



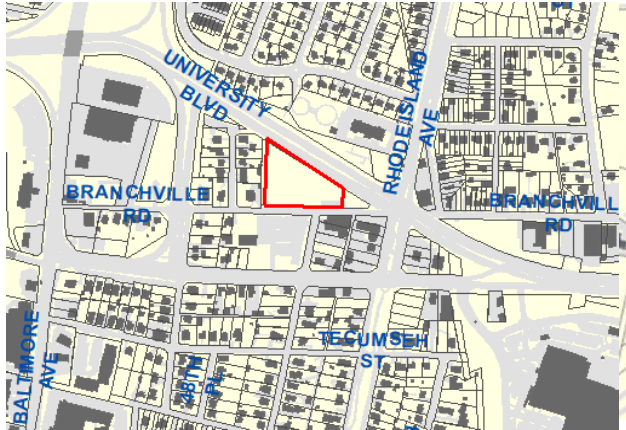
The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

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

## Detailed Site Plan Alternative Compliance Branchville Gardens

**DSP-19042**  
**AC-19025**

REQUEST	STAFF RECOMMENDATION
This application was continued from the Planning Board hearing date of July 23, 2020 to September 24, 2020.  Development of an 81-unit multifamily building.	APPROVAL with conditions

<b>Location:</b> On the north side of Branchville Road, approximately 110 feet west of its intersection with MD 193 (University Boulevard).			
Gross Acreage:	2.02		
Zone:	R-10		
Dwelling Units:	81		
Gross Floor Area:	73,057 sq. ft.		
Planning Area:	66		
Council District:	03		
Election District:	21		
Municipality:	College Park		
200-Scale Base Map:	210NE04		
<b>Applicant/Address:</b> Cruz Development Corporation One Eliot Square Boston, MA 02119		Planning Board Date:	09/24/2020
<b>Staff Reviewer:</b> N. Andrew Bishop <b>Phone Number:</b> 301-952-4897 <b>Email:</b> Andrew.Bishop@ppd.mncppc.org		Planning Board Action Limit:	09/31/2020
		Staff Report Date:	09/10/2020
		Date Accepted:	05/13/2020
		Informational Mailing:	10/21/2019
		Acceptance Mailing:	05/01/2020
		Sign Posting Deadline:	06/23/2020

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/](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-19042  
                  Type 2 Tree Conservation Plan TCP2-012-2020  
                  Branchville Gardens

The Urban Design Section has completed its review of the subject application 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 CRITERIA**

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a.       The requirements of the Multifamily High Density Residential (R-10) Zone, and the site plan design guidelines of the Prince George's County Zoning Ordinance;
- b.       The requirements of Preliminary Plan of Subdivision 4-86220;
- c.       The requirements of the 2010 *Prince George's County Landscape Manual*;
- d.       The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e.       The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f.       Referral comments.

**FINDINGS**

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

1.       **Request:** The detailed site plan (DSP) is for the development of one multifamily residential building, including 81 dwelling units, and associated parking.

**2. Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-10	R-10
Use	Vacant	Multifamily Residential
Total Acreage	2.02	2.02
Parcels	1	1
Total Multifamily Dwelling Units	0	81
Total Gross Floor Area (sq. ft.)	0	73,057*

**Note:** \*The total gross floor area is not provided on the DSP and is approximately 73,057 square feet, as indicated by the applicant. Therefore, a condition of approval has been included to show the total gross floor area proposed with this application on the DSP.

**PARKING AND LOADING TABULATION**

<b>Parking and Loading</b>		
<b>Use</b>	<b>Number of Spaces Required</b>	<b>Number of Spaces Provided</b>
<b>Total Parking</b>	<b>130*</b>	<b>130</b>
20 1-bedroom units @ 1.33 spaces/unit	27	
56 2-bedroom units @ 1.66 spaces/unit	93	
5 3-bedroom units @ 1.99 spaces/unit	10	
<b>Garage Parking</b>		<b>95</b>
Handicapped-Accessible		6
Standard Spaces		60
Compact		29
<b>Surface Parking</b>		<b>35</b>
Handicapped-Accessible (includes 1 van accessible space)		2
Standard Spaces		25
Compact		8
<b>Total Loading Spaces</b>		
Less than 100 dwelling units	<b>0</b>	<b>0</b>

**Note:** \*The parking requirement is based on the property being wholly within a one-mile radius of the Greenbelt Metro Station.

