



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 Amber Ridge

DSP-19040
AC-20006

REQUEST	STAFF RECOMMENDATION
Construction of 187 single-family attached dwelling units. Alternative compliance from the requirements of Sections 4.7 and 4.10 of the 2010 Prince George's County Landscape Manual.	APPROVAL with conditions

Location: On the west side of US 301 (Robert Crain Highway) approximately 1,200 feet south of its intersection with Mitchellville Road, and 500 feet north of its intersection with Pointer Ridge Drive.

Gross Acreage: 19.03

Zone: M-X-T

Dwelling Units: 187

Gross Floor Area: 418,800 sq. ft.

Planning Area: 74B

Council District: 04

Election District: 07

Municipality: N/A

200-Scale Base Map: 203NE14

Applicant/Address:
CBR Amber Ridge, LLC
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Baltimore, MD 21208

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Planning Board Date:	05/14/2020
Planning Board Action Limit:	05/15/2020
Staff Report Date:	04/27/2020
Date Accepted:	03/06/2020
Informational Mailing:	10/25/2019
Acceptance Mailing:	03/04/2020
Sign Posting Deadline:	04/14/2020

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19040
 Alternative Compliance AC-20006
 Type 2 Tree Conservation Plan TCP2-018-2018-01
 Amber Ridge

The Urban Design staff has completed its review of the subject 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 was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;
- b. The requirements of Zoning Map Amendment A-10031-C;
- c. The requirements of Conceptual Site Plan CSP-16007;
- d. The requirements of Preliminary Plan of Subdivision 4-19032;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation 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 Section recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) proposes 187 single-family attached dwelling units (townhouses) 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 Residential
Dwelling units	0	187
Acreage	19.03	19.03
Gross Floor Area (GFA)	0	418,800 sq. ft.*

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

Base Density Allowed	0.40 FAR
Residential Bonus Incentive	1.00 FAR
Total FAR Permitted by CSP-10004	1.40 FAR
Total FAR	0.50 FAR**

Note: *The total GFA is not provided on the DSP, but is approximately 418,800 square feet, as calculated by staff. Therefore, a condition of approval has been included to show the total GFA proposed with this application.

**Pursuant to Section 27-548(e) of the Zoning Ordinance, the proposed FAR shall be calculated based on the entire property, as approved with the conceptual site plan (CSP). CSP-16007 included 19.03 acres; therefore, the proposed FAR in DSP-19040 is approximately 0.50, as it only proposes to develop the residential portion of the CSP property. The DSP does not provide FAR proposed with this application as required and is, therefore, conditioned to be provided.

OTHER DEVELOPMENT DATA

Parking Requirements*	PROVIDED
Total Residential Parking Spaces	427
20-foot Units (123 x 2 Garage Spaces)	246
24-foot Units (64 x 2 Garage Spaces)	128
On-Street Parking Spaces	53

Note: *Pursuant to Part 11 Parking and Loading, Section 27-568 of the Prince George's County Zoning Ordinance, the number of parking spaces required for the townhouse units is 382 spaces. However, the number of parking spaces required for developments in the M-X-T Zone is to be calculated by the applicant and submitted for Prince George's County Planning Board approval at the time of DSP, as stated in Section 27-574 of the Zoning Ordinance. As discussed in Finding 7, staff finds that the provided parking is sufficient for the proposed development.

3. **Location:** The subject property, identified as Parcel A on the Amber Ridge Shopping Center plat, is located on the western side of US 301 (Robert Crain Highway), approximately 1,200 feet south of its intersection with Mitchellville Road, and approximately 500 feet north of its intersection with Pointer Ridge Drive, in Planning Area 74B, and Council District 4.
4. **Surrounding Uses:** The property is bounded to the east by US 301, with residential, office, and recreational land uses beyond; to the north by the Maryland-National Capital Park and Planning Commission (M-NCPPC)-owned Open Space-zoned land developed with the South Bowie Community Center; to the south by office and commercial land uses in the Commercial Office Zone; and to the west by single-family detached residences in the Pointer Ridge at Collington Subdivision in the Rural Residential Zone.
5. **Previous Approvals:** On September 8, 2014, the Prince George's County District Council granted approval of Zoning Map Amendment A-10031-C, with one condition and twelve guidelines, for the rezoning application for the subject property from the Commercial Shopping Center Zone to the M-X-T Zone. The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* designated the subject property as part of the Pointer Ridge Mixed-Use Activity Center, which was "intended for future planned residential and commercial development as cohesive pedestrian-oriented mixed-use communities."

On March 23, 2017, the Prince George's County Planning Board approved Conceptual Site Plan CSP-16007 (PGCPB Resolution No. 17-55), with three conditions, in connection with the proposed development. The CSP established a cap of 200 townhouses and 20,000 square feet of commercial development for the site.

Preliminary Plan of Subdivision 4-19032 was approved by the Planning Board on February 6, 2020 (PGCPB Resolution No. 20-22), subject to 19 conditions of approval, which are further discussed in Finding 10.

The site also has an approved Stormwater Management (SWM) Plan (8005300-1985-05), which is valid through February 5, 2023.

6. **Design Features:** The applicant proposes to develop the subject property with a mix of residential and commercial development in two phases. The first phase is proposed with this DSP and includes 187 single-family attached dwelling units (townhouses) and infrastructure for future commercial development on Parcels 1 and 2, that will be the subject of a future DSP for full development. The townhouses include a mix of 64 front and 123 rear-loaded garage units on fee-simple lots. These units are accessed by a series of private roads and alleys and are organized around a looped spine road that is accessed from southbound US 301.

