 16, 2017, the preliminary plan of subdivision (PPS) and TCPI (-02) shall be recertified prior to approval of a detailed site plan (not infrastructure) and shall include the following additional information:**

This PPS was recertified in 2018, in accordance with this condition.

- 43. Prior to approval of a detailed site plan for residential development (not infrastructure), the following shall be demonstrated on the plans:**

- a. Private recreational facilities, such as open space, small-scale neighborhood outdoor play areas, and picnic areas, in at least three locations with each location being within a 100-foot radius of the proposed townhouses.**
- b. To provide adequate pedestrian circulation and access, homeowners association open space windows, which are a minimum of eight feet-wide, shall be provided between the end unit lot lines of**

single-family attached (townhouse) building sticks where appropriate, as determined at the time of detailed site plan.

- c. Homeowners association (HOA) open space shall be provided between groups of lots, which back to the HOA/M-NCPPC land along the western and southern edges of the property. The open space elements shall be provided every (15) fifteen contiguous single-family detached units, or as determined at the time of detailed site plan.**

The subject DSP provides for at least seven different recreational facilities within 100-feet of proposed townhouses. All townhouse units are within a 425-foot walking distance of at least one recreation facility. Adequate open space areas have been provided between townhouse clusters and single-family detached units.

- 46. At the time of detailed site plan, appropriate transitions from in-road bicycle facilities to the master plan hiker/biker trail shall be shown.**

The master-planned trail has been relocated to the eastern side of the main north-south roadway through the South Lake development and will serve as a key bicycle and pedestrian facility within the mixed-use planned community. The 10-foot-wide paved trail is envisioned to be utilized by pedestrians and bicyclists.

- 47. At the time of detailed site plan, which includes the access at Old Central Avenue, the Type 2 tree conservation plan shall account for the off-site woodland clearing associated with the proposed traffic circle graphically on the plan, in updates to the off-site clearing table, and in the woodland conservation worksheet, unless the traffic circle is no longer required.**

Off-site woodland clearing associated with the proposed traffic circle was eliminated from the plan.

- 10. Preliminary Plan of Subdivision 4-17027:** PPS 4-17027 was approved by the Planning Board (PGCPB Resolution No. 19-06) on January 10, 2019 for 66 lots and 3 parcels, subject to 23 conditions. The conditions that are pertinent to the review of this DSP are discussed, as follows:

- 9. Total development within the subject property shall be limited to uses, which generate no more than a total of 48 AM and 56 PM peak-hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

The area of DSP-19023 includes the entirety of PPS 4-17027 and a portion of PPS 4-04035. As shown in the trip generation table presented in the Transportation Planning Section referral comments in Finding 15, the subject application is within the trip cap shown in this condition. It is critical to note that the applicant's trip generation analysis includes internal trip reductions attributed to future DSP applications, which will include commercial uses. Because these applications have no status at this time, the staff's analysis cannot consider those reductions because there are no mix of uses approved or under review for this site.

- 10. At the time of detailed site plan, details of the private street cross sections shall be provided, and final design shall be consistent with the overall approved South Lake (Karington) development.**

Cross sections have been provided with the DSP for all proposed roadway types that are consistent with the overall approved development.

- 14. Prior to acceptance of a detailed site plan (DSP), a geotechnical soils report and proposed grading plan shall be submitted. If a slope analysis is required as a result of the review of the geotechnical report, it shall also be submitted during the review of the DSP, but no later than 55 days prior to the Prince George's County Planning Board hearing. The unmitigated safety factor line shall be shown on all plans, if applicable. Any buildings within 25 feet of the unmitigated safety factor line shall be relocated outside. If a mitigated safety factor line is determined, all buildings shall be located at least 25 feet from that line.**

The revised geotechnical analysis for proposed site grading states that the mitigated 1.5 safety factor line will not affect the residential development and there is no 1.5 safety factor line shown within the limits of the current DSP.

