



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

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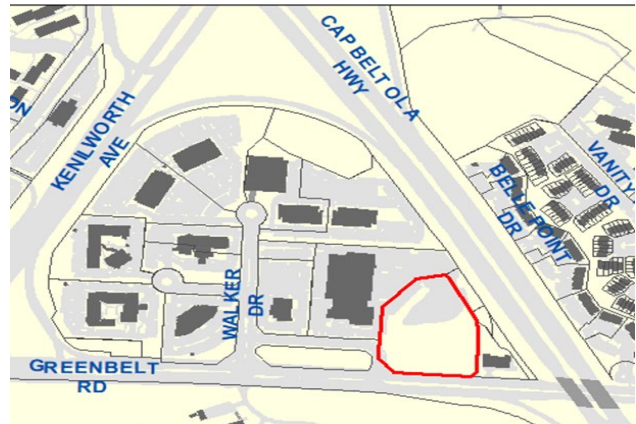
Detailed Site Plan

Royal Farms Greenbelt

DSP-19045

REQUEST	STAFF RECOMMENDATION
<p>This case was continued from the Planning Board hearing date of October 15, 2020 to October 29, 2020.</p> <p>Development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building.</p>	<p>APPROVAL with conditions</p>

Location: On the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive.	
Gross Acreage:	4.07
Zone:	C-0
Dwelling Units:	N/A
Gross Floor Area:	9,017 sq. ft.
Planning Area:	67
Council District:	04
Election District:	21
Municipality:	Greenbelt
200-Scale Base Map:	210NE06
Applicant/Address: RF Greenbelt RE LLC c/o Kline Scott Visco 117 West Patrick Street, Suite 200 Frederick, MD 21701	
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org	



Planning Board Date:	10/29/2020
Planning Board Action Limit:	11/09/2020
Staff Report Date:	09/30/2020
Date Accepted:	06/16/2020
Informational Mailing:	07/12/2019
Acceptance Mailing:	11/04/2019
Sign Posting Deadline:	08/25/2020

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-19045
Type 2 Tree Conservation Plan TCP2-117-05-01
Royal Farms Greenbelt

The Urban Design staff has reviewed the applications for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions of the detailed site plan, as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Office (C-O) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-75259, Detailed Site Plan DSP-05038, and Final Plat 5-76063;
- 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 evaluation and analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) requests approval for the development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	C-0	C-0
Use(s)	Vacant	Eating and drinking establishment, food or beverage store, gas station, and commercial
Gross Acreage	4.07	4.07
Total Gross Floor Area	0 sq. ft.	9,017 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces

Royal Farms	Required	Provided
Retail- 4,649 sq. ft. @ 1 space/150 sq. ft. of first 3,000 sq. ft. and 1 space/200 sq. ft. above 3,000 sq. ft.	29	53
Gas Station – 8 employees @ 1 space/employee	8	
Eating or drinking establishment, not including drive-through service – 18 outdoor seats and 11 indoor seats @ 1 space/3 seats	10	
Handicap-Accessible*	2	3
Total – Royal Farms	47	56
Commercial Building	Required	Provided
Retail – 4,368 sq. ft. @ 1 space/150 sq. ft. for the first 3,000 sq. ft. and 1.0 space/200 sq. ft. above 3,000 sq. ft.	27	32
Handicap-Accessible*	2	2
Total – Commercial Building	27	34
Total Parking*	74	90

Note: *Total required and provided parking includes accessible and van-accessible spaces.