Architecture

Four townhouse models are proposed for the 187 units, with rear and front garage units, the Strauss, Mozart, McPherson, and Caruso. Each unit proposed has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, enhanced window and door trim, and standing-seam metal-roofed porches over the front doors with decorative columns, cross gables, and dormers. The

buildings have been designed to incorporate a variety of materials including brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses.

Two-car, front-load garage units are located on the exterior of the development, with three proposed models, the McPherson, the McPherson Grand, and the Caruso. The base size of these units is 24 feet wide, with the McPherson models measuring 38 feet deep, and the Caruso measuring 40 feet in depth. The height of the McPherson model is approximately 37 feet, while the height of the Caruso is approximately 40 feet. The base finished area of the McPherson and McPherson Grand are approximately 2,307 and 2,677 square feet, while the base finished area of the Caruso is 2,923 square feet.

The two-car, rear-load garage units are accessed by a series of private streets and alleys and are located on the interior of the development. These units are arranged around a series of open spaces and courtyards and propose two models, the Strauss and the Mozart, which both include the option for an attic and rooftop deck. The base size of these units are 20 feet wide, with the Strauss measuring 42 feet deep, and the Mozart measuring 36 feet deep. The height of the Strauss model varies from approximately 32–34 feet, while the height of the Mozart varies from approximately 32–39 feet. The base finished area of the Strauss varies from 1,989–2,381 square feet, while the base finished area of the Mozart varies from 1,741–2,084 square feet.

All units propose architectural shingles on the roof and offer a variety of window treatments and architectural finishes including a mix of high-quality building materials on the façades such as vinyl, brick, stone, and masonry. Options are available for rooftop patios, attics, dormers, bay windows, sunrooms, and decks. However, it is noted that decks are only offered as an option on rear-loaded units. It is recommended that this feature be offered as a standard option for consistency and the enjoyment of residents of the rear-loaded units, which have a limited yard. A condition has been added to the Recommendation section of this report to require a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.

Highly visible side elevations are shown on the building elevations submitted; however, these are not identified on the DSP and should be shown. The highly visible units should include a minimum of three standard features, in addition to a full first floor finished in brick, stone, or masonry. The plan should be revised to label the specified lots as highly visible. Conditions have been included in the Recommendation section of this report, in accordance with these issues.



Figure 1: Proposed Architectural Elevations – Rear-Load Garages



Figure 2: Proposed Architectural Elevations – Front-Load Garages

Recreational Facilities

PPS 4-19032 determined that a combination of on-site recreational facilities and fee-in-lieu of mandatory dedication of parkland are appropriate for the project development to serve the future residents, in accordance with Section 24-134 of the Subdivision Regulations and the standards in the Prince George's County *Park and Recreation Facilities Guidelines*.

In accordance with the current formula for calculating the value of the recreational facilities, for a development of 187 single-family attached dwelling units in Planning Area 74B, a recreational facility package worth approximately \$215,726 is needed to serve this development. The proposed recreational facilities and the applicant's estimated value is as follows:

- Pergola Park - \$65,000
- Multi-age Playground - \$75,000
- Interior Community Trail - \$9,500
- Community Connection Trail (on-site) - \$27,000
- Community Connection Trail (off-site) - \$40,000

The estimated value of \$216,500 for the recreational amenities proposed meets what is required and is adequate. The timing for the completion of construction and installation of the proposed recreational facilities has been included in the Recommendation section of this report.

Lighting

The applicant is specifying full cut-off lighting within the development and proposes lighting in the open spaces. The photometric plan submitted with the DSP shows appropriate lighting levels on the site's roads with minimal spillover onto the adjacent residential properties. However, it is noted that the photometric plan does not show lighting in the alleys, and this is recommended to be shown, as conditioned herein, to ensure that lighting is adequate for safe passage.

Signage

The DSP proposes one freestanding monument sign at the entrance to the development. The monument sign is approximately 5 feet high and 42 feet wide. The sign is brick and includes 7-foot-high columns on each end with a central concrete plaque for the community's name. The sign is externally illuminated using up-lighting. The sign appears to be generally acceptable, and landscaping is proposed behind the sign, but it is noted that attractive year-round landscaping has not been proposed at the base of the sign. Staff recommends that it be included to enhance the proposed signage, as conditioned herein. In addition, staff notes that a schedule has not been provided listing the square footage of the proposed sign. Therefore, a condition has been included in the Recommendation section of this report requiring that a signage area schedule be provided.

