



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

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

Detailed Site Plan Alternative Compliance Calm Retreat

**DSP-19028
AC-21006**

REQUEST		STAFF RECOMMENDATION	
Phase one of a mixed-use development to include 488 single-family attached (townhouse) units.		APPROVAL with conditions	
Location: On the west side of US 301 (Robert Crain Highway), approximately 1,900 feet north of its intersection with Chadds Ford Drive.			
Gross Acreage:	72.10		
Zone:	M-X-T		
Dwelling Units:	488		
Gross Floor Area:	N/A		
Planning Area:	85A		
Council District:	09		
Election District:	11		
Municipality:	N/A		
200-Scale Base Map:	219SE07		
Applicant/Address: D.R. Horton 181 Harry S. Truman Parkway, Suite 250 Annapolis, MD 21401		Planning Board Date:	07/22/2021
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org		Planning Board Action Limit:	07/22/2021
		Staff Report Date:	07/08/2021
		Date Accepted:	05/13/2021
		Informational Mailing:	12/18/2020
		Acceptance Mailing:	05/06/2021
		Sign Posting Deadline:	06/22/2021

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

Table of Contents

EVALUATION.....	3
FINDINGS	3
1. Request.....	3
2. Development Data Summary.....	4
3. Location	5
4. Surrounding Uses	5
5. Previous Approvals.....	5
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA.....	8
7. Prince George’s County Zoning Ordinance.....	8
8. Conceptual Site Plan CSP-18003.....	17
9. Preliminary Plan of Subdivision 4-19024.....	17
10. 2010 Prince George’s County Landscape Manual	24
11. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance	27
12. Prince George’s County Tree Canopy Coverage Ordinance.....	28
13. Referral Comments	28
RECOMMENDATION	31

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19028
 Alternative Compliance AC-21006
 Type 2 Tree Conservation Plan TCP2-009-2020-01
 Calm Retreat

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

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone and site design guidelines;
- b. The requirements of Conceptual Site Plan CSP-18003;
- c. The requirements of Preliminary Plan of Subdivision 4-19024;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referral comments.

FINDINGS

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

1. **Request:** This approval of a detailed site plan (DSP) is for 488 single-family attached residential dwelling units as the first phase of a mixed-use development in the Mixed Use-Transportation Oriented (M-X-T) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use	Vacant	Single-Family Attached
Total Gross Acreage	72.10	72.10
Total Gross Floor Area (sq. ft.)	19,804 (to be removed)	1,024,366

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

Base FAR Permitted	0.40
Total FAR Permitted*	1.40 FAR*
Total FAR Proposed**	0.34

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

**Pursuant to Section 27-548(e) of the Zoning Ordinance, the proposed FAR shall be calculated based on the entire property (72.10 acres), as approved with the conceptual site plan.

PARKING AND LOADING TABULATION

Use*	Proposed
Total Townhouses – 488 Units	1,447
Tandem Spaces (1 each on driveways)	
56 - 20' Wide Rear Load Units (Columbus)	56
278 - 20' Wide Front Load Units (Lafayette)	278
154 - 24' Wide Front Load Units (Royal)	154
Garage Spaces	
56 - 20' Wide Rear Load Units (Columbus) – 2 each	112
278 - 20' Wide Front Load Units (Lafayette) – 1 each	278
154 - 24' Wide Front Load Units (Royal) – 2 each	308
Standard Perpendicular (9.5'x19')	137
Standard Parallel (8'x22')	122
Accessible (9'x19')	2

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

3. **Location:** The subject site is located on the west side of US 301 (Robert Crain Highway), approximately 1,900 feet north of its intersection with Chadds Ford Drive, in Planning Area 85A and Council District 9.
4. **Surrounding Uses:** The subject site is located on the western side of US 301, within the Brandywine Community Center edge area, as defined in the *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA). To the north of the subject site is a single property in the M-X-T Zone, presently occupied by a commercial trailer vendor; to the east is the right-of-way of US 301 and a single lot in the Commercial Miscellaneous Zone, presently occupied by a car dealership; to the south is the Brandywine Village/Chaddsford Development, which includes a single-family, detached residential development in the Residential Medium Development Zone, single-family, attached townhouse residential development in the Local Activity Center (L-A-C) Zone, and planned commercial development in the L-A-C Zone, adjacent to US 301; and to the west is vacant property in the Rural Residential (R-R) Zone that is subject to Special Exception SE-4647, which allows for surface mining of sand and gravel.
5. **Previous Approvals:** The subject site was rezoned from the R-R to M-X-T Zone through a minor amendment to the Subregion 5 Master Plan and SMA. Minor Amendment Six of Prince George's County Council Resolution CR-13-2018 was approved on March 6, 2018 and rezoned the property from the R-R Zone to the M-X-T Zone.

The site also has a previously approved Conceptual Site Plan CSP-18003 (PGCPB Resolution No. 19-125), which was approved for up to 650 single-family attached (townhouse) dwellings, up to 200 two-family attached dwellings (850 total dwelling units), and up to 20,000 square feet of commercial gross floor area (GFA).

On December 10, 2020, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-19024 (PGCPB Resolution No. 2020-182), consisting of 488 lots and 58 parcels for the same development, as shown on the CSP.

The site also has an approved Stormwater Management (SWM) Concept Plan, 45683-2018-01, which is valid through June 1, 2023.

6. **Design Features:** The subject property fronts US 301 and vehicular access will be provided with roadway connections to US 301 to the east, and to Lord Howe Way and General Lafayette Boulevard to the south. Master-planned arterial road (A-55) bisects the subject site from east to west and is proposed to be constructed with this DSP and named as Calm Retreat Boulevard. Upon its final completion, A-55 will travel through the subject property, providing a connection between US 301 and onto MD 373 (Accokeek Road) to the west. A waiver request has been submitted to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), which will only require partial construction of the roadway at this time on the subject site.

The applicant is proposing to develop this 72.10-acre property with 488 single-family attached (townhouse) dwelling units. The development will have a grid layout with a mixture of front- and rear-loaded townhouse units, with private, on-site recreational facilities spread throughout the community. A stream valley will separate the residential portion of the development from the future commercial site that was approved with

CSP-18003 in the eastern portion of the site. On-street parking will be provided on internal streets, near recreational facilities, and within driveways and garages for all residential units.



Figure 1: Illustrative Site Plan

Architecture

Three townhouse unit types are proposed with this DSP, ranging in size from 1,786 square feet to 2,471 square feet. The three-story, 20- and 24-foot-wide units will come in multiple façade variations and incorporate a variety of materials including brick veneer. Gabled roofs, bay windows, dormers, decks, awnings, and other architectural details are included in the façade designs and add appropriate visual interest to the building designs.