- 20. In accordance with Condition 1c, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for the private on-site recreational facilities within the common open space land. The recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department for adequacy, proper siting, and triggers for construction with the review of the detailed site plan.**

The DSP provides for an appropriate quantity, range of types, and locations for on-site recreational facilities. The DSP also includes a list of triggers for construction of the facilities, which have been found to be adequate. For instance, the main clubhouse and pool facilities must be constructed prior to the 500th building permit, which is less than half of the units.

- 23. In accordance with Conditions 1c, 20, and 22, prior to approval of a detailed site plan for residential development (not infrastructure), private recreational facilities, such as open space, small-scale neighborhood outdoor play areas, and picnic areas, shall be located within the community to be reasonably accessible to the proposed attached dwellings and shall be demonstrated on the plans**

The DSP locates proposed recreational facilities, so they are reasonably accessible to the proposed attached dwellings. Most townhouse and two-family attached units are within a 300-foot walking distance of at least one recreational facility, and all townhouses are within a 425-foot walking distance of at least one recreational facility. These facilities include open play areas, playgrounds, clubhouse complex,

trails, and pocket parks, that each provide a variety of recreational amenities and opportunities for the community.

11. **Detailed Site Plan DSP-05042 and its amendments:** DSP-05042 was an infrastructure DSP that was approved by the Planning Board on December 8, 2005, with five conditions. None of the conditions are related to the review of this DSP. DSP-05042 was amended by the Planning Director once, as approved on February 5, 2020 with no conditions.
12. **2010 Prince George's County Landscape Manual:** In accordance with Section 27-548, landscaping, screening, and buffering within the M-X-T Zone should be provided pursuant to the provisions of the Landscape Manual. This DSP is subject to the requirements of Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

The DSP demonstrates conformance with Section 4.1 for each unit type by providing the appropriate schedules and plantings. A 350-linear-foot street frontage along the clubhouse parking area is shown to be in conformance with Section 4.2 with the appropriate plantings and schedule. The clubhouse parking lot provides the required perimeter strips and interior plantings, in conformance with Section 4.3. A sight-tight fence has been provided to screen the clubhouse trash facility, in conformance with Section 4.4. The DSP provides for the required number of plantings and appropriate placement to satisfy the requirements of Section 4.6 for screening rear yards. South Lake, as a mixed-use planned community, is not required to buffer internal uses, according to Section 4.7, and all parcels adjacent to the residential development are vacant. The DSP provides the minimum percentage of each plant type required to be native species and/or native species cultivars, in conformance with Section 4.9.

13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This project is not subject to the Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2, which became effective September 1, 2010, because there is a previously approved TCPI and TCPII. TCPII-126-05-03 was submitted with this DSP application. The 381.52-acre site contains 303.18 acres of existing woodland on the net tract. The site has a Woodland Conservation Threshold of 57.23 acres, or 15 percent of the net tract, as tabulated. The TCPII shows a total woodland conservation requirement of 106.22 acres. The TCPII shows this requirement will be met by providing 108.66 acres of on-site woodland preservation. The Environmental Planning Section recommends approval of the TCPII, with conditions that have been included herein.
14. **Prince George's County Tree Canopy Coverage Ordinance:** A 10 percent tree canopy coverage (TCC) requirement applies to this E-I-A-zoned site, in accordance with the Tree Canopy Coverage Ordinance. The residential development proposed by the subject DSP encompasses 282.98 acres, requiring 28.3 acres of TCC, for this portion of the South Lake development. The subject application provides a schedule showing that 100.45 acres of TCC will be provided through tree planting proposed with the landscape plan. Therefore, the TCC requirements have been met.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Community Planning**—In a memorandum dated February 13, 2020 (D'Ambrosi to Bossi), incorporated herein by reference, the Community Planning Division noted that pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required for this application.
- b. **Subdivision**—PPS 4-04035 and PPS 4-17027 govern the development of the subject property. The DSP cover sheet identifies areas and lots within the residential development that are associated with the two approved PPS.