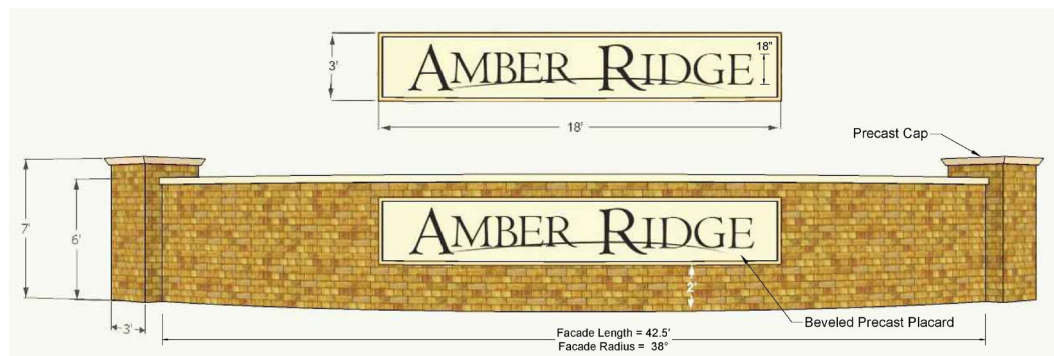


Figure 3: Proposed Freestanding Sign

Parcels 1 and 2: Future Development

Only grading and stormwater information has been provided for these parcels, which have been labeled as a future phase of the development.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-547 of the Zoning Ordinance, Uses permitted, which governs permitted uses in the M-X-T Zone.
- (1) Section 27-547(a) permits the single-family attached townhomes proposed on the subject DSP in the M-X-T Zone, within the maximum number and type of dwelling units approved with the CSP.
- (2) Section 27-547(d) provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:

The submitted DSP, ~~which~~ proposes 187 townhouse units, and future commercial development, to be located on Parcels 1 and 2, adjacent to US 301. Therefore, the DSP is in conformance with this requirement.

- b. Section 27-548 of the Zoning Ordinance, 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**

This development will use the optional method of development in Section 27-545(b) of the Zoning Ordinance, as follows:

(b) Bonus incentives.

(4) Residential use.

- (A) Additional gross floor area equal to a floor area ratio (FAR) of one (1.0) shall be permitted where twenty (20) or more dwelling units are provided.**

The applicant uses the optional method of development for the project by proposing a residential component of more than 20 units as part of the overall development. This increases the permitted floor area ratio (FAR) by 1.0 above the base of 0.40. Therefore, 1.4 FAR is permitted for the overall development. The proposed FAR

is approximately 0.50 for this part of the development, below the allowed 1.4 for the entire 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 DSP proposes multiple uses in more than one building and on more than one lot.

- (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 site plans indicate the location, coverage, and height of all improvements, in accordance with this regulation.

- (d) **Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.**

The development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Additional buffering and screening are required to satisfy the purposes of the M-X-T Zone and is discussed in detail in Finding 10 below.

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

The FAR for the proposed development for the area of the CSP is 0.50, which is calculated, in accordance with this requirement.

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

There are no private structures within the air space above, the ground below, or in public rights-of-way as part of this project. Therefore, this requirement is inapplicable to the subject DSP.

- (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.**

This requirement was reviewed at the time of PPS 4-19032, which was approved by the Planning Board on February 6, 2020. Each parcel has frontage and direct access to a public right-of-way or as otherwise authorized by Subtitle 24 of the Prince George's County Code.

- (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 townhouses meet these requirements with 20-foot-wide units, on minimum 1,200-square-foot lots, and no more than 7 units in a stick. A condition is included herein requiring a tracking chart to ensure the 60 percent of the full front façades are constructed of brick, stone, or stucco, in accordance with this requirement.

- (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.**

The subject project does not involve the development of multifamily buildings. Therefore, this requirement is not applicable to this DSP.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map**

Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).

This requirement does not apply to this DSP because the site was rezoned to the M-X-T Zone through A-10031-C.

- 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:

Conformance with the purposes of the M-X-T Zone was found with the CSP approval and is adopted herein by reference (PGCPB Resolution No. 17-55). The proposed DSP does not change those findings because it still promotes the creation of a walkable, mixed-use development and takes advantage of the transportation links available using the existing access to the site and provides pedestrian access to the adjacent South Bowie Community Center.

(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;

The subject site was rezoned to the M-X-T Zone through A-10031-C, as approved by the District Council on September 8, 2014. Therefore, this required finding does not apply.

(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 layout with this application generally orients units toward the existing and proposed street pattern, achieving an outward orientation by integrating with the adjacent development and connecting to the South Bowie Community Center to the north. The development will act as a transitional use between the single-family detached units to the west and the future commercial/retail uses along US 301.

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

The development proposed in this DSP is compatible with the surrounding uses, which include a mix of commercial, institutional, and residential uses. The development will provide a transition area to the existing homes,

adjacent to the site and the future commercial uses and the major commuter corridor of US 301, east of the site.

- (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;**

The subject DSP includes amenities for the residents and was designed to create a cohesive development. In addition, it is noted that the site layout, arrangement, and mix of uses is consistent with A-10031-C and CSP-16007 and will help create a mixed-use activity center. This will further the master plan's vision for the Pointer Ridge Mixed-Use Center and provide locally serviced, retail, office, and public uses in close integration with the surrounding residential development.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The subject DSP is phased. The single-family attached dwellings will be built in phase one of development in this DSP, with future commercial proposed on Parcels 1 and 2 in subsequent phases. Both phases are designed to be self-sufficient and will allow for the overall integration of the development at completion.

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

A comprehensive internal sidewalk network is proposed for the development, with sidewalks located on both sides of the private roads, and connections to the future commercial shopping area east of the development. In addition, connections are proposed to existing access easements and public rights-of-way south of the property and to the South Bowie Community Center north of the site.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The applicant is proposing amenities throughout the site and has paid attention to the quality and human-scale of these facilities, which include site furniture, trash receptacles, and bicycle racks.

- (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, or will be provided by the applicant, 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.