Three-Story Single-Family Attached Models	Base Finished Square Footage
Lafayette – 20-foot-wide, front-load, one-car garage	1,969
Columbus – 20-foot-wide, rear-load, two-car garage	1,786
Royal – 24-foot-wide, front-load, two-car garage	2,471

LAFAYETTE



COLUMBUS



ROYAL



Figure 2: Proposed Townhouse Elevations

Lighting

The DSP provides private street and alley lighting throughout the development. The submitted photometric plan shows that there is adequate lighting for pedestrians and vehicles with minimum spillover at property lines.

Recreational Facilities

PPS 4-19024 determined that private on-site recreational facilities are appropriate for the project development to serve the future residents, in accordance with Section 24-134 of the Prince George's County Subdivision Regulations, and the standards in the Prince George's County Park and Recreation Facilities Guidelines. The development will include the following private recreational facilities spread throughout the community:

- Playground A (Nature Themed Play Area – Ages 5–12)
- Outdoor Fitness
- Benches and Sitting Areas
- Playground B (Nature Themed Play Area – Ages 2–5)
- Clubhouse
- Playground C (Nature Themed Bouldering and Ropes Course)
- Community Garden
- Dog Park

In addition, interpretive signage is provided to highlight the history of the subject site. Walking trails and sidewalks provide walkable connections throughout the neighborhood to the recreational facilities. Adjacent to Lord Howe Way, in the middle of the community, there is a public park dedication area and construction of a trail, plaza, and lawn area.

Signage

The DSP proposes three monument signs. The main entrance sign will be composed of stone veneer with metal pin letters and a logo. This sign has an area of 46 square feet and will be located in the median of A-55 at its intersection with US 301. Due to the location in the public right-of-way, this sign will require the approval of the Prince George's County Department of Public Works and Transportation. Two secondary entrance signs will serve the site internally and will match the design of the major entrance sign. These signs will be placed at the southwest corner of the intersection of A-55 and General Lafayette Boulevard, and at the southwest corner of the intersection of A-55 and Fern Gully Way. A total of five, 12-foot-high, stone pillars are depicted on the landscape plan and are situated along A-55. The entry pillars will have the same metal emblem and wording as the other signs. Staff recommends that the applicant provide the quantity of all signage in the respective tables on the plan, and identify any lighting proposed for the signs, as conditioned herein. Otherwise, staff finds the proposed signage acceptable.

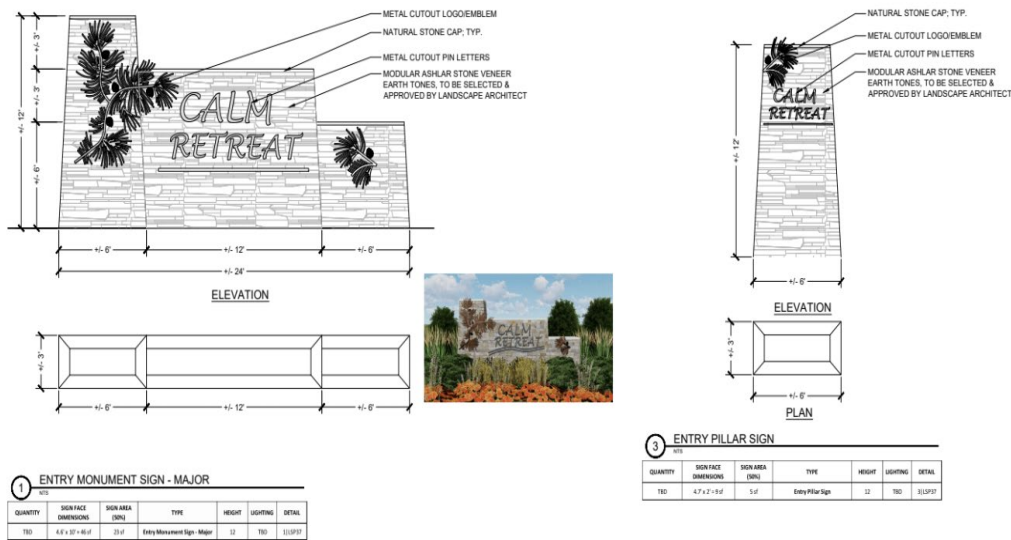


Figure 3: Signage Examples

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** This DSP has been reviewed for compliance with the requirements of the M-X-T Zone and the site design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-547 of the Zoning Ordinance, which governs uses in all mixed-use zones.

- (1) The proposed single-family attached dwellings, as shown on the CSP, are permitted in the M-X-T Zone.
- (2) Section 27-547(d) provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:
 - (d) **At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:**
 - (1) **Retail businesses;**
 - (2) **Office, research, or industrial uses;**
 - (3) **Dwellings, hotel, or motel.**

The CSP approved two types of uses, as required, including a residential component consisting of up to 650 townhouse dwelling units and 200 two-family attached dwelling units, as well as 20,000 square feet of commercial/retail uses. These proposed uses satisfy the mixed-use requirement of Section 27-547(d).

- b. Section 27-548, M-X-T Zone regulations, establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed, as follows:

(a) Maximum floor area ratio (FAR):

- (1) **Without the use of the optional method of development—0.40 FAR**
- (2) **With the use of the optional method of development—8.0 FAR**

Since the overall development proposed more than 20 residential dwelling units, the site qualifies for the optional method of development bonus incentives in Section 27-545(b) of the Zoning Ordinance, which permits the applicant to increase the proposed floor area ratio (FAR) to a maximum of 1.40. This DSP provides a FAR of 0.34, which is acceptable.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The applicant proposes to include the uses in multiple buildings on more than one lot, as permitted by the regulations.

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

This DSP shows the dimensions for the location, coverage, and height of relevant improvements proposed.

- (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.**

Landscaping, screening, and buffering is provided pursuant to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in Finding 10.

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

The proposed 488 townhouses will have an approximate GFA of 1,024,366 square feet, yielding an FAR of 0.34. A future DSP for commercial development envisioned with the CSP will need to reflect the total FAR for the site, inclusive of the residential portion that is the subject of this DSP.