This DSP is found to be in substantial conformance with conditions of 4-04035 and 4-17027, as noted in Findings 9 and 10 above, and is reflective of site design changes approved in revisions to 4-04035, and infrastructure design modification approved by DSP-05042-02. Significant design features that have evolved over time include the number of lots and parcels, lot layout, site circulation system, and design of the central lake. The subject DSP provides for a number of lots, parcels, and outparcels, consistent with prior approvals, and a circulation system that will provide an adequate level of service. The Transportation Planning Section found that the site circulation system and lotting pattern provided in the subject DSP have not altered previously established transportation adequacy requirements and findings, and further found the roadway configuration to be acceptable. The location of the lake feature and its general design have been modified, but its function as a key visual amenity in the central portion of the development has been maintained.

- c. **Environmental**—In a memorandum dated February 24, 2020 (Finch to Bossi), incorporated herein by reference, the Environmental Planning Section recommends approval of DSP-19023 and TCPII-126-05-03 subject to conditions that have been included in the Recommendation section of this report. Summarized analysis is as follows:

A Natural Resources Inventory-Equivalency Letter, NRI-128-2019 was approved on October 12, 2019 because the site has a previously approved and implemented TCPII.

Preservation of Regulated Environmental Features/Primary Management Area

A statement of justification (SOJ) for impacts to regulated environmental features was originally submitted and reviewed as part of PPS 4-04035. Specific impacts to the PMA were approved at that time. Changes to previously approved PMA impacts and new PMA impacts are being proposed with the current DSP, as reflected in the submitted SOJ, dated December 26, 2019.

South Lake is a large, mixed-use development currently in the rough grading stage of development, located southwest of the US 301/MD 214 interchange in Bowie. Previous development applications have been approved and grading has commenced, pursuant to PPS 4-04035 and TCPI-048-02-03, PPS 4-17027 and TCPI-048-02-04, and DSP-05042 and TCPII-126-05.

The recently approved DSP-05042-02 included Outparcels C, D, E, F, G, and H and infrastructure roads, as well as off-site road improvements to MD 214 and US 301.

PMA impacts for both DSP-05042-02 and the current application, DSP-19023, have changed since the PPS approvals, due to the elimination of off-site road improvements onto the MD 214 ramp, and a proposed revision to the CSP layout, being reviewed concurrently with this application.

To implement the access and CSP layout, revisions to the overall impacts to the PMA are proposed, as shown on a limit of disturbance and PMA impact exhibit (Ben Dyer Drawing No. 54-095-Z), which shows an overall reduction in PMA impacts of 153,760 square feet (3.53 acres). Specific revisions and justification for these impact changes are as follows:

Approved PMA impacts to be eliminated:

- (1) Karington Boulevard Stream Crossing: The current DSP eliminates 1.37 acres (59,756 square feet) of PMA impacts previously associated with the Karington Boulevard Stream crossing at the northwest corner of the site. This access point to the site has been eliminated.
- (2) Lake and Residential Area: The current DSP eliminates 2.384 acres (103,870 square feet) of PMA impacts associated with the area downstream of the proposed lake and adjacent residential development. Changes to the design of the previously proposed lake from a single water feature to a two-part tiered pond system have substantially reduced impacts in priority protection areas associated with connected stream and wetlands systems on the site.

Proposed revised or new PMA impacts:

- (3) West Sewer Outfall: A revision to a previously approved PMA impact for the realignment of a sewer outfall. Minimization of the previously approved impact of 4,046 square feet (0.09 acre) to 2,874 square feet (0.06 acre), for a net reduction of PMA impacts of 1,172 square feet (0.03 acre) of PMA impacts.
- (4) Prince George's Boulevard Road Connection: The extension of Prince George's Boulevard into the Collington Center, south of the South Lake development, has been previously approved to provide enhanced access and circulation. The result is 11,038 square feet (0.25 acre) of PMA impacts for grading necessary to construct an extension of Prince George's Boulevard to the southern property boundary.