The subject application is a DSP, therefore, this required 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 (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

The governing PPS 4-19032 was approved by the Planning Board on February 6, 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.**

The overall site plan contains less than 250 acres; therefore, this DSP is not subject to this requirement.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283. For example, the subject development provides amenities that are functional and constructed of durable, low-maintenance materials; vehicular and pedestrian access is provided to the site from the public right-of-way; and the architecture proposed for the single-family attached dwellings employ a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.
- 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).

In a memorandum dated March 4, 2020, Lenhart Traffic Consulting, Inc. provided the required parking analysis for this development and concluded that, with a base parking requirement of 382 spaces and a parking supply of 427 spaces, there is projected to be a surplus of parking spaces using the parking calculation procedures, as outlined in Section 27-574. Lenhart Traffic Consulting, Inc. further concluded that, based upon this information, the site will be adequately parked as proposed. The Urban Design Section is in agreement with the conclusion of the parking analysis.

8. **Zoning Map Amendment A-10031-C:** A-10031-C was approved by the District Council on September 8, 2014. The development program included in this DSP has been reviewed for conformance with the relevant conditions of this approval, as follows:

1. **At a time to be determined at preliminary plat of subdivision and subject to the concurrence of the Planning Board and State Highway Administration, the following road improvements identified in the Applicant's traffic impact study shall be under construction, one hundred percent (100%) funded within the adopted County "Capital Improvement Program," funded within the current State "Consolidated Transportation program," funded by a specific public facilities financing and implementation program established for the area, or provided by the Applicant:**
 - a. **US 301 and Pointer Ridge Drive intersection:**
 - (1) **Provide a second left turn lane at the northbound approach, with a length to be determined by SHA**
 - (2) **Provide a second left turn lane on the eastbound approach, with a length to be determined by SHA.**
 - b. **US 301 and Mitchellville Road intersection:**
 - (1) **Provide a free right-turn lane at the eastbound approach with a 560-foot acceleration lane on southbound US 301.**

This requirement was evaluated with the approval of PPS 4-19032, and the timing and improvements required are further discussed in Finding 10 of this report.

Guidelines

The following GUIDELINES should be observed during the preparation and review of the Conceptual Site Plan (CSP), Specific Design Plan (SDP) and Preliminary Plan of Subdivision:

1. **A vertical mix of uses should be considered especially along the western side of the extension of Pointer Ridge Place, perhaps on the first story of the proposed multifamily development. This could provide a mix of commercial uses for the residents of the development and encourage a more genuinely mixed use, walkable and economically vital community.**

A vertical mix of uses was not proposed along Pointer Ridge Place, with CSP-16007 or with 4-19032, but the overall Amber Ridge development proposed with this application will provide a mix of commercial and residential uses in a walkable community and encourage an integrated economically viable community.

2. **Walkability is encouraged by the provision of a street grid enhanced by the provision of sidewalks on both sides of the roadways, specialty paving, sitting areas, plazas, open space and landscaping.**

This DSP application proposes sidewalks along both sides of streets, with a connection to the South Bowie Community Center, includes features such as benches and sitting areas, and both active and passive open space areas.

3. **Building placement should reinforce the street grid. The establishment of build-to-line (BTL) along internal streets should be considered.**

The general layout approved with 4-19032 reinforces the street grid, establishes a variety of open and amenity spaces, and creates a walkable development for residents to enjoy.

4. **Additional pedestrian and vehicular connections should be provided, as should access to Pointer Ridge Place and the South Bowie Community Center.**

A pedestrian and vehicular connection to the south to Pointer Ridge Place and Pointer Ridge Drive is proposed in addition to a pedestrian connection to the South Bowie Community Center. The applicant states that there are significant environmental features in addition to other traffic-related issues that make a vehicular connection to the South Bowie Community Center difficult. The Urban Design Section believes that the removal of this vehicular connection and installation of the proposed pedestrian connection is sufficient.

5. **The architecture for the mixed-use development on the subject site should be well coordinated. The buildings should create visual interest by their form, massing, fenestration and architectural detail. Durable, high quality materials should be utilized as finish materials on the elevations.**

The architecture for the residential dwellings proposed with this DSP are acceptable and include high-quality materials, such as brick, stone, or other masonry finishes. The commercial uses proposed in phase two of this development should provide a well-coordinated development and be compatible with the homes in phase one.

6. **Standard sidewalk shall be provided along both sides of Pointer Ridge Place extended, unless modified by Department of Public Works and Transportation (DPW&T) or the City of Bowie.**

The applicant states that they intend to coordinate with the Prince George's County Department of Public Works and Transportation and the City of Bowie regarding sidewalks extended to Pointer Ridge Place.

7. **Standard sidewalks shall be provided along both sides of all internal roads, unless modified by DPW&T or the City of Bowie.**

Standard sidewalks have been proposed along both sides of all internal private roads.

8. **Bicycle parking shall be provided on-site, with the number and locations(s) to be determined at the time of SDP.**

This application is a DSP including residential uses and the DSP indicates that two bicycle racks are proposed. However, it is noted the location of these racks is not clear and a condition has been included in the Recommendation section of this report to clearly indicate the location of these racks. Furthermore, bicycle rack locations will be evaluated at the time of DSP for the commercial uses, which should be located in safe, convenient, well-coordinated locations.