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

This requirement is not applicable to the subject case, as there are no private structures proposed above or 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.**

The 488 townhouses will have frontage on and direct vehicular access to public and private streets and alleys, as approved by 4-19024. In addition, a variation request to Section 24-128(b)(7)(A), Alleys Serving a Permitted Use Not Fronting a Public Street, of the Subdivision Regulations, was submitted with the subject application for consideration. Such a request can only be acted upon through a subdivision application. Therefore, the variation will need to be filed for review at the time of final plat. Further discussion is provided below in Finding 9.

- (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 (½) 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 proposed townhouse development will have no group of buildings greater than eight, and the minimum lot size is 1,600 square feet. The smallest unit type will be a minimum of 20 feet wide and 1,786 square feet in area. Sidewalks will be located on both sides of all streets.

- (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.**

This requirement is not applicable, as multifamily buildings are not proposed.

- (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 subject property was placed in the M-X-T Zone through the Subregion 5 Master Plan and SMA, which does not provide specific design guidelines or standards for this property. This DSP has been reviewed for conformance with the applicable regulations of the M-X-T Zone.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone, as follows:

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

This site is in the vicinity of the major interchange of US 301 and MD 5 and promotes the orderly redevelopment of a vacant parcel. This project will enhance the economic status of the County by provision of desirable living opportunities for its citizens. The project implements the Subregion 5 Master Plan and SMA vision and is proximate to the neighborhood core of the Brandywine community. The development will be outwardly oriented toward US 301 and the proposed A-55.

(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;

Approval of CR-13-2018 on March 6, 2018 changed the zoning of the subject property from R-R to M-X-T. The subject property is located within the edge area of the Brandywine Community Center core, as identified on pages 45 through 51 of the Subregion 5 Master Plan and SMA. The Brandywine Community Center core is located east of the property, on the eastern side of US 301. The master plan notes that community center edges to the west of US 301, which include the subject site, should contain a mix of residential and commercial land uses. Commercial uses may be clustered in pods, rather than mixed among residential uses, and residential densities are desired in the range of 4 to 20 dwelling units per acre. Development of the A-55 roadway is significant to the creation of an improved transportation network within the Brandywine Community Center core and edge area.

The mixed-use development proposed by this DSP is in general conformance with the guidelines and intent of the master plan.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed development displays an outward orientation, with the façades of the townhouse buildings oriented towards A-55, and other major public roads, which provide access to US 301. The development will be integrated with the adjacent neighborhoods with road connections to Lord Howe Way and General Lafayette Boulevard. Land immediately adjacent to this property is developed with single-family detached residential units and townhouses, and appropriate setbacks and landscaping are provided.

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

The development is compatible with existing development, which is primarily residential in nature (single-family detached and single-family attached). Future commercial development for the site is envisioned adjacent to the US 301, with the residential portion set further from this roadway, which is consistent with the previously approved CSP, PPS, and development in the vicinity.

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

The architecture, landscape, and signage for this townhouse community reflects a cohesive development of continued quality and stability. The development is self-serving and will have connections to the neighborhood to the south and US 301 to the east. Future commercial development in the eastern portion of the site will be connected to the rest of Calm Retreat by A-55 and its associated sidewalk network.

- (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 residential development in this DSP will be staged in four phases. Recreation facilities are distributed throughout the phases. When future development of the commercial use is proposed, compatibility between the residential and commercial portions of the development will be reviewed, in terms of architecture, hardscape, landscape, and signage, as appropriate.

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

The DSP includes pedestrian facilities throughout the subject site. An internal sidewalk network serving the site is provided, as are bicycle lanes along both sides of A-55 and a 12-foot-wide sidepath along the east side of General Lafayette Boulevard. Bicycle parking is strategically located throughout the development.

Staff recommends that shared-lane markings and bicycle signage be provided with this DSP, in accordance with conditions of approval, as well as the requirements of the sector plan and the Zoning Ordinance.

- (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**

High-quality urban design and amenities are provided at an appropriate human scale. Recreation and gathering spaces, such as the proposed clubhouse, playgrounds, and sitting areas incorporate quality landscaping materials and furnishings. Staff finds that the pedestrian activity areas pay adequate attention to human-scale and high-quality urban design.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending its finding during its review of subdivision plats.**

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

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

Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).

PPS 4-19024 was approved by the Planning Board on December 10, 2020, at which time a finding of adequacy was made for the proposed development.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

This site contains approximately 72.10 gross acres and therefore is not subject to this requirement. A mixed-use planned community is not proposed.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. Provided minor revisions are completed to the DSP as recommended, the proposed plan generally meets all of the site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation, adequate lighting, and landscaping.
- e. 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).

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

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

Section 27-568 of the Zoning Ordinance provides a parking requirement of 2.04 parking spaces per one-family attached dwelling unit, which would result in a standard total parking requirement of 996 parking spaces. The applicant provided a

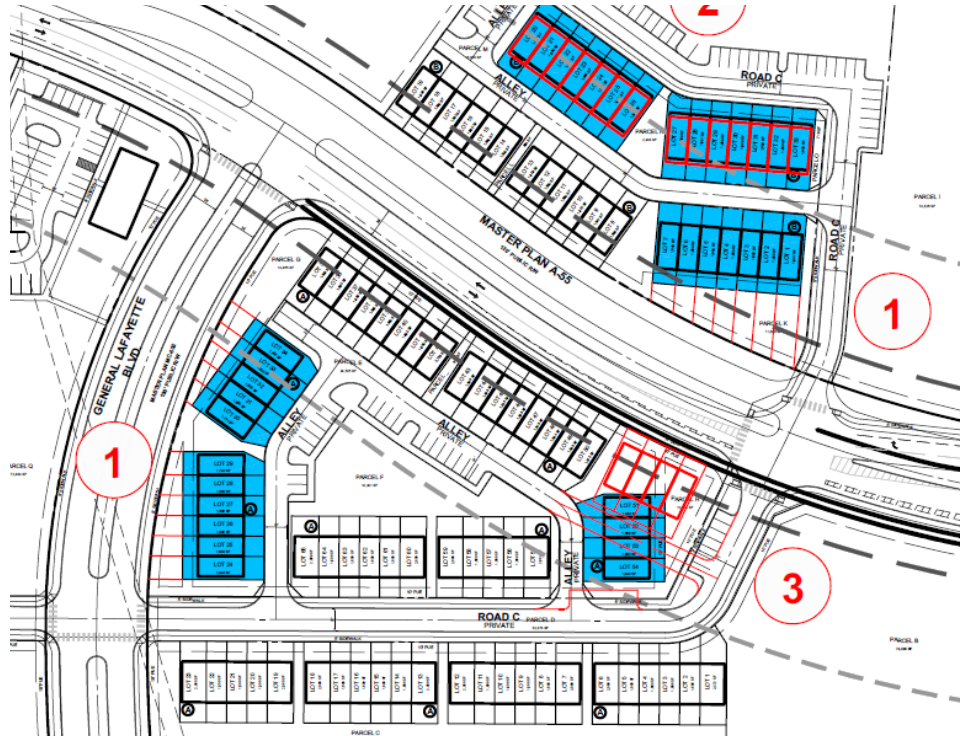
parking analysis, as is required for an M-X-T-zoned property. The analysis shows that pursuant to Section 27-574, this development would normally require a minimum of 996 spaces; however, a total of 1,447 total spaces are provided. Staff finds the number of spaces provided to be acceptable.