Loading Spaces

	Required	Provided
Royal Farms	1	1
Commercial Building	1	1
Total	2	2

Bicycle Spaces

	Required	Provided
Royal Farms	0	4
Commercial Building	0	4
Total	0	8

3. **Location:** The subject property is located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive. Further, the property is located within the Golden Triangle Office Park Focus Area of the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment*.
4. **Surrounding Uses:** The subject property is bounded to the north and west by property in the Commercial Miscellaneous Zone developed with an automobile dealership, Capitol Cadillac. Capitol Drive abuts the southwest portion of the site, with undeveloped land in the Commercial Shopping Center Zone beyond. To the east are properties in the Commercial Office (C-O) Zone, including one property developed with a public utility use, and multiple undeveloped properties, with I-95/I-495 (Capital Beltway) beyond. The property is bounded to the south by Greenbelt Road, with the Greenbelt Park property in the Reserved Open Space Zone beyond.
5. **Previous Approvals:** The site is subject of a previous Preliminary Plan of Subdivision (PPS) 4-75259, Detailed Site Plan DSP-05038, and Final Plat 5-76063. Records for these cases could not be located, but these prior approvals were associated with a planned expansion of the adjacent automobile dealership that did not occur. The applicant identified that Final Plat 5-76063 included a plat note that site plan approval was necessary prior to the issuance of building permits, in accordance with PPS 4-75259. The site also has an approved Stormwater Management (SWM) Concept Plan, 19609-2019-00, which is valid through May 4, 2023.
6. **Design Features:** The subject 4.07-acre site is predominantly undeveloped and wooded. An existing gravel parking area, in the northern portion of the site, is associated with the adjacent automobile dealership use and proposed to be removed. A Prince George's County Historic Site, the ruins of a historic house known as the Toaping Castle, 18PR801, is in the southeast corner of the site. The historic resource is to be preserved, with an interpretive sign provided, and split-rail fence proposed to encircle it.

The subject application proposes the development of a Royal Farms gas station and food and beverage store, with an eating and drinking establishment component, including 29 seats. A separate, second commercial building is proposed to include future commercial retail or service uses. A specific use or user has not been presented for the commercial building.

Royal Farms will occupy the western portion of the site, with the commercial building sited on the east side. The northern area of the property is to be reforested. The site fronts on Greenbelt Road and Capitol Drive, with access provided through two driveways to Capitol Drive. The southern-most driveway accesses the commercial building while bypassing Royal Farms. The northern-most driveway provides direct access to Royal Farms. Landscaping and SWM features separate the two driveways and parking areas for each

building. Adequate site circulation is provided, as are parking and loading spaces for each building and their respective uses. Parking for the commercial building is provided, in accordance with the normal parking generation group, generally associated with retail and service uses. However, as few retail or service uses are permitted in the C-O Zone, should a non-retail or service use be proposed with a different parking ratio than provided, an amendment to the DSP may be required. Bicycle racks and trash enclosures are provided for each building. The photometric plan provided shows that adequate lighting is provided for all active areas of the site, with off-site impacts minimized.



Figure 1: Illustrative Site Development Plan

Architecture

The proposed 4,649-square-foot Royal Farms food and beverage store is a single-story, rectangular structure oriented parallel to Greenbelt Road. The associated 5,280-square-foot gas station canopy, with eight multi-product dispensers, is located south of the building, closer to Capitol Drive and Greenbelt Road. The canopy will be 19 feet in height and the building will be 21 feet in height, to the top of its parapet. The southern elevation of the building includes a gable-covered main entrance with a height of approximately 32.5 feet. A decorative cupola tops the gable and extends to a height of approximately 38.5 feet. Facades of the building are faced with a combination of beige cementitious siding and brick and stone veneers. Red and white trim, white steel canopies, and green awnings are used in combination to add visual interest to the design. The gas station canopy includes pillars clad

with stone veneer and topped with a white steel canopy with red trim, which compliments the building façade design.



Figure 2: Southern Elevation – Royal Farms

The proposed 4,368-square-foot commercial building is a single-story, rectangular building oriented perpendicular to Greenbelt Road. It is 18 feet in height, with a raised parapet height of 20 feet at the building’s southwest corner, where the main entrance is located. Larger windows and wood-tone cement panel siding is utilized in the southwest corner area to further emphasize the entrance. Ample fenestration is provided on the western and southern facades of the building. Façades on all sides of the building are to be brick veneer and cement panel siding in tones of gray.



Figure 3: Western Elevation – Commercial Building

Signage

A comprehensive signage program is provided that includes freestanding, canopy-mounted, and building-mounted signs for Royal Farms and the commercial building. A departure from sign design standards was originally filed with the City of Greenbelt to accompany this DSP. The departure request was withdrawn, and the signage was redesigned to conform with the applicable requirements of the Prince George’s County Zoning Ordinance.