3. **Location:** The subject property is located on the north side of Branchville Road, approximately 110 feet west of its intersection with MD 193 (University Boulevard), in Planning Area 66 and Council District 3. The subject DSP includes one parcel, which is located on Tax Map 25 in Grid E4, and is known as Parcel A.
4. **Surrounding Uses:** The subject site is bounded by the public rights-of-way of MD 193 to the north, with vacant property in the Open Space (O-S) Zone beyond, and Branchville Road to the south, with the West Berwyn Volunteer Fire Department in the One-Family Detached Residential (R-55) Zone beyond; to the west by single-family detached residential units in the R-55 Zone and; to the east, by proposed stormwater facilities in the O-S Zone.
5. **Previous Approvals:** The Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-86220 on March 12, 1987, for the development of a multifamily building with 96 dwelling units, subject to 5 conditions. On August 27, 1987, The Board of Zoning Appeals approved a variance from the green area requirement needed to construct a seven-story apartment building on the property. Subsequently, DSP-87165 was approved by the Planning Board on February 18, 1988, subject to conditions. The property was never developed in accordance with DSP-87165, which subsequently expired, and the conditions related to that approval are no longer applicable. The applicant has filed the subject DSP for the approval of a new plan of development on the subject property.

In addition, it is noted that this DSP is subject to Stormwater Management (SWM) Concept Plan 16414-2019 for the development, which was approved on December 12, 2019, and is valid until December 22, 2022.

6. **Design Features:** The applicant proposes to develop a multifamily residential development, including 81 units in one, seven-story, building on Parcel A. The property is generally triangular in shape and development is limited to the western portion of the site. The property is accessed via a two-way drive aisle from Branchville Road, which forms the southern boundary of the site, that is aligned with the intersection with 49th Avenue. The L-shaped multifamily building and its main entrance with a circular drop-off area face MD 193, with surface parking located on the north and east sides, and underneath the building in two levels. The circular drop-off area in the front of the building includes a sidewalk and benches for the building's residents.

### **Architecture**

The architectural design of the building is contemporary with a flat-roof with a cornice and cross-gables, and interest is provided through the application of different building volumes and massing, architectural design elements, regular fenestration, and balconies. The exterior of the building is finished with a mix of materials in red, gray, green, and cream, including brick veneer, hardi-plank siding, and clapboard siding. Brick is proposed primarily on the lower two-levels and extends in varying heights on all sides of the building.



**Figure 1: Proposed South and North Elevations**







**Figure 2: Proposed West and East Elevations**

### Recreational Facilities

PPS 4-186220 determined that payment of a fee-in-lieu for park dedication was appropriate to meet the requirement for mandatory parkland dedication and it was paid by the applicant at the time of final plat, which was approved on August 23, 1988.

The DSP proposes additional recreational amenities within the building and on site, which include multi-function and fitness rooms within the building, and a sitting area. Floorplans demonstrating the size and location of these internal facilities were provided, and the sitting area is shown at the rear of the building, adjacent to the bio-retention facility. However, it is noted that details of the sitting area were not included and should be provided for clarification. Staff understands that there is limited space on the property to add additional recreational facilities and recommends that the details of the sitting area include additional features such as a pergola, decorative pavement, trash cans, and seasonal landscaping to enhance the space and make it more enjoyable for the users. Conditions requiring details and these enhancements have been included in the Recommendation section of this report.

### Lighting

The applicant is proposing pole-mounted lighting in the parking area surrounding the multifamily building. Details of the proposed lighting have not been included and should be provided for clarification. In addition, it is recommended that a photometric plan be submitted with the DSP showing appropriate lighting levels with a balanced pattern on the property, in the parking area and at the building entrance, without causing a glare onto adjoining properties. Therefore, conditions have been included herein requiring the applicant to provide the details and specifications for the site lighting, clearly label their locations on the site and landscape plans, and to provide a photometric plan, showing adequate lighting levels on the property.

### Signage

The DSP includes one 4-foot-high, double-faced monument sign along Branchville Road, near the entrance to the site. The sign is constructed of stone and is mounted on a brick base matching the architecture of the multifamily building. The externally illuminated sign proposes up-lighting and displays the name and address of the development in raised gold letters on a dark background. The 3-foot-wide sign does not include landscaping at its base, which is conditioned to be added to provide seasonal interest.