8. **Conceptual Site Plan CSP-18003:** The Planning Board approved CSP-18003 on November 14, 2019 (PGCPB Resolution No. 19-125), subject to one condition, which is not applicable to the review of this DSP. This DSP is in substantial conformance with the CSP, which approved development of up to a total of 850 single-family attached (townhouse) units and two-family attached (2-over-2) residential units, and up to 20,000 square feet of commercial and retail space.
9. **Preliminary Plan of Subdivision 4-19024:** The Planning Board approved 4-19024 on December 10, 2020 (PGCPB Resolution No. 2020-182), for development of 488 lots and 58 parcels for uses including single-family attached residential and commercial development, subject to 29 conditions. Of these conditions, the following are applicable to the review of this DSP:

1. **Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:**

- c. **Revise Lots 24-34, Block A, and Lots 1-7, Block B to extend the lot lines to the public right-of-way.**

The subject property lies in the Brandywine Town Center and Established Communities Growth Policy Area, as established in the 2014 update to the General Plan, Plan 2035. To achieve the overall vision of the subject property as determined by CSP-18003 and Plan 2035, the design of Calm Retreat uses a neo-traditional grid pattern and a mix of rear- and front-loaded townhomes. At the time of approval of the PPS, Lots 24–34 and 51–54, Block A and Lots 1–7, Block B were accessed via alleyways, but fronted on and provided direct pedestrian access to a public right-of-way. The exhibit below shows the property lines and lot configuration in red, which was approved with the PPS and meets the technical requirements of the Subdivision Regulations.



During the development of the DSP, the applicant proposed that Lots 24-34 and 51-54, Block A and Lots 1-7, Block B property lines would not extend to front on and provide direct pedestrian access to a public right-of-way as previously approved, but still achieve the overall vision of the development. Instead, the lots areas are proposed, as shown in blue in the exhibit above, and front on homeowners association (HOA) maintained open space, adjacent to the public right-of-way. Providing the areas of the lots as HOA open space allows for common areas of the site including fencing, sidewalks, and lawn areas to be maintained by the HOA rather than locating them on private lots. The new configuration of these lots does not alter the functionality of the lots or orientation of the units, saving for Area 3 labeled above, where the lots are proposed to be oriented differently to provide visibility for the front of the units and shielding of the alley. Each lot will have sidewalk access from the front of the unit connecting to the public and private street network, and alley access is provided at 22-foot-wide, for adequate fire access. Staff supports the orientation of lots shown in blue in the exhibit above, which is reflected on the DSP.

A variation to Section 24-128(b)(7)(A) is needed to allow lots served by alleys not fronting on or providing direct pedestrian access to a public right-of-way. The applicant submitted a draft statement of justification (SOJ) for a variation request to Section 24-128(b)(7)(A) for Lots 24-34 and 51-54, Block A and Lots 1-7, Block B with this DSP for consideration. Based on the information provided in the SOJ for the variation request, staff is in support of the variation request; however, a variation is unique to the Subdivision Regulations and can only be approved in conjunction with a subdivision application. The applicant will be required to file the variation at the time of final plat for these lots and obtain approval in order to record the lots, as shown on the DSP.

4. **Prior to the approval of a detailed site plan including architecture, the applicant shall provide a plan for any interpretive signage to be erected and public outreach measures based on the findings of the Phase I and II archeological investigations. The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.**

The applicant provided language and a location for the interpretive signage on the DSP. Historic Preservation staff does not propose any changes to the wording of the interpretive signage. Historic Preservation staff concurs that the location of the sign, as indicated on sheet 9 of the DSP, is appropriate. The applicant should provide information on where and when the interpretive sign will be installed.

5. **Prior to approval of any grading permit, the applicant shall curate the artifacts recovered from the Phase I and II investigations of the subject property at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. Proof of the disposition of the curated artifacts shall be provided to Historic Preservation staff.**

The applicant supplied a copy of the receipt from the Maryland Archaeological Conservation Laboratory that the artifacts from the Calm Retreat property were received and accepted on January 22, 2021. This condition has been satisfied.

6. **Total development within the subject property shall be limited to uses which generate no more than 423 AM peak-hour trips and 472 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The DSP proposes 488 dwelling units, similar to the proposal in the approved PPS. Staff concludes that the trip generation will be identical to the approved PPS and consequently, the trip cap will not be exceeded.

7. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to issuance of any permits.**

The subject DSP proposes development in accordance with the approved PPS. There is no substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings. A new PPS is not required at this time.

8. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (45683-2018-01) and any subsequent revisions.**

An approved SWM Concept Letter and Plan (45683-2018-01) was submitted with the subject application, and is valid until June 1, 2023. Proposed SWM features include roof top disconnects, seven submerged gravel wetlands, and 26 micro-bioretenement facilities. The site will be required to pay a SWM fee of \$145,533.00 in-lieu of providing on-site attenuation/quality control measures. The DSP is in general conformance with the approved SWM concept plan.

13. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and assigns shall provide the following, and provide an exhibit prior to the acceptance of a detailed site plan for the subject site that depicts:**

- a. **Five-foot-wide minimum sidewalk along all streets within the subject site, excluding alleys, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

The submitted plans include standard 5-foot-wide sidewalks along most roads. The applicant's submission does not include a sidewalk along the north side of Patina Glade Road. However, this portion of Patina Glade Road fronts the proposed Notty Pine Park, which provides sidewalks in a similar east-west alignment to Patina Glade Road, and effectively functions as a sidewalk along the street. In addition, sidewalks along Fern Gully Way (Block B) are only present on both sides until they reach the parking area directly east of Lot 33, at which point sidewalks are only present on the western and southern frontage of the roadway. The northern and eastern frontage of Fern Gully Way are bound by parking bays where sidewalks are not necessary. Staff finds the sidewalk widths and layout to be acceptable.