9. **The provision of a trail connection from the proposed multi-family dwelling units to the existing M-NCPPC Community Center shall be considered at the time of SDP.**

DSP-19040 does not propose a multifamily use, but continues to propose a connection to the South Bowie Community Center, north of the property.

10. **The site and landscape plan shall demonstrate the use of full-cut off optic light fixtures to the extent practicable.**

The lighting proposed with DSP-19040 uses full cut-off optic light fixtures, as conditioned.

11. **The Preliminary Plan Application package shall contain a Phase I noise study, certified by a professional acoustical engineer, which delineates the location of the unmitigated upper and lower level 65 dBA Ldn noise contours associated with Robert Crain Highway (US 301).**

A Phase 1 Noise Analysis was submitted with 4-19032, and it is noted that a Phase II Noise Analysis has been filed in conjunction with this application. The DSP delineates the location of the unmitigated 65 dBA Ldn noise contour associated with US 301, which lies outside of the residential units and lots.

12. **Buffering in the form of landscaping, open space, berming, attractive fencing, and/or other creative site planning techniques should be utilized to protect existing residential areas.**

The landscape plan for DSP-19040 provides the required incompatible use buffers, with the exception of the Section 4.7 bufferyard, adjacent to the Pointer Ridge Professional Center to the south. Alternative compliance, AC-2006, is recommended for approval in conjunction with this application and is discussed in detail in Finding 11 of this report.

9. **Conceptual Site Plan CSP-16007:** CSP-16007 was previously approved on March 23, 2017 (PGCPB Resolution No. 17-55). The development program included in this DSP has been reviewed for conformance with the relevant conditions of this approval, as follows:

3. **Prior to approval of the detailed site plan (DSP), the following information shall be provided:**

a. **A vertical mix of uses will be further evaluated.**

A vertical mix of uses was not proposed with CSP-16007, 4-19032, ~~or~~ nor is it proposed with DSP-19040. However, the overall Amber Ridge development proposes a mix of uses and encourages a walkable and economically viable community. Pedestrian connections are proposed to integrate the development on-site and with the South Bowie Community Center.

b. **Details for the proposed open spaces and site amenities.**

This DSP provides details of the proposed open spaces, amenities, plantings, and site furniture in the gathering areas throughout the community. The proposed site amenities will contribute to an attractive, coordinated development.

c. **The building massing and building placement will be further evaluated.**

Building massing and building placement are compatible with surrounding development and are consistent with the vision of the Pointer Ridge Mixed-Use Activity Center. The development, when complete, will be an appropriately scaled community supporting the adjacent suburban residential neighborhoods and providing local retail and office options that are closely integrated.

d. **The architectural detail including durable high-quality materials utilized as finish materials on the elevations.**

The architecture proposed for the residential component of Amber Ridge provides high-quality materials, including brick, stone, and masonry.

e. **Bicycle parking on-site, including the number and locations of facilities.**

Two bicycle racks are proposed within the residential portion of the Amber Ridge development and are conditioned to be clearly shown on the DSP. Additional bicycle parking will be provided with the future commercial development, which should be provided in convenient areas near the entrance to the commercial uses.

f. **The site and landscape plans shall demonstrate the use of full cut-off optic light fixtures, to the extent practicable.**

The lighting in the public spaces is proposed to use full cut-off optics.

- g. Buffering in the form of landscaping, open space, berming, attractive fencing, and/or other creative site planning techniques shall be utilized to protect existing residential areas.**

The landscape plan provides the required residential landscape buffer requirements, except for the bufferyard adjacent to the Pointer Ridge Professional Center to the south.

- h. Internal trails should be incorporated into the layout of the site. Connectivity to the commercial space, the adjacent community center, and an internal loop trail should be considered.**

DSP-19040 proposes a 5-foot-wide sidewalk connection in the residential areas internally, and with the future commercial uses. In addition, it is noted that a trail is proposed to connect the proposed community with the adjacent South Bowie Community Center.

- i. Sidewalks shall be provided along both sides of all internal roads, consistent with the Complete Streets policies of the 2009 Approved Countywide Master Plan of Transportation.**

The application proposes 5-foot-wide sidewalks along both sides of the internal roads, in conformance with this condition.

- 10. Preliminary Plan of Subdivision (PPS) 4-19032:** PPS 4-19032 was approved on February 6, 2020 (PGCPB Resolution No. 20-22) with 18 conditions. The following conditions of approval of the PPS relate to the review of this DSP:

- 3. Development of the site shall be limited to uses that would generate no more than 221 AM and 242 PM peak-hour vehicle trips. Any development generating an impact greater than identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The 187 townhouses proposed for this site are within the established trip cap of 221 AM and 242 PM peak-hour vehicle trips.

- 9. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**

- a. Standard sidewalks along both sides of all internal roads, excluding alleys, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections, and Enforcement with written correspondence.**

- b. A direct trail connection to the Maryland-National Capital Park and Planning Commission facility north of the subject site, unless modified by the Prince George's County Department of Parks and Recreation with written correspondence. The trail alignment shall be indicated on the site plans at the time of acceptance of the detailed site plan.**
- c. Sidewalk connection along the road/drive aisle connecting to the property's southern boundary and the office building to the south.**

DSP-19040 proposes 5-foot-wide sidewalk connections internally, connections to the office building to the south, a direct trail connection to the north, and a connection with the future commercial uses that will be developed in the second phase.