**Figure 3: Proposed Freestanding Sign**

One building-mounted sign is shown above the main entrance to the building, and a detail has been provided by the applicant. The applicant states that this is a permanent real estate sign and meets the regulations of Section 27-618(c) of the Prince George's County Zoning Ordinance.



**Figure 4: Permanent real estate sign**

A signage area schedule has not been provided listing the square footage of the proposed signage. Therefore, a condition has been included in the Recommendation section of this report, requiring that a signage schedule be provided.

### Loading and Trash Facilities

Loading spaces are not required for the building due to the number of dwelling units proposed on the site, and it is noted that the trash facilities will be located internal to the building within the parking garage.



## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Multifamily High Density Residential (R-10) Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-441 of the Zoning Ordinance, Uses permitted, which governs permitted uses in the R-10 Zone. Prince George's County Council Bill CB-029-2020 was adopted on July 21, 2020 by the Prince George's County Council to amend the Zoning Ordinance and permit the multifamily dwelling units proposed with the subject DSP in the R-10 Zone. This council bill was approved to clarify the County Council's intention to repeal all development regulations related to bedroom percentages.
- b. Section 27-442 of the Zoning Ordinance provides additional regulations for development in residential zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area.
- c. 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 vehicular and pedestrian access to the site from the public right-of-way and the architecture proposed includes a variety of features, such as window and door treatments, projections, colors, and materials.

8. **Preliminary Plan of Subdivision 4-86220:** PPS 4-86220 was approved by the Planning Board on March 12, 1987, subject to five conditions. Conditions 1 - 4 refer to actions which must be taken prior to, or at the time of final plat, which was approved in 1988. The remaining condition of approval is as follows:

5. **Approval of a site plan by the Planning Board prior to final plat of subdivision to address property ingress and egress to the site and a buffer for the single-family residences to the west.**

This DSP was filed in fulfillment of this requirement. The plan reflects conformance with Section 4.7, Buffering Incompatible Uses, adjacent to the single-family residences to the west.

9. **2010 Prince George's County Landscape Manual:** Per Section 27-544(a) of the Zoning Ordinance, landscaping, screening, and buffering for property zoned R-10, is subject to the provisions of the Landscape Manual. The proposed development is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The required plantings and schedules are provided, in conformance with the Landscape Manual, with the exception of Section 4.6, Buffering Development from Streets, specifically for the site's frontage along MD 193. The applicant has filed a request for Alternative Compliance, AC-19025, to seek relief from the requirements of Section 4.6, as follows:

The subject site and proposed multifamily development include approximately 475 linear feet of frontage along MD 193, which is an arterial roadway. As such, a minimum 50-foot-wide landscaped buffer is required between the development and MD 193. The applicant has requested to provide a 25-foot-wide landscape buffer with a 6-foot-high opaque fence.

#### **Section 4.6 Buffering Development from Streets**

##### **REQUIRED: Section 4.6 (c)(1)(B)(i). Requirements for Buffering Residential Development from Streets – Multifamily adjacent to an arterial roadway (MD 193)**

Linear feet of street frontage	475 feet
Width of buffer	50 feet
Shade Trees (6 per 100 linear feet)	29
Evergreen Trees (16 per 100 linear feet)	76
Shrubs (30 per 100 linear feet)	143

##### **PROVIDED: Section 4.6 (c)(1)(B)(i). Requirements for Buffering Residential Development from Streets – Multifamily adjacent to an arterial roadway (MD 193)**

Linear feet of street frontage	475 feet
Width of buffer	25 feet*
Shade Trees (6 per 100 linear feet)	29
Evergreen Trees (16 per 100 linear feet)	76
Shrubs (30 per 100 linear feet)	143

**Note:** \*A 6-foot-high opaque fence is also provided.

#### **Justification**

Due to the triangular shape of the site, the applicant cannot provide the required 50-foot-wide buffer and retain a viable building and parking envelope. Instead, the applicant has provided a 25-foot-wide buffer with the full number of plant units, as required by Section 4.6(c)(1)(B)(i), and a 6-foot-high opaque fence. The inclusion of the fence allows the applicant to reduce the number of required plant units by 50 percent. In this case, the fence has been provided and no reduction in plant units is requested. The fence, in combination with all of the required plant units, has been designed to form an effective buffer between the proposed multifamily development and MD 193, despite the requested reduction in buffer width.