- b. **Twelve-foot-wide sidepaths along A-55 and General Lafayette Boulevard to allow sufficient room for passing by sidepath users according to Shared Use Path Standard Drawing 100.35 of the *Urban Street Design Standards* of the Prince George's County Department of Public Works and Transportation, Appendix A, dated August 2017, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

The applicant submitted correspondence from DPIE that indicates they have modified the roadway cross section of A-55, which displays an 8-foot-wide sidepath. The DSP provides an 8-foot-wide sidepath on the south side of A-55 and 5-foot-wide sidewalk on the north side of A-55. A 12-foot-wide sidepath is shown on the east side of General Lafayette Boulevard, with a 5-foot-wide sidewalk on its western side. Staff finds this sidewalk and sidepath design for A-55 and General Lafayette Boulevard to be acceptable.

- c. **Shared Lane Markings (sharrows) both sides of General Lafayette Boulevard, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

The DSP does not conform with this requirement, and staff included a condition herein for the DSP to be revised to show shared lane markings along General Lafayette Boulevard, or for the provision of written correspondence from DPIE indicating modification, as required.

The applicant indicated intent to address this requirement at a future phase of permitting with DPIE, which is not acceptable, as the PPS condition requires conformance with the DSP.

- d. **Bicycle lanes along A-55, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

The submitted plans include bicycle lanes along both sides of A-55, consistent with the DPIE modification.

- e. **Consistency with guidance of Figure 5-13 Mid-Block and Sidepath Crossings Relative to Intersection Function Area and the discussions titled, Determining Priority Assignment and Use of Stop Signs of the 2012 AASHTO *Guide for the Development of Bicycle Facilities* and Section 9B.03 Stop and Yield Signs (R1-1 and R1-2) of the 2009 *Manual of Uniform Traffic Control Devices* for A-55 and General Lafayette Boulevard sidepaths, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

The DSP does not conform with this requirement, and staff included a condition herein for the DSP to be revised to show appropriate signage along A-55 and General Lafayette Boulevard, or provide written correspondence from DPIE, as required.

The applicant indicated intent to address this requirement at a future phase of permitting with DPIE, which is not acceptable, as the PPS condition requires conformance with the DSP.

- f. **Perpendicular ramps at all intersection corners consistent with Perpendicular Curb Ramp Configuration Standard Drawing 100.36 of the *Urban Street Design Standards* of the Prince George's County Department of Public Works and Transportation, Appendix A, dated August 2017, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

The submitted plans include perpendicular ramps as required.

- g. Marked crosswalks at intersections along A-55, General Lafayette Boulevard, and Lord Howe Way, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.**

The applicant provided email correspondence with DPIE (Rene Lord-Attivor {DPIE} to Ballard, Maryland-National Capital Park and Planning Commission (M-NCPPC) Staff, and others, June 3, 2021) that indicates that crosswalks along A-55 will be reviewed at the time of permit. In additional correspondence between DPIE and MNCPPC staff (Rene Lord-Attivor to Barnett-Woods, June 3, 2021), DPIE recommended against marked crosswalks at all legs at the intersection of A-55 and General Lafayette Boulevard, as well as against marked crosswalks at all legs at the intersection of A-55 and Fern Gully Way because of the space necessary for regulatory pavement markings and signs. Staff notes that marked crosswalks at all legs of an intersection is an important pedestrian facility, consistent with M-X-T zoning requirements, as well as master plan recommendations. Staff also notes that not marking a crosswalk does not prohibit or prevent pedestrians from crossing the street. It also does not eliminate it as a crosswalk; it simply becomes an unmarked crosswalk. Staff recognizes DPIE's authority to permit what is placed in the County right-of-way and will not condition marked crosswalks at all legs of these intersections. However, staff would support the additional crosswalks, should DPIE make a subsequent decision to require them. DPIE also recommended rectangular rapid flashing beacons at the unsignalized marked crossings along A-55. Staff supports these facilities.

- h. Extend pedestrian and bicycle facilities A-55 from its current proposed terminus at Lord Howe Way westerly to the Calm Retreat property boundary, or in accordance with the Prince George's County Department of Permitting, Inspections and Enforcement.**

The shared use path along A-55 is not shown to the western bounds of the Calm Retreat boundary, as required. The applicant indicated that a fee-in-lieu payment will be made to DPIE for the portion of the path not provided. Staff recommends the applicant provide written correspondence from DPIE indicating the fee-in-lieu payment has been provided or that the shared-use path be extended to the western boundary of the subject site, prior to certification.

- i. A-55 cross section showing a bicycle "pocket lane" on the eastbound approach to US 301 and engineering plans reflecting the same, unless modified by the Maryland State Highway Administration with written correspondence.**

The DSP shows the bicycle lane on the south side of A-55 shifting from the roadway shoulder onto the 8-foot-wide shared use path as both approach US 301. Corresponding roadway sections for A-55 are provided that reflect this transition.

- j. **Short term bicycle parking facilities at the commercial/employment sites and recreational areas within this development consistent with the 2012 AASHTO *Guide for the Development of Bicycle Facilities*.**

The applicant's submission includes a Bicycle Parking Distribution Exhibit which displays bicycle parking throughout the development. Specifically, the applicant is proposing a total of 48 bicycle parking spaces at 10 different locations throughout the development. The applicant provided a detail sheet displaying these bicycle racks as inverted U-style. Staff concurs with the location and design of the bicycle parking.

18. **At the time of final plat, the applicant shall dedicate 120 feet of right-of-way for the portion of A-55 within the property's boundary.**

The DSP shows a proposed right-of-way of 120 feet for A-55, as required.

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

At the time of PPS approval, the applicant proposed to dedicate land to M-NCPPC and provide on-site recreational facilities to meet the mandatory dedication of parkland requirements, per Sections 24-134 and 24-135 of the Subdivision Regulations. The DSP proposes to dedicate the 3.26-acre Parcel W, labeled as Parcel X in the DSP, to M-NCPPC, in conformance with the approved PPS.

The landscape plan shows the location, details, triggers for construction, and value for private recreational facilities to meet the remainder of the requirement. The applicant proposes a clubhouse, outdoor fitness area, two playgrounds, several plazas and recreation lawns, trails, a dog park, and community garden, all containing a mix of picnic tables, seating, and benches. The Urban Design Section finds the proposed private on-site recreational facilities to be properly sited and adequate for the townhouse development.