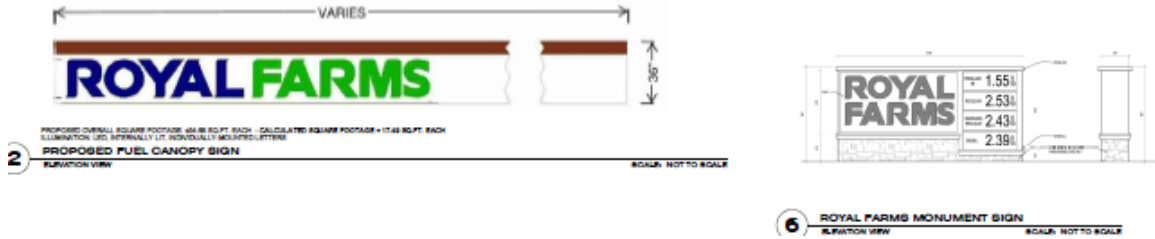


Figure 4: Signage Examples

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-O Zone of the Zoning Ordinance:
- a. In accordance with the commercial use table in Section 27-461(b) of the Zoning Ordinance, an eating or drinking establishment, excluding drive-through service, and limited types of general retail or service uses are permitted in the C-O Zone. A food or beverage store, in combination with a gas station, is a permitted use, subject to DSP review, in accordance with Part 3, Division 9, is permitted subject to Footnote 71. A gas station is also a permitted use, subject to Footnote 71, which states:
 - 71 **Permitted use, provided that:**
 - (A) **The proposed use is on property that has a minimum of 1.75 and maximum of eight (8) acres;**
 - (B) **The property on which the use will be located abuts the right of way for a roadway with a functional transportation classification of arterial or higher; and**
 - (C) **The Planning Board and/or District Council finds that the proposed gas station use conforms with all regulations set forth in Section 27-358(a) of this Subtitle.**

The proposed development is on a 4.07-acre property and abuts Greenbelt Road, which is classified as an arterial roadway. Conformance with the regulations set forth in Section 27-358(a) of the Zoning Ordinance is as follows:

- (a) **A gas station may be permitted, subject to the following:**
 - (1) **The subject property shall have at least one hundred and fifty (150) feet of frontage on and direct vehicular access to a street with a right-of-way width of at least seventy (70) feet;**

The subject property includes 150 feet of frontage on and direct access to Capitol Drive, which has a right-of-way width of 70 feet.

- (2) The subject property shall be located at least three hundred (300) feet from any lot on which a school, outdoor playground, library or hospital is located;**

No schools, outdoor playgrounds, libraries, or hospitals are located within 300 feet of the subject site.

- (3) The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417;**

The display and rental of cargo trucks and trailers, or similar uses, is not proposed by this application.

- (4) The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited;**

The storage or junking of wrecked motor vehicles is not proposed.

- (5) Access driveways shall be not less than thirty (30) feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Permitting, Inspections, and Enforcement, whichever is applicable, and shall be constructed in compliance with the minimum standards required by the County Road Ordinance or Maryland State Highway Administration regulations, whichever is applicable. In the case of a corner lot, a driveway may begin at a point not less than twenty (20) feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter. A driveway may begin or end at a point not less than twelve (12) feet from the side or rear lot line of any adjoining lot;**

Two driveways are provided to the site at Capitol Drive. The northern driveway is 35 feet wide and provides ingress and egress to all proposed development. The southern driveway is one-way and 14 feet wide and provides ingress only to the commercial building on the east side of the site. Curbing is provided along the lengths of each driveway. The driveways provided in the DSP are subject to review by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), who will determine if the southern driveway's 14-foot width is acceptable, at the time of permitting.

- (6) Access driveways shall be defined by curbing;**

Curbing is provided along the length of both driveways.

- (7) A sidewalk at least five (5) feet wide shall be provided in the area between the building line and the curb in those areas serving pedestrian traffic;**

Five-foot-wide sidewalks are provided in areas between the building line and curb, along the northern side of each driveway, and around the commercial buildings. A five-foot-wide crosswalk is provided between the two buildings.

- (8) Gasoline pumps and other service appliances shall be located at least twenty-five (25) feet behind the street line;**

Gasoline pumps and all other service appliances are located at least 109 feet from Capitol Drive and 150 feet from Greenbelt Road.

- (9) Repair service shall be completed within forty-eight (48) hours after the vehicle is left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main structure or in an accessory building used solely for the storage. The accessory building shall be wholly enclosed. The building shall either be constructed of brick (or another building material similar in appearance to the main structure) and placed on a permanent foundation, or it shall be entirely surrounded with screening material. Screening shall consist of a wall, fence, or sight-tight landscaping material, which shall be at least as high as the accessory building. The type of screening shall be shown on the landscape plan.**

Vehicle repair services are not proposed by this DSP.

- (10) Details on architectural elements such as elevation depictions of each façade, schedule of exterior finishes, and description of architectural character of proposed buildings shall demonstrate compatibility with existing and proposed surrounding development.**

Details regarding architectural elements of all proposed structures are provided and demonstrate the two buildings and gas station canopy will be compatible with existing surrounding development.