The Planning Director finds the applicant's proposal equally effective as normal compliance with Section 4.6. The reduction in required width of the buffer from 50 to 25 feet is offset by the provision of the full number of required plant units and a 6-foot-high opaque fence. The resulting design will provide adequate buffering between the multifamily development and MD 193.

The Planning Director recommends APPROVAL of Alternative Compliance AC-19025 for Branchville Gardens from the requirements of Section 4.6(c)(1)(B)(i), Requirements for Buffering Residential Development from Streets of the 2010 *Prince George's County Landscape Manual*, for the site's frontage along MD 193.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site is larger than 40,000 square feet in area, contains more than 10,000 square feet of woodlands, and has no previous tree conservation plan approvals.

This 2.02-acre site has a woodland conservation threshold of 20 percent, or 0.40 acre. According to the worksheet, the woodland conservation requirement for this development is 1.06 acres. The Type 2 tree conservation plan (TCP2) proposes to meet this requirement with 1.06 acres of off-site woodland conservation credits.

The TCP2 must be revised to address multiple technical revisions. These revisions must be addressed prior to certificate of approval of the TCP2 and DSP. Conditions specifying these revisions have been included in the Recommendation section of this report.

11. **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 R-10 are required to provide a minimum of 15 percent of the gross tract area covered in TCC. The subject application provides the required TCC schedule; however, it incorrectly calculates the requirement as 10 percent. Therefore, a condition is included herein, requiring the schedule to be revised to demonstrate conformance with the 15 percent requirement.

12. **Referral Comments:** The subject application was referred to the following concerned agencies and divisions. The referral comments are summarized, as follows:

- a. **Historic Preservation**—In a memorandum dated June 3, 2020 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources, or known archeological sites.
- b. **Community Planning**—In a memorandum dated June 15, 2020 (Gravitz to Bishop), incorporated herein by reference, the Community Planning Division noted that the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* retained the property in the R-10 Zone and provided a discussion of the General Plan and Master Plan. In conclusion, 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 23, 2020 (Saunders Hancock to Bishop) incorporated herein by reference, the Transportation Planning staff provided a discussion of the traffic generation for the development, and the DSP's conformance to the design guidelines relevant to transportation circulation and access. In conclusion, it was determined that on-site circulation is acceptable and meets the finding required for a DSP.

- d. **Trails**—In a memorandum dated June 22, 2020 (Smith to Bishop), incorporated herein by reference, the trails planner provided a discussion of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and Subtitle 27, to provide the appropriate pedestrian and bicycle transportation recommendations. It was noted that the submitted plans include sidewalk along a portion of the property's frontage on Branchville Road, but it is not continued east of the driveway due to insufficient right-of-way, and crosswalks are provided at the driveway entrance/exit and crossing Branchville Road to the opposing sidewalk, allowing a continued route. Staff recommends that the applicant consider establishing a public use easement agreement with the City of College Park along that portion of the property, to provide a sidewalk across the entire extent of the subject site's frontage. The submitted plans include inverted-U style rack bike racks and bicycle parking facilities in the garage, which are important to the development of a bicycle-friendly roadway. In conclusion, it was determined that the pedestrian and bicycle access and circulation for this plan is acceptable, subject to a condition to provide an exhibit of the indoor bicycle facilities, which has been included in the Recommendation section of this report.
- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated June 23, 2020 (Asan to Bishop), incorporated herein by reference. DPR indicated that the mandatory dedication of parkland requirement had been met by provision of fee-in-lieu and provided no other comments on the application.
- g. **Permits**—In a memorandum dated May 19, 2020 (Chaney to Bishop), incorporated herein by reference, the Permit Review Section offered comments, which have been addressed through revisions to the plans, or included in the Recommendation section of this report.
- h. **Environmental Planning**—In a memorandum dated June 23, 2020 (Juba to Bishop), incorporated herein by reference, the Environmental Planning Section indicated that there are no applicable environmental-related conditions attached to previous approvals. In addition, it was noted that the site has an approved Natural Resources Inventory, NRI-075-2015, which correctly shows the existing conditions of the property. One specimen tree is associated with this site. This site contains one forest stand (Forest Stand A) that is dominated by invasive species and is rated as priority rating of Medium for Preservation. This site is not associated with any regulated environmental features, such as intermittent or perennial streams, wetlands, or their respective buffers. No 100-year floodplain, or primary management area is associated with this site.