23. **The applicant, his successors, and/or assigns shall construct public facilities on dedicated parkland to include 1,000 +/- linear feet of the Rose Creek Connector Trail, with a minimum of three benches/sitting areas along with a 200-foot by 225-foot open play field. The public recreational facilities shall be reviewed and approved by the Prince George's County Department of Parks and Recreation staff for adequacy and proper sitting prior to certificate approval of the detailed site plan.**

The landscape plan included with this DSP depicts several benches along the Rose Creek Connector Trail and an open play field near the intersection of Lord Howe Way and A-55, as public recreational facilities within Parcel X, which is consistent

with the PPS. The Urban Design Section finds the sitting areas, play field, and associated amenities along the provided section of the Rose Creek Connector Trail to be properly sited and adequate for the development. However, at the time of writing of this staff report, a referral from the Prince George's County Department of Parks and Recreation (DPR) is still outstanding. If provided prior to the hearing, their referral will be included in the final resolution.

- 25. At the time of detailed site plan, the Prince George's County Department of Parks and Recreation (DPR) and the applicant shall establish the location of stormwater management easements on Parcel W for the developer and his successors and assigns to properly maintain the proposed storm drain facilities on dedicated parkland. An easement agreement shall be reviewed and approved by DPR prior to approval of the final plat of subdivision, and the easements shown on the final plat with the recording reference prior to recordation of the final plat.**

The DSP depicts several SWM facilities and corresponding easements on Parcel X (which is Parcel W on the PPS). At the time of writing of this staff report, DPR did not provide written comments regarding this requirement. The easement agreement will be further evaluated by DPR, prior to the final plat.

- 26. Prior to the acceptance of a detailed site plan, provide an exhibit that illustrates the location, limits, specifications, and details of the off-site pedestrian and bicyclist adequacy facilities approved with Preliminary Plan of Subdivision 4-19024, Calm Retreat, consistent with Section 24-124.01(f) of the Prince George's County Subdivision Regulations.**

An exhibit showing the location of the agreed-upon off-site pedestrian improvements was provided and shows sidewalk and intersection improvements along the east side of US 301 in the immediate vicinity of the subject property, which is consistent with the PPS.

- 10. 2010 Prince George's County Landscape Manual:** This site is subject to 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; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets of the Landscape Manual. The submitted plans provide schedules and notes demonstrating conformance to all of the requirements, except for Section 4.6. Alternative Compliance, AC-21006, is requested from the requirements of Section 4.6-1, Buffering Residential Development from Streets. The AC request applies to two parts: Section 4.6(c)(1)(A)(i) primary or lower road classifications (excluding alleys) and 4.6(c)(1)(A)(iii) major collector or arterial road. Lots 23 and 35, Block A; Lots 1 and 33, Block B; Lots 1, 23, 24, and 44, Block C; Lots 1, 6, 7, and 12, Block D; Lots 1, 28, 29, and 56, Block E; Lots 18, 19, 38, and 39, Block G; Lots 1, 21, 34, 35, and 62, Block H; and Lots 1, 6, 18, 29, and 30, Block J are subject to this request and are detailed below.

REQUIRED: Section 4.6 (c)(1)(A)(i). Requirements for Buffering Residential Development from Streets – Townhouse units adjacent to Primary or Lower Road Classifications

Minimum width of required buffer	20 feet
Minimum number of shade trees required	2 (per 100 linear feet)
Minimum number of evergreen trees required	8 (per 100 linear feet)
Minimum number of shrubs required	12 (per 100 linear feet)

PROVIDED: Section 4.6 (c)(1)(A)(i). Requirements for Buffering Residential Development from Streets – Townhouse units adjacent to Primary or Lower Road Classifications

Lot	Linear Feet of Street Frontage	Width of Buffer Provided	Shade Trees Provided	Evergreen Trees Provided	Shrubs Provided
Lot 6, Block D	20	12	1	2	3
Lot 7, Block D	20	12	1	2	3
Lot 1, Block E	20	16	1	2	3
Lot 28, Block E	20	16	1	2	3
Lot 29, Block E	20	16	1	2	3
Lot 56, Block E	20	16	1	2	3
Lot 1, Block H	20	16	1	2	3
Lot 34, Block H	20	16	1	2	3
Lot 35, Block H	20	2	1	2	3
Lot 62, Block H	20	2	1	2	3
Lot 1, Block B	20	13	1	2	3
Lot 33, Block B	18	9	1	2	3
Lot 23, Block C	20	17	1	2	3
Lot 23, Block C	18	17	1	2	3
Lot 1, Block J	20	15	1	2	3
Lot 29, Block J	20	13	1	2	3
Lot 30, Block J	20	13	1	2	3
Lot 6, Block J	20	15	1	2	3
Lot 18, Block J	18	2	1	2	3
Lot 18, Block G	18	2	1	2	5
Lot 19, Block G	20	2	1	2	5
Lot 38, Block G	20	2	1	2	5
Lot 39, Block G	20	2	1	2	5
Lot 21, Block H	20	17	1	2	5

**REQUIRED: Section 4.6(c)(1)(A)(iii) Buffering Residential Development from Streets-
Townhouse units adjacent to arterial (Master Plan Road A-55) and major collector
roadways (General Lafayette Boulevard)**

Minimum width of required buffer	50 feet
Minimum number of shade trees required	6 (per 100 linear feet)
Minimum number of evergreen trees required	16 (per 100 linear feet)
Minimum number of shrubs required	30 (per 100 linear feet)

**PROVIDED: Section 4.6(c)(1)(A)(iii) Buffering Residential Development from Streets-
Townhouse units adjacent to arterial (Master Plan Road A-55) and major collector
roadways (General Lafayette Boulevard)**

Lot	Linear Feet of Street Frontage	Width of Buffer Provided	Shade Trees Provided	Evergreen Trees Provided	Shrubs Provided
Lot 1, Block C	21	20	2	4	8
Lot 44, Block C	20	21	2	4	6
Lot 1, Block D	20	47	1	4	12
Lot 12, Block D	20	43	2	4	12
Lot 23, Block A	20	33	2	4	6
Lot 35, Block A	22	49	2	4	8

This project was granted a variation from the 150-foot lot depth requirement along arterial roadways under Section 24-124(a)(4) of the Prince George's County Subdivision Regulations at the time of PPS approval. Master Plan Roadway A-55, which runs along the northern side of the site, is classified as an arterial roadway. The site was designed in a neo-traditional grid pattern to allow green spaces throughout the subdivision. The applicant stated that in order to maintain the strength of the grid pattern, the rear yards of 30 lots would not meet the required buffer widths, creating the need for this alternative compliance request.