- 10. Prior to acceptance of a detailed site plan (DSP) for the commercial development, the specifications, quantity, and location of the bicycle racks shall be indicated on the DSP for the commercial development.**

This DSP is for the residential portion of the development and this condition does not apply to the subject application.

- 12. The applicant and the applicant's heirs, successors, and/or assignees shall provide private onsite and public off-site recreational facilities in fulfillment of the mandatory parkland dedication requirement. At the time of detailed site plan, the type and siting of the facilities shall be determined, including appropriate triggers for construction. The facilities shall include a trail on public and private property from Pittsfield Lane to Fife Way as well as any other facilities agreed upon between the applicant and the Department of Parks & Recreation (DPR) prior to approval of the DSP. The total value of the public and private facilities shall be in accordance with DPR's Formula for Determining the Value of Recreational Facilities.**
- 13. Construction drawings for the facilities to be constructed on parkland shall be submitted at the time of the detailed site plan (DSP), and they shall be reviewed and approved by the Prince George's County Department of Parks and Recreation (DPR) prior to certification of the DSP. The facilities shall be designed in accordance with the standards outlined in the Parks and Recreational Facilities Guidelines. The location of the facilities shall be staked in the field and approved by DPR prior to construction.**
- 14. Details for the on-site recreation facilities shall be submitted prior to acceptance of the detailed site plan (DSP), and they shall be reviewed by the Urban Design Section of the Prince George's County Development Review Division prior to approval of the DSP. The facilities shall be designed in accordance with the standards outlined in the Parks and Recreational Facilities Guidelines.**

Conditions 12–14 of PPS 4-19032 relate to the recreational facilities proposed in the development. It is noted that the subject application proposes a combination of on-site private recreational facilities and off-site improvements to the adjacent South Bowie Community Center property in the form of a trail through the property connecting to Pittsfield Lane. The private recreational facilities include a multi-age playground (active recreation), a pergola seating area (passive recreation), and a trail connection to the South Bowie Community Center that continues northwest across M-NCPPC's property, ultimately connecting to Pittsfield Lane. The on-site and off-site recreational facilities, details, and values are included on the landscape plan, as required.

In determining the phasing of the recreational facilities related to the development, staff analyzed the types of facilities within and in the vicinity of the development, including the South Bowie Community Center. It is noted that the South Bowie Community Center offers a range of facilities and a number of activities that will benefit the proposed development. The applicant submitted timing for construction of the facilities, which staff is recommending revisions to, as conditioned herein, so that they will be adequate to serve the needs of the townhomes as they are constructed.

11. **2010 Prince George's County Landscape Manual:** Per Section 27-544(a) of the Zoning Ordinance, landscaping, screening, and buffering for property zoned M-X-T, is subject to the provisions of the Landscape Manual. The proposed development is subject to Section 4.1, Residential 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 required plantings and schedules are provided, in conformance with the Landscape Manual, with the exception of the requirements for Section 4.7 and 4.10. The applicant has filed a request for Alternative Compliance, AC-20006, to seek relief from the requirements of Sections 4.7 and 4.10, as follows:

Section 4.7, Buffering Incompatible Uses

REQUIRED: Section 4.7(c)(4) Buffering Incompatible Uses, adjacent to professional offices (Bufferyard #3)

Length of bufferyard	457 feet
Minimum building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes
Plant units (120 per 100 l. f.)	275*

Note: *The Landscape Manual allows up to a 50 percent reduction in the plant unit requirements if a 6-foot-high opaque fence is located within the bufferyard.

PROVIDED: Section 4.7(c)(4), Buffering Incompatible Uses, along the southern property line (Bufferyard #3)

Length of bufferyard	457 feet
Minimum building setback	33 feet
Landscape yard	30 feet
Fence or wall	Yes
Plant units	450

Justification

The applicant requests alternative compliance from the requirements of Section 4.7, Buffering Incompatible Uses along the southern property line where the proposed townhouses abut a group of existing professional offices. Section 4.7 requires a Type C bufferyard, which includes a 40-foot building setback and 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of the property line on the subject property.

The applicant is not able to meet the required 40-foot building setback for 10 townhouse units along the southern boundary, due to the site constraints and irregular property line. Specifically, the rear yard decks on those units are 33 feet away from the property line. In order to offset the infringement, the applicant has provided a 6-foot-high sight-tight fence with an additional 175 plant units within the required bufferyard, labeled as Bufferyard #3 on the landscape plan. In addition, the applicant is proposing to extend the fence beyond Bufferyard #3, to screen the entire townhouse block, for continuity.

The Planning Director finds that the applicant's proposals are equally effective as normal compliance with Section 4.7 of the Landscape Manual, as the 6-foot-high sight-tight fence and the additional plant units have been provided to uphold the intent of Section 4.7, Buffering Incompatible Uses, which is to form a visual and physical separation between uses of a significantly different scale, character, and/or intensity of development.

Section 4.10, Street Trees Along Private Streets

REQUIRED: Section 4.10(c)(2) Street Trees Along Private Streets—Fife Way

Total linear feet of street frontage	2,280 feet
Street trees (1 per 35 linear feet)	65

PROVIDED: Section 4.10(c)(2) Street Trees Along Private Streets—Fife Way

Total linear feet of street frontage	2,280 feet
Street trees (1 per 35 linear feet)	69*

Note: *Alternative compliance requested to allow 22 street trees to be placed alternately behind the sidewalk in limited locations.