### **Soils**

The predominant soils found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), Fallsington-Urban land complex (zero to five percent slopes); and Russett-Christiana-Urban land complex (zero to five percent slopes). Unsafe soils containing Christiana complexes have been identified on-site. No unsafe soils containing Marlboro clay have been identified on or within the immediate vicinity of this property.

There are no slopes of significant concern identified within the area of this soil type and the applicant is proposing to cut and fill the site to a one percent grade for a buildable area. The County may require a soils report in conformance with CB-94-2004 prior to building permit.

**Specimen, Champion, or Historic 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 Environmental Technical Manual.”

The specimen tree table identifies one specimen tree, which is on-site, and to be removed. Specimen Tree 1 is a 44-inch silver maple rated as being in poor condition.

A Subtitle 25 variance application and a statement of justification dated November 7, 2019, in support of a variance to remove the specimen tree located on-site, was submitted.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The findings of approval are discussed, as follows:

**(A) Special conditions peculiar to the property have caused the unwarranted hardship;**

Specimen Tree 1 is located within the most developable portion of the property. Any additional loss in developable area for the retention of Specimen Tree 1 would result in a significant reduction in building square footage on-site.

**(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;**

Further limiting of developable area by protecting the root zone of this specimen tree will deprive the applicant of the opportunity to create a functional development. This tree is in poor condition and would not realistically be viable in the long-term if left alone in a natural state on-site.

**(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;**

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

- (D) The request is not based on conditions or circumstances which are the result of actions by the applicant.**

The nature of the variance request is premised to allow for adequate and safe development practices. This is not a condition or circumstance which was the result of any action by the applicant.

- (E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and;**

The request to remove the specimen tree does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.

- (F) Granting of the variance will not adversely affect water quality**

The site is governed by the SWM regulations that went into effect on May 5, 2010. The site contains no streams or wetlands. The loss of one specimen tree will not adversely affect the water quality.

The required findings of Section 25-119(d) have been adequately addressed for the removal of Specimen Tree 1.

#### **Stormwater Management**

An approved SWM concept plan and associated letter (Case No. 16414-2019-00) was submitted with this application. The approved SWM concept plan shows the use of two micro-bioretenment facilities and one submerged gravel wetland.

The Environmental Planning Section recommends approval of DSP-19042 and TCP2-012-2020, subject to conditions that have been included in the Recommendation section of this technical staff report.

- i. **Prince George's County Fire Department**—In an email dated May 27, 2020 (Reilly to Bishop), incorporated herein by reference, the Prince George's County Fire/EMS Department provided comments regarding facilities on-site that have been addressed through revisions to the plans or have been included in the Recommendation Section of this report.
- j. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated May 29, 2019 (Giles to Bishop), incorporated herein by reference, DPIE offered comments on the subject application and noted that the proposed site plan is consistent with approved SWM Concept Plan 16414-2019, dated December 12, 2019, and provided other comments related to this application that will be addressed during their separate permitting process.
- k. **Prince George's County Police Department**—In a memorandum dated May 28, 2019 (Contic to Planner Coordinator), incorporated herein by reference, the Police Department indicated they have no comments on the subject application.



- l. **Prince George's County Health Department**—In a memorandum dated June 15, 2020 (Adepoju to Bishop), incorporated herein by reference, the Environmental Engineering/Policy Program of the Prince George's County Health Department provided a health impact assessment review of the DSP that included numerous comments, which have been addressed through revisions to the plans, or included in the Recommendation section of this report.
  - m. **Maryland State Highway Administration (SHA)**—In an email dated May 14, 2020 (Woodruffe to Bishop), incorporated herein by reference, SHA noted that no work was being performed in the State right-of-way and that they had no comments at this time.
  - n. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated May 29, 2020, (Villarraga to Bishop), incorporated herein by reference, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC's separate permitting process.
  - o. **City of College Park**—In a memorandum dated September 9, 2020 (Shum to Hewlett), incorporated herein by reference, the City of College Park indicated that they reviewed the subject application and the City Council held a meeting to discuss the DSP on September 8, 2020. The Council voted 8-0-0 to recommend approval of DSP-19042, with conditions. These conditions, as appropriate, have been included in the Recommendation section of this report, as proffered by the applicant.
- 13.** As required by Section 27-285(b)(1) of the Zoning Ordinance, this DSP, if approved with the recommended conditions, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable costs, and without detracting substantially from the utility of the proposed development for its intended use.
- 14.** As required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in as natural a state as possible, in accordance with the requirements of Subtitle 24-130(b)(5). The site does not contain any regulated environmental features that are required to be protected. Therefore, this finding is not applicable to this DSP.