The applicant proposes a reduced buffer width for the rear yards of these residential units, with the provision of enhanced planting augmented by a privacy fence. The proposed reduction in width of the buffer area is between 2 to 90 percent, depending on the location of the rear yard. The buffer area is required to be provided between the development and the street, either on individual lots or as part of the common open space owned and maintained by a homeowner's association. All plant materials required for the buffer should be located outside of public utility easements, adjacent to the rights-of-way. In all instances, the proposed planting is located outside of public utility easements. At 17 locations, the buffer width is being measured to include area within the private rights-of-way and is being used to locate required buffer planting. These streets are designed with an expanded right-of-way width to incorporate on-street parking, thus reducing the width of the buffer even further. At these locations, the vegetated strip between the sidewalk and property line has been used for planting.

Use of a 6-foot-high, opaque fence reduces the requirement for planting materials by 50 percent. Accounting for this allowance for reduction, the applicant proffered to provide planting above the normally required amount. The proposed planting of 35 shade trees equals 94 percent above the normally required number of shade trees, 72 evergreen trees equals 100 percent above the normally required number of evergreen trees, and 134 shrubs equals 144 percent above the normally required number of shrubs.

The landscape plan depicts the proposed 6-foot-high privacy fence and more plant units than normally required to offset the reduction in depth of all buffer areas where alternative compliance is being requested without reducing the usability of the rear yards. The lower-level planting, which is a mixture of mostly evergreen shrubs with some deciduous shrubs, along with evergreen and shade trees, will provide the visual buffer for the rear yards, and further define the space between the units and adjacent roadways. The planting materials proposed are part of the approved lists in the Landscape Manual, thus ensuring quality, durability, and hardiness. The additional planting proposed provides the required buffering landscape material in a slightly more confined area while still meeting the purpose of the Landscape Manual; whereby, providing effective screening and buffering from the streets. Installation of a 6-foot-high privacy fence will further assist in the screening and buffering of the noise and activities from the adjacent streets, which is equal to the requirements of Section 4.6 of the Landscape Manual.

The Alternative Compliance Committee found that the applicant's proposals are as equally effective as normal compliance with Section 4.6(c)(1)(A) of the Landscape Manual. The Planning Director recommends approval of the alternative compliance request, for 30 lots.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This M-X-T-zoned property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because it has a previously approved Type 1 and Type 2 tree conservation plans. A revised Type 2 Tree Conservation Plan, TCP2-009-2020-01 was submitted with the DSP application.

Based on the TCP2 submitted with this application, the site's gross tract area is 72.10 acres, and net tract area is 71.33 acres, with 0.17 acre of wooded floodplain. The net tract area contains 33.83 acres of woodland. The woodland conservation threshold for the site based on a 15 percent conservation requirement is 10.70 acres. The TCP2 proposes the removal of 32.72 acres of woodland in the net tract area, 0.07 acre of woodland within the floodplain, and 0.83 acre of woodland off-site, for a woodland conservation requirement of 26.98 acres. The TCP2 worksheet proposes to meet the requirement with 1.07 acres of on-site woodland preservation, 4.44 acres of on-site reforestation, 0.57 acre of on-site natural regeneration, and 20.90 acres of off-site woodland conservation credits.

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

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

The natural resource inventory previously identified 20 specimen trees on-site. A stand-alone Type 2 Tree Conservation Plan was previously submitted for a grading permit, which included a request for a Subtitle 25 variance for the removal of 12 specimen trees. The variance was approved by the Planning Director to remove the requested specimen trees.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area to be covered by tree canopy. The subject site is 72.10 acres in size and 7.21 (314,068 square feet) acres of tree canopy must be provided. The site plan proposes approximately 10 acres of TCC on the site exceeding the requirement.
13. **Referral Comments:** The subject application was referred to the following agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic**—In a memorandum dated June 7, 2021 (Stabler to Bossi), incorporated herein by reference, the Historic Preservation Section provided findings of conformance with previous conditions of approval. A Phase I archaeological survey was conducted in 2019 and the Phase II investigations in February 2020. Historic Preservation staff concurs with the report's findings and conclusions that no further archeological investigations are necessary on the Calm Retreat development property.
 - b. **Community Planning**—In a memorandum dated June 14, 2021 (Calomese to Bossi), incorporated herein by reference, the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
 - c. **Transportation Planning**—In a memorandum dated June 28, 2021 (Burton to Bossi), incorporated herein by reference, the Transportation Planning Section provided analysis of the previous conditions of approval. The proposed development will be accessible from a network of roads of varying capacities, some of which allow on-street parking. The alleys are being proposed with some combination widths that are wide enough to accommodate the turning movements of a typical fire truck and most residential type vehicles. The trip generation data indicates that the development proposed by the DSP is within the trip cap established by the PPS. Staff finds the circulation on the proposed site to be acceptable.
 - d. **Pedestrian and Bicycle Planning**—In a memorandum dated June 23, 2021 (Ryan to Bossi), incorporated herein by reference, Pedestrian and Bicycle Planner noted that the DSP includes an 8-foot-wide shared-use path along the south side of Calm Retreat Boulevard, and a 12-foot-wide shared-use path along the east side of General Lafayette Boulevard, as an extension of an existing path within the Brandywine Village subdivision, located directly to the south of the subject property. Also, 5-foot-wide bicycle lanes are on both sides of Calm Retreat Boulevard. A network of sidewalks serves the subject site. Crosswalks and bicycle parking are located throughout the development to encourage bicycle and

pedestrian movement. Shared lane markings (sharrows) and bikeway signage are required to be shown on the DSP by conditions of PPS 4-19024 and are not. Staff recommended a condition for their inclusion on the plan, prior to certification.

The Transportation Planning Section finds that the multimodal transportation site access and circulation of this plan is acceptable for multimodal transportation purposes as conditioned herein.

- e. **Environmental Planning**—In a memorandum dated June 21, 2021 (Schneider to Kosack), incorporated herein by reference, the Environmental Planning Section provided responses to relevant previous conditions of approval and the following summarized comments:

A Natural Resources Inventory, NRI-111-2018, was approved on October 19, 2018, and was provided with this application. The TCP2 and the DSP show all the required information correctly, in conformance with the NRI.

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible, per Section 24-130(b)(5) of the Subdivision Regulations. The on-site regulated environmental features include 100-year floodplain, wetlands, streams, and their associated buffers, which comprise the primary management area. Ephemeral streams are also located on-site, but are not considered regulated environmental features.