Staff supports the proposed elimination of previously approved impacts that are no longer necessary because the reduction of impacts provides enhanced protection of regulated environmental features in priority conservation areas, which is consistent with retention of environmental features on the site to the fullest extent possible. Staff also supports realignment of the west sewer outfall to further minimize PMA impacts. Impacts 1–3 result in a net reduction in PMA impacts associated with the South Lake development.

Staff supports the new impacts proposed for the extension of Prince George's Boulevard to extend to the southern boundary as providing important interconnection between South Lake and the Colington Center, and being consistent with efforts to minimize impacts and retain environmentally sensitive features of the site to the fullest extent possible.

The new and revised PMA impacts are necessary for development of the mixed-use development in South Lake, in accordance with proposed amended CSP-02004-01 and DSP-19023. These impacts are in general conformance with previous approvals because the net impacts to PMA have been reduced. The proposals satisfy the criteria for avoidance and minimization found in the Environmental Technical Manual, resulting in a net decrease in PMA impacts of 3.53 acres. The remaining PMA impacts are the minimum necessary for the implementation of the revised CSP and the DSP.

Stormwater Management

The site has a SWM Concept Plan Approval Letter (26947-2002-03) and plans approved on May 8, 2017 by DPIE, subject to conditions, with an expiration date of May 8, 2020. The approval is to address the overall SWM requirements of the site. This project is grandfathered because SWM plans and sediment control plans were approved prior to May 4, 2010. The applicant proposes to mitigate on-site stream impacts through payment of \$243,500 into the Little Paint Branch Watershed Stream Restoration Project, as outlined in the Nontidal Wetland Permit. The check shall be deposited in the Paint Branch Stream Enhancement Project. The DSP and TCPII show the proposed SWM features, in accordance with the conceptual plan.

The amended CSP-02004, as submitted with this application, and TCPI-048-02-04, previously approved with 4-17027, are in general conformance with previous Planning Board approvals for CSP-02004 (TCPI-048-02), PPS 4-04035 (TCPI-048-02-01), PPS 4-17027 (TCPI-048-02-04), DSP-05042 (TCPII-126-05) and DSP-05042-02 (TCPII-126-05-02). DSP-19023 and associated TCPII-126-05-03 are in general conformance with amended CSP-02004-01, submitted and reviewed concurrently.

DSP-19023 and TCPII-126-05-03 can be found in general conformance with previous Planning Board approvals for CSP-02004, PPS 4-04035, PPS 4-17027, DSP-05042, and DSP-05042-02

- d. **Transportation**—In a memorandum dated February 18, 2020 (Masog to Bossi), the Transportation Planning Section stated that they reviewed the DSP application referenced above for conformance with the applicable conditions of prior approvals that have been included in the findings of this report. The additional comments are provided, as follows:

This application includes a revision to the layout approved under CSP-10004. It is noted that this revision is consistent with the PPS and DSP under review and is acceptable, as shown.

The table below summarizes trip generation in each peak hour that will be used in reviewing conformance with the trip cap for the site:

Trip Generation Summary: DSP-19023: South Lake								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Trip Cap from PPS 4-17027			--	--	48	--	--	56
Trip Cap from PPS 4-04035			--	--	1,313	--	--	1,925
Combined Trip Cap			--	--	1,361	--	--	1,981
Current Proposal								
Apartments	0	Units	0	0	0	0	0	0
Two-Family/ Two-Over-Two Condos	128	Units	18	71	89	66	36	102
Townhouses	562	Units	79	314	393	293	157	450
Single Family Detached	345	Units	52	206	258	202	109	311
Total Proposed Trips			149	591	740	561	302	863
Trips Utilized from PPS 4-17027			--	--	48	--	--	56
Trips Utilized from PPS 4-04035			--	--	692	--	--	807

The above table does not account for internal trip capture within a mixed-use development because there is not a mix of uses reflected on this DSP. As subsequent site plans for additional uses are reviewed, the residential trip generation must be further refined to ensure that appropriate accounting is done for internal trips. The community clubhouse is considered accessory to the residential uses and is therefore assumed to generate no off-site trips. As evidenced above, the uses proposed are within the PPS trip caps.