Justification

The applicant requests alternative compliance from the requirements of Section 4.10, Street Trees Along Private Roads, to allow an alternative location of 22 street trees on private roads.

Specifically, along the outside perimeter of the community on Fife Way, the applicant is proposing front-loaded garages on the townhouse units, with the associated driveways connecting directly to Fife Way, and not via an alley, as in other parts of the community. The streetscape in this section has been designed with the sidewalk abutting the back of curb due to the presence of public utility easements and areas of parallel parking spaces on the street. This design requires the street trees to be located behind the sidewalk rather than between the sidewalk and the face of curb, as required by Section 4.10. This will affect 22 out of the total 66 trees required. The applicant provides four additional trees above the required number of street trees. The 22 trees are alternately located in a manner that still provides continuation of street trees, in fulfillment of the Section 4.10 requirements.

The Planning Director finds that the applicant's proposal is equally effective as normal compliance with Section 4.10 of the Landscape Manual, and meets the intent of Section 4.10, Street Trees Along Private Roads.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance AC-20006, for Amber Ridge, as the proposed alternative landscape design is equally effective in fulfilling the requirements of Section 4.7(c)(4) Buffering Incompatible Uses, along the southern boundary, and Section 4.10, Street Trees Along Private Streets, along Fife Way, of the 2010 *Prince George's County Landscape Manual*.

- 12. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. In addition, it is noted the site has a previously approved tree conservation plan.

The site has a Natural Resources Inventory, NRI-196-13-01, that was approved on August 13, 2018. The revised Type 2 tree conservation plan (TCP2) is not in conformance with the approved NRI or the approved TCP1 with regards to the amount of existing woodlands on the site. As a condition of approval, the amount of existing on-site woodland shown on the TCP2 must be reconciled with the NRI and TCP1.

The net tract area for calculating the woodland conservation requirement on this site is 19.03 acres. The site is zoned M-X-T and has a woodland conservation threshold of 15 percent of the net tract area. According to the worksheet provided on the TCP2, the woodland conservation requirement based on the total proposed clearing of 1.97 acres of woodlands is 4.82 acres. The TCP2 proposes to meet the requirement entirely off-site with 4.82 acres of off-site woodland conservation credits. The amount of on-site woodlands and the total amount of on-site woodland cleared is not consistent with the previously approved NRI or TCP1, and must be revised to 2.08 acres of existing woodland, shown on the worksheet, resulting in a woodland conservation requirement of 4.93 acres. Required

technical revisions to the TCP2 are provided as conditions to be addressed prior to DSP certification.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for 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 covered in TCC. The subject application provides the required TCC schedule demonstrating conformance with this requirement.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated March 11, 2020 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section noted that in a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites. A Phase I archeology survey is not recommended.
 - b. **Community Planning**—In a memorandum dated April 2, 2020 (D'Ambrosi, to Bishop), 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 with this DSP.
 - c. **Transportation Planning**—In a memorandum dated April 13, 2020 (Masog to Bishop), incorporated herein by reference, the Transportation Planning staff provided a discussion of the applicable previous conditions of approval and the parking requirements under Section 27-574 that have been included in the above findings. They concluded that, from the standpoint of transportation, this plan is acceptable if approved as conditioned.
 - d. **Trails**—In a memorandum dated April 13, 2020 (Ryan to Bishop), incorporated herein by reference, the Transportation Planning Section analyzed the DSP for conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and noted a planned shared-roadway is recommended on Pittsfield Lane and Pointer Ridge Drive, and a planned side path is recommended on Mitchellville Road, but these facilities are beyond the scope of this application. In addition, a discussion of the applicable previous conditions of approval was included that has been incorporated into the findings above. The trail issues have either been addressed through revisions to the plans or through conditions included in the Recommendation section of this report.
 - e. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated April 23, 2020 (Asan to Bishop), incorporated herein by reference, DPR provided an analysis of the DSP's conformance with the previous conditions of approval, which is incorporated into Findings 8, 9, and 10 above, and provided recommendations for the timing of the construction of the trail on

Parcel W, and the off-site community connection trail to the adjacent South Bowie Community Center. Conditions for the timing of the trail construction have been incorporated into the Recommendation section of this report, as appropriate.

- f. **Environmental Planning**—In a memorandum dated April 13, 2020 (Finch to Bishop), incorporated herein by reference, the Environmental Planning Section provided a comprehensive analysis of the DSP’s conformance with all applicable environmental-related conditions attached to previous approvals, and a discussion of the DSP’s conformance with the WCO has been included in above findings. Additional comments provided are as follows:

Specimen Trees

Section 25-122(b)(1)(G) of the WCO 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.”

No specimen trees, champion trees, or trees associated with historic sites were identified on this property.

Preservation of Regulated Environmental Features

The site does not contain regulated environmental features. No conservation easements are recommended for this site.

Soils

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey are the Collington-Wist-Urban land complex (5–15 percent slopes) and Widewater and Issue Soils (frequently flooded).

A study conducted in 1989 for the Washington Sewer Sanitary Commission (WSSC) revealed that a band of Marlboro Clay was found along the eastern perimeter of the property. In 1993, a stormdrain system was installed in the Marlboro Clay outcrop area and subsequently backfilled with structural fill. All potential problem slopes greater than 3:1 were graded to more level terrain.