- f. **Subdivision**—In a memorandum dated June 23, 2021 (DiCristina to Bossi), incorporated herein by reference, it was noted that the DSP is generally consistent with PPS 4-19024. The approved PPS included a variation to allow for a reduction in the 150-foot lot depth requirement for residential development, adjacent to an arterial roadway or higher classification. A-55 bisects the northern portion of the site and 60 residential lots did not meet the minimum lot depth requirement.

General Note 32 on Sheet 1 does not include Lots 35–50, Block A; Lots 5–7 and 8–19, Block B; and Lots 1 and 12 of Block D, as being subject to noise mitigation measures. These lots are wholly or partly located within the unmitigated 65 dBA Ldn and were identified in the noise study submitted with the DSP as requiring noise mitigation. The mitigated 65 dBA Ldn contour line is also not depicted on the DSP.

In addition to residential development, PPS 4-19024 also approved one parcel for commercial use. This DSP, as submitted by the applicant, neither proposes commercial development, nor includes the commercial parcel in the area subject to the DSP. The DSP shows the commercial parcel, labeled as Parcel 1, as not being part of the application. However, various improvements are shown on Parcel 1 as part of this DSP such as fencing, signage, grading, and utility connections, which cannot be permitted on M-X-T-zoned land without an approved DSP. Parcel 1 should be included in DSP-19028, to allow for the platting and infrastructure improvements at this time. Further development of this commercial parcel will be reviewed and approved under a future DSP application. Relevant general notes on the cover sheet of the DSP and the parcel summary table should be revised to reflect the inclusion of Parcel 1.

- g. **Prince George's County Department of Parks and Recreation**—At the time of writing of this technical staff report, the Department of Parks and Recreation did not provide written comments on the subject application.
 - h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide comments on the subject application.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement**—In a memorandum dated July 1, 2021 (Giles to Bossi), DPIE noted a series of recommended design improvements and requirements regarding the development of A-55 and extension of General Lafayette Boulevard, as well as pedestrian infrastructure.
 - j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide any comments on the subject application.
 - k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not provide any comments on the subject application.
 - l. **Washington Suburban Sanitary Commission**—In plan notes and a memo dated May 28, 2021 (Yalma to Bossi), incorporated herein by reference, WSSC provided water, sewer, and associated easement conditions to be addressed, prior to development of the site.
 - m. **Permits**—In a memorandum dated June 21, 2021 (Jacobs to Bossi), incorporated herein by reference, the Permit Section noted that as the site is zoned M-X-T, all standards are set by the DSP approval.
 - n. **Maryland State Highway Administration**—At the time of the writing of this technical staff report, the Maryland State Highway Administration did not provide any comments on the subject application.
- 14. As required by Section 27-285(b)(1), the DSP, if approved with the proposed conditions below, will represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
 - 15. As required by Section 27-285(b)(2), this DSP is also in general conformance with the approved CSP.
 - 16. As required by Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
 - (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibits provided, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible. Three impacts were approved with PPS 4-19024, including the installation of one road crossing, two SWM outfalls, and one sanitary sewer pipe crossing. No new impacts are proposed with this application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-19028, Alternative Compliance AC-21006, and Type 2 Tree Conservation Plan TCP2-009-2020-01, Calm Retreat, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
 - a. Revise the Parcel Identification Table on Sheet 1 to indicate the correct square footage and acreage for Parcels N and P, and to indicate that Parcels WW and XX are to be conveyed to the homeowners association.
 - b. Add a label to Parcels H, M, O, P, AG, and AH indicating that these parcels are to be conveyed to the homeowners association.
 - c. Revise General Note 32 to indicate that Lots 35–50, Block A; Lots 5–7 and 8–19, Block B; Lots 1 and 44, Block C; and Lots 1 and 12 of Block D are subject to noise mitigation.
 - d. Depict the mitigated 65 dBA Ldn noise contour line on all applicable DSP sheets.
 - e. Include the commercial parcel, Parcel 1, in the property boundary subject to DSP-19028. Update the Parcel Summary Table and general notes on the cover sheet, as applicable, and remove the label for Parcel 1 on Sheet 6 of the DSP, which states “Commercial parcel not part of this DSP.”
 - f. Include a note on the cover sheet of the DSP, in accordance with Condition 28 of PGCPB Resolution No. 2020-182, as follows:

“Prior to issuance of a use and occupancy permit for non-residential development, the applicant and the applicant’s heirs, successors, and/or assignees shall:

 - a. Contact the Prince George’s County Fire/EMS Department to request a pre-incident Emergency Plan for the facility.
 - b. Install and maintain automated external defibrillators (AEDs), in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), so that any employee is no more than 500 feet from an AED.

- c. Install and maintain a sufficient number of bleeding control kits next to fire extinguisher installation and no more than 75 feet from any employee.”
 - g. Include the quantity of all signage in the detail tables on Sheet 38 of the landscape plan.
 - h. Add details regarding lighting for all proposed freestanding signage, as applicable.
 - i. Provide the location of shared-lane markings (sharrows) along General Lafayette Boulevard, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - j. Provide appropriate yield and stop signage for the shared-use paths along A-55 and General Lafayette Blvd, consistent with Section 9B.03 of the 2009 *Manual of Uniform Traffic Control Devices* and the 2012 *American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities*, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - k. Add a general note indicating the timing for the installation of the interpretive signage, and the implementation of public outreach measures, as required by Condition 4 of PGCPB Resolution No. 2020-182.
 - l. Provide written correspondence from the Prince George’s County Department of Permitting, Inspections and Enforcement, indicating the fee-in-lieu payment will be provided for the portion of the shared-use path along A-55, which has not been provided, or provide a shared-use path along the A-55 right-of-way to the western boundary of the subject property.
2. Prior to the certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Prince George’s County Land Records or recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:
- “Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement.”
3. Prior to approval of the final plat of subdivision, the applicant and the applicant’s heirs, successors, and/or assignees shall submit a variation request from Section 24-128(b)(7)(A) of the Prince George’s County Subdivision Regulations, in accordance with Section 24-113 of the Subdivision Regulations, for all residential lots served by an alley which do not have frontage on and direct pedestrian access to a public right-of-way.

4. Prior to approval of building permits for residential buildings located on Lots 35–50, Block A; Lots 5–7 and 8–19, Block B; Lots 1 and 44, Block C; and Lots 1 and 12 of Block D, within the unmitigated 65 dBA Ldn noise contour, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit stating that the building shells of structures have been designed to reduce interior noise levels to 45 dBA Ldn or less.