MD 214 is a master plan expressway. US 301 southbound, along the property's frontage, is a master plan arterial. The current rights-of-way along both frontages were reviewed at the time of PPS. Both rights-of-way are adequate, and no additional dedication is required from this plan.

Access and circulation are acceptable. The Prince George's County Fire Department had several recommendations regarding street widths for the purpose of fire access within the site. The recommendations have been implemented, and the particular street widths have been modified on the most recent plan submittal.

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

- e. **Trails**—In a memorandum dated February 18, 2020 (Ryan to Zhang), the Transportation Planning Section recommended extensions of two areas of sidewalk, adding crosswalks at multiple locations, providing U-shaped racks, and identifying bike rack locations on plan. The master-planned Collington Branch Trail is provided along the western portion of this development and is consistent with conditions of CSP-02004 and PPS 4-04035. The internal sidewalk network is comprehensive, links to all destinations on-site and provides access from the site to the public

right-of-way. Prior approvals for the subject site contained numerous conditions of approval related to sidewalks and trail construction, as discussed in findings above.

- f. **Historic Preservation**—In a memorandum dated January 27, 2020 (Stabler and Smith to Bossi), incorporated herein by reference, the Historic Preservation Section provided that the probability of archeological sites within the subject property was high, as indicated on the *Historic Preservation/Archeology Pre-Submittal Checklist for Development Applications*. However, the subject property was graded precluding the presence of archeological sites. A Phase I archeological survey is no longer recommended on the subject property. There are no historic sites or resources on/or adjacent to the subject property. This proposal will not impact any historic sites or resources or existing archeological sites.
- g. **Permit Review**—In a memorandum dated February 19, 2020 (Linkins to Bossi) a total of ten comments were provided by the Permit Review Section. These comments have been addressed by the applicant in revisions to the DSP.
- h. **Prince George's County Health Department**—In a memorandum dated February 19, 2020 (Adepoju to Bossi), incorporated herein by reference, the Health Department provided eight comments and recommendations focused on pollution abatement and watershed conservation. A recommendation was also included for incorporation of a store that provides healthy food options to be incorporated in future commercial phases of the South Lake development.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated February 14, 2020 (Giles to Bossi), incorporated herein by reference, DPIE provided that MD 214, US 301, and MD 978 are State-maintained roadways; therefore, right-of-way dedication and roadway improvements are to be coordinated with SHA, as determined necessary. The proposed DSP and CSP layout for the roads and buildings are inconsistent with approved SWM Concept Plan 26947-2002-03. Since the property has been annexed into the City of Bowie, a revision to the SWM concept plan is required to be approved by the City of Bowie. The proposed site will require a City of Bowie stormdrain/SWM technical approval. Floodplain delineation has been approved under Floodplain Study (FPS) 900028. In addition, DPIE provided eight requirements relative to the Marlboro Clay soils on the property that will need to be addressed prior to site development grading permits being issued.
- j. **Prince George's County Police Department**—In a memorandum dated February 6, 2020 (Yuen to Planner Coordinator, Urban Design Section), the Police Department noted they have no comments on the proposed project.
- k. **Prince George's County Fire/EMS Department**—In a memorandum dated February 6, 2020 (Reilly to Bossi), the Fire/EMS Department provided 11 comments expressing concerns with hydrant locations and limited width of multiple alleys. In an email dated February 12, 2020 (Reilly to Bossi) the Fire/EMS Department noted that every issue identified in their previous memorandum had been remedied in the revised DSP plans.