## 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-19042 and Type 2 Tree Conservation Plan TCP2-012-2020 for Branchville Gardens, subject to the following conditions:

- 1. Prior to certification of the detailed site plan, the following revisions shall be made to the plans:
  - a. Provide details of the sitting area including additional features such as a pergola, decorative pavement, trash cans, and seasonal landscaping to enhance the space.

- b. Provide a photometric plan and the details and specifications for the proposed site lighting, and clearly label their locations throughout the site.
- c. Add the following general plan notes:
  - (1) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Conformance to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, is required.
  - (2) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, is required.
- d. Provide a schedule clearly indicating the area of the proposed freestanding and building-mounted signage in conformance with Sections 27-614 and 27-618 of the Prince George's County Zoning Ordinance.
- e. Include landscaping at the base of the freestanding sign to provide for seasonal interest.
- f. Revise the Tree Canopy Coverage schedule to reflect the 15 percent requirement for properties in the R-10 Zone.
- g. Provide an exhibit illustrating that no exterior portion of the building is more than 500 feet from a fire hydrant, as hose is laid by the Fire Department.
- h. Provide a hydrant or Fire Department connection (FDC) within 200 feet of the building to service the multifamily dwellings units without causing the fire hose to cross the drive aisle.
- i. Provide a detailed exhibit of the indoor bicycle storage facilities.
- j. Provide a general note to indicate the total gross floor area proposed with this application.
- k. Construct an asphalt turning area to accommodate Branchville Volunteer Fire Department fire trucks, as shown in the City of College Park's Exhibits 1 and 2, with a public use easement agreement to the City, as needed. Construction plans shall be submitted to the City of College Park Engineer for review and permitting.
- l. Provide recycling facilities in the trash room and additional washers and dryers in the laundry room, if they cannot be provided in the individual units.
- m. Provide a raised crosswalk across the driveway at the entry to the lower level garage.

- n. Provide at least one electric car-charging space, one car-sharing space, and designate an area of surface parking for visitor parking.
  - o. Provide a no left-turn sign at the exit lane of the driveway onto Branchville Road.
  - p. Provide sidewalk access from the building to the eastern terminus of Branchville Road, as shown in the City of College Park's Exhibit 3, a crosswalk across Branchville Road, and a public use easement agreement to the City, as needed. Construction plans for the sidewalk in the Branchville Road right-of-way shall be submitted to the City Engineer for review and permitting.
  - q. Provide a wrought-iron, estate-style fence with detail, similar to the one currently existing, along the site's entire frontage with Branchville Road, and off-site along Branchville Road between the sidewalk and proposed stormwater management facility.
  - r. Revise the architectural plans to:
    - (1) Provide a detailed drawing showing a more prominent front entrance and plaza area around the circular drive. Curbs shall be flush and additional seating provided.
    - (2) Provide a detail of the parking garage window screening.
  - s. Revise the landscape plans to:
    - (1) Provide a 6-foot-high fence along the entire western boundary line.
    - (2) Add amenities, as feasible, to the area of the eastern stormwater management facility to include seating, a trash receptacle, and a pet waste disposal stand.
    - (3) Provide ornamental trees within the landscape strip along the Branchville Road right-of-way, west of 49th Avenue.
2. Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan (TCP2) shall be revised as follows:
- a. Adding all standard relevant notes to the TCP2 plan.
  - b. Removing the QR code approval block from the TCP2.
  - c. Revising the TCP2 worksheet using the current standard worksheet located on the Maryland-National Capital Park and Planning Commission Environmental Planning Section website.
  - d. Adding a column entitled Proposed Disposition to the Specimen Tree Table and stating that Specimen Tree 1 is proposed for removal.

- e. Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying with specificity the variance decision consistent with the decision of the Planning Board:

“NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed).”

- 3. Prior to issuance of the first grading permit, the final stormwater management plan shall be submitted and found to be consistent with the certified Type 2 Tree Conservation Plan TCP2-012-2020 and Detailed Site Plan DSP-19042.