An outcropping of Marlboro clay was mapped on the NRI and shown on the PPS and TCP1. The Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) will require that the limits of the Marlboro clay be verified at the time of SWM technical review to address potential impacts on the design of SWM facilities.

Stormwater Management

An approved SWM Concept Approval Letter issued by DPIE was submitted with the subject application. SWM Concept Plan 8005300-1985-05 was extended on February 5, 2020 with conditions of approval requiring the use of the existing on-site pond, providing micro-bioretenment facilities, and requiring analysis and

upgrade of downstream stormdrain culverts. The extended concept approval expires February 5, 2023.

Environmental site design practices are not preferred within the limits of Marlboro Clay. DPIE indicates that SWM requirements may need to be re-evaluated once the limits of Marlboro clay are verified to eliminate or reduce the use of environmental site design. If the subject property is annexed into the City of Bowie prior to development activities, the city will have jurisdiction over the technical SWM requirements for this site.

- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 27, 2020 (Giles to Bishop), incorporated herein by reference, DPIE provided a number of comments. These have been provided to the applicant and will be addressed through DPIE's separate permitting process.
 - h. **Prince George's County Fire Department**—At the time of this writing, comments regarding the subject project have not been received from the Fire Department
 - i. **Prince George's County Police Department**—In a memorandum dated March 17, 2020 (Contic to Bishop), incorporated herein by reference, the Police Department indicated that they have no comments at this time.
 - j. **Prince George's County Health Department**—In a memorandum dated March 18, 2020 (Adepoju to Bishop), incorporated herein by reference, the Health Department offered a health impact assessment of the proposed development and offered numerous comments that have been addressed in revised plans.
 - k. **Maryland State Highway Administration (SHA)**—At the time of this writing, comments regarding the subject project have not been received from SHA.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of this writing, comments regarding the subject project have not been received from WSSC.
 - m. **The City of Bowie**—At the time of this writing, comments regarding the subject project have not been received from The City of Bowie.
15. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP will, if approved with the proposed conditions below, 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.
16. As required by Section 27-285(b)(2), the DSP is also in general conformance with the approved CSP.

17. Section 27-285(b)(4) provides the following required finding for approval of a DSP:

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).

There are no regulated environmental features on-site. Therefore, it is determined that the regulated environmental features on the subject property have been preserved and/or restored in a natural state to the fullest extent possible as no new impacts are proposed.

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-19040, Alternative Compliance AC-20006, and Type 2 Tree Conservation Plan TCP2-018-2018-01 for Amber Ridge, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows or provide the specified documentation:
 - a. Provide a continental-style crosswalk crossing the eastern leg of Fife Way at the intersection of Fife Way and Adamson Way, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence.
 - b. Provide attractive year-round landscaping at the base of the gateway sign.
 - c. Provide a schedule clearly indicating the area of the proposed entrance sign.
 - d. Clearly label the bicycle racks shown in the parking schedule.
 - e. Provide a general note to indicate the total gross floor area and floor area ratio proposed with this application.
 - f. Revise the architectural elevations of the Mozart and Caruso models to provide the total proposed building height.
 - g. Provide either a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.
 - h. Highly visible side elevations shall include a minimum of three standard features, in addition to a minimum of the first floor finished in brick, stone, or masonry.
 - i. Label Lots 1, 11, 12, 25, 31, 32, 48, 76, 92, 93, 104, 105, 116, 170, and 171, as highly visible lots.
 - j. Show adequate lighting levels in the proposed alleys.

- k. Include a tracking chart on the DSP for the 60 percent full-front façades of brick, stone, or stucco.
 - l. Include development standards on the plan for fences, decks, and sheds.
- 2. Prior to certificate approval of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Revise the Site Statistics Table to be consistent with the Natural Resources Inventory and preliminary plan of subdivision.
 - b. Revise the Woodland Conservation Summary Table to be consistent with the Natural Resources Inventory and preliminary plan of subdivision.
 - c. Revise the woodland conservation worksheet to be consistent with the amount of existing woodland on-site with the Natural Resources Inventory and preliminary plan of subdivision, show all on-site woodland as being cleared, and correctly calculate the amount of off-site woodland conservation required. Also add the complete TCP2 number to Line 6 of the worksheet.
 - d. Correct the labeling for “woodland cleared” on all applicable plan sheets to show the correct amount of clearing.
 - e. Label the top and bottom elevations of all retaining walls.
 - f. Reconcile all site statistics and calculations on the plan.
 - g. Have the revised TCP2 plan signed and dated by the qualified professional who prepared it.
- 3. The proposed private recreational facilities shall be constructed and inspected by the Maryland-National Capital Park and Planning Commission, in accordance with the following schedule:
 - a. Construct the pergola park on Parcel S prior to approval of the 75th building permit.
 - b. Construct the multi-age playground on Parcel L, prior to approval of the 100th building permit.
 - c. Construct the on-site community connection trail on Parcel W, with benches, landscaping, and wayfinding signs, in phase with construction of dwelling units on Lots 11 and 12.
 - d. Construct the off-site community connection trail prior to approval of the 125th building permit.
 - e. Construct the interior community trail, with benches and bicycle racks, prior to approval of the 175th building permit.

It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction become available. Phasing of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board, or its designee, under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released, prior to construction of any given facility, shall not exceed 10 percent over the number originally approved by Planning Board.