- l. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated February 18, 2020 (Zyla to Bossi), DPR found the subject DSP in conformance with the requirements and recommendations of the approved CSP-02004 and PPS 4-04035 and 4-17027, as they pertain to mandatory dedication of parkland and on-site public recreational facilities.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated August 1, 2019 (WSSC to South Lake Partners, LLC), WSSC provided an amended Letter of Findings with conditions for the proposed South Lake Development.
 - n. **City of Bowie**—At the time of writing of this staff report, the City of Bowie City Council was scheduled to review the subject DSP and related DSP-19024 on March 2, 2020. Their recommendations will be incorporated, prior to the Planning Board hearing.
- 16. As required by Section 27-285(b)(1) of the Zoning Ordinance, if it is approved with the proposed conditions, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 - 17. In accordance with Section 27-285(b)(2), this DSP is in general conformance with CSP-02004 with the revisions discussed herein.
 - 18. Section 27-285(b)(4) provides the following required finding for approval of a DSP:
 - (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the tree conservation plan submitted for review.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommends the following:

- A. APPROVE Conceptual Site Plan CSP-02004, with revisions as provided, subject to the following conditions:

Note: Based on previously approved conditions in the Prince George's County District Council Decision on Conceptual Site Plan CSP-02004, the proposed new language below is underlined and the language to be deleted is shown as a ~~strike through~~. The numbering of other conditions and relative findings will be revised accordingly.

- 1. Prior to certification of the conceptual site plan:
 - [e. ~~The plan shall be revised to eliminate the finger of townhouses in the~~

~~northwest corner of the development near the entrance road off of MD 214. A trailhead shall be provided in this location, connecting to the master plan trail in the stream valley. The trail behind the proposed northern hotel site shall be deleted.]~~

[d. ~~The Phasing Plan shall be revised to include a minimum 50,000 to 75,000 square feet of retail in Phase I.]~~

[e. ~~Move northern hotel site to the northeast corner of the project and convert area vacated by hotel to residential (revise FAR chart accordingly).]~~

27. The applicant shall construct a ~~[n eight]~~ 10-foot-wide master-planned hiker/biker trail [along the Collington Branch] through the site, at a location approved by the Prince George's County Department of Parks and Recreation, consistent with the master plan, the CSP and approved PPS.

[29. ~~The applicant shall construct the master plan eight foot wide asphalt trail connector from the stream valley trail to the road adjoining the private park.]~~

[51. ~~Notwithstanding any conditions related to the proposed master plan trail or connections thereto, applicant will not be required to construct same until the M-NCPPC or assigns constructs the required trail segments linking the proposed trail from the subject property north to Central Avenue or south to Leeland Road.]~~

B. APPROVE Detailed Site Plan DSP-19023 and Type II Tree Conservation Plan TCPII-126-05-03 for South Lake, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information provided:

a. Revise the floor area ratio to include only the gross floor area proposed in this DSP.

b. Provide bicycle parking racks at the proposed clubhouse, that accommodate at least six bicycles.

c. Add the location of the mitigated 1.5 safety factor line based on the revised grading plan to the DSP and Type II tree conservation plan. Include the line symbol in the legend, delineate the required building setback line, as applicable, and add a note to all sheets identifying whether the plan sheet includes a 1.5 mitigated safety factor line. If no mitigated 1.5 safety factor line exists on the site, a note shall be added to all plan sheets stating there is no 1.5 mitigated safety factor line included on-site.

d. Revise the Type II tree conservation plan (TCPII), as follows:

(1) Use the standard symbols and labeling provided in the Environmental Technical Manual in the legend and on the plan set.

- (2) Provide a complete legend of all graphic elements represented on the plan set and place it on all plans included in the plan set.
- (3) Identify the tree protection fence in the legend as (temporary) and use the correct acronym, TPF.
- (4) Separately identify unmitigated and mitigated noise contours in legend and on plan.
- (5) Tree protection signs should be identified as temporary or permanent. Add a detail of a temporary tree protection sign suitable for use during construction to the plan set and show how the signage is attached to the temporary tree protection fence. Temporary tree protection signs shall be spaced 50 feet apart.
- (6) Provide a detail for the installation of permanent tree protection signs after the removal of temporary devices. Add a post-type permanent tree protection detail to the plan and provide notes for implementation. Permanent tree protection signage should be spaced 50 feet apart.
- (7) Add a graphic for the 1.5 safety factor line to the legend.
- (8) Add the approval date and signature in typeface to the approval block.
- (9) Add a standard non-native invasive species management plan to the detail sheet.
- (10) Add all current and applicable standard Type II Tree Conservation Notes to the plan as found in the Environmental Technical Manual.
- (11) Identify what the colored dots on lots throughout the development are illustrating. Add to legend if applicable to the TCPII or remove from plans.
- (12) Provide a woodland conservation sheet summary table on each plan sheet.
- (13) Delineate and label mitigated and unmitigated noise contours as applicable. Include ground level upper level noise contours if indicated.
- (14) Label all stormwater management (SWM) features on the site by type and identifier on the final technical SWM plan.
- (15) Remove lines on the plan which indicate rights-of-way that have been vacated.
- (16) Where retaining walls are proposed, woodland conservation shall be

set back a minimum of 10 feet from the top and bottom of the walls to allow for a work and maintenance zone.

- (17) Label all metes and bounds on all property lines that are external to the development.
 - (18) On Sheets 51 and 52, remove all grading and proposed development elements from the preservation area.
 - (19) Revise TCPII as necessary to address all other conditions of approval.
 - (20) Adjust and reconcile all worksheets and tables to reflect any revisions to the TCPII.
 - (21) Have the revised plan signed and dated by the qualified professional that prepared the plan.
2. Prior to submission of a final record plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit, for approval, three original, executed recreational facility agreements (RFAs) to the Development Review Division of the Planning Department, for construction of private on-site recreational facilities. Upon approval by the Development Review Division, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to recordation.
3. Prior to submission of a final record plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit, for approval, three original, executed Recreational Facility Agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) for construction of public on-site recreational facilities. Upon approval by DPR, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to recordation.
4. Prior to approval of any building permit, the applicant shall:
- a. Provide a noise certification prepared by a professional engineer, with competency in acoustical analysis, stating that the interior noise levels have been reduced to 45 dBA Ldn or less through the proposed building materials, for the portions of the residential buildings within the unmitigated 65 dBA Ldn or higher noise impact area.
 - b. Provide \$420 to the Prince George's County Department of Permitting, Inspections and Enforcement for the placement of one Share the Road with a Bike signage assembly along MD 214 (Central Avenue).
 - c. The applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of all private recreational facilities and the master-planned trail.

5. The development proposed by this DSP shall conform with the following development standards:

	Townhouses	Two-Family Attached	Single-Family Detached
Minimum Lot Size (sq. ft.)	1,300	-	6,000
Minimum Width at Front Street ROW	16 feet	100 feet	25 feet
Maximum Lot/Parcel Coverage	80 percent	80 percent	70 percent
Minimum Front Setback	10 feet	15 feet	20 feet
Minimum Side Setback	4 feet	4 feet	5 feet
Minimum Rear Setback	18 feet	n/a	20 feet
Maximum Building Height	36 feet	50 feet	36 feet
Minimum Green Area	20 percent	20 percent	30 percent
Accessory Improvements***			
	Fences*	Decks*	Sheds*, **
Minimum Side Yard Setback	0 feet	4 feet	1 foot
Minimum Rear Yard Setback	0 feet	10 feet	1 foot
Maximum Height	6 feet	n/a	10 feet to peak of roof

Notes: *No fences, decks, or sheds are allowed in the front yard of any lot or parcel.

**Shed shall be a maximum of 100 square feet.

***Homeowner requests for sheds, decks, and fences are subject to these development standards. Such requests will not be subject to DSP review provided conformance to these development standards is shown at time of permitting.