- b. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the subject development provides pedestrian access to the site from the public right-of-way, and the architecture proposed for the buildings employ a variety of architectural features and designs, such as projections, colors, and materials.

8. **Preliminary Plan of Subdivision 4-75259, Detailed Site Plan DSP-05038, and Final Plat 5-76063:** These cases were previously approved by the Prince George's County Planning Board for a proposed expansion of the adjacent automobile dealership (Capitol Cadillac) that was not constructed or permitted. Records were not located for the PPS or DSP. The subject DSP is intended to supersede these prior approvals.
9. **2010 Prince George's County Landscape Manual:** Development proposed by this DSP is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements. Staff finds the proposal conforms with the requirements of Section 4.2, Section 4.3, Section 4.4, and Section 4.9 of the Landscape Manual, as shown on the plans.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size, and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-117-05, was previously approved for this site, but was never implemented and has expired. A revision to this Type 2 Tree Conservation Plan, TCP2-117-05-01, was submitted with the current DSP application.

The overall site is 4.07 acres, within the C-O Zone, with a total of 2.68 acres of existing woodlands on the net tract. The site has a Woodland Conservation Threshold of 15 percent of the net tract, which is 0.61 acre. The TCP2 shows a total woodland conservation requirement of 1.74 acres, with the requirement being met with 0.61 acre of on-site afforestation/reforestation and 1.13 acres of off-site woodland conservation credits.

There appears to be additional woodland clearing that occurred between 2000 and 2005 that is not accounted for on the current TCP2. The previous amount of existing woodlands needs to be accounted for in the TCP worksheet as well. Because the previously approved tree-line appears to have been approved in error, staff recommends that the aerial image from 2000 be used as the basis for the previously existing tree-line for the additional area that was cleared onsite. The previously cleared area must be incorporated into the TCP2 worksheet in both the total for existing woodlands and clearing on-site and the TCP worksheet must be revised accordingly. Additional minor technical revisions to the TCP2 are conditioned herein.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128, Tree Canopy Coverage Requirements, requires properties in the C-O Zone to provide a minimum tree canopy coverage (TCC) of 10 percent. The 4.07-acre subject site is required to provide 0.41 acre in TCC. Through the subject DSP, the applicant has shown that approximately 0.79 acre of TCC will be provided, satisfying this requirement.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

- a. **Community Planning**—In a memorandum dated August 20, 2020 (Sams to Bossi), the Community Planning Division noted that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
- b. **Trails**—In a memorandum dated August 24, 2020 (Ryan to Bossi), the trails planner noted that there are no binding prior conditions of approval on the subject property specific to pedestrian, or bicycle improvements that are relevant to the subject application. Pedestrian and bicyclist circulation on the site are designed to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2) of the Zoning Ordinance, and the relevant design guidelines for transportation. The submitted DSP is acceptable from the standpoint of pedestrian and bicycle transportation.
- c. **Transportation Planning**—In a memorandum dated August 26, 2020, (Hancock to Bossi), the Transportation Planning Section noted the subject site is adjacent to master plan rights-of-way for the Capital Beltway and Greenbelt Road, and is not impacted by the ultimate right-of-way for either facility. The site is on an existing parcel platted, pursuant to PPS 4-75259. Initially, the site was proposed as an expansion of the adjacent car dealership, but that never occurred. During the approval of this PPS, a trip cap was not provided.

Based on information provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th edition*, the proposed food and beverage store development (ITE-960) will generate approximately 97 AM and 79 PM peak-hour trips, and the proposed commercial development (ITE 933) will generate approximately 55 AM and 62 PM peak-hour trips. Also, the AM and PM peak-hour of adjacent streets factors were used in the trip generation estimate calculation for this development. Finally, in the case of both developments, the manual also recommends a pass-by trip reduction rate of 76 percent, which is also included in the trip cap above.

There are two access driveways for the development from Capitol Drive. There is no direct access to Greenbelt Road. One access is a full movement that allows ingress into the Royal Farms site and egress for both sites. The other is ingress only for the commercial site, in an effort to separate traffic between the two uses. On-site circulation is acceptable. This proposal creates no specific issues that trigger additional discussion of the general DSP requirements, or the related site design guidelines. From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.

- d. **Permits**—In a memorandum dated September 4, 2020 (Linkins to Bossi), the Permits Section identified minor technical corrections to be made to the parking and loading schedules.

- e. **Environmental Planning**—In a memorandum dated August 24, 2020 (Juba to Bossi), the Environmental Planning Section indicated that an approved Natural Resources Inventory, NRI-001-05-01, was submitted with the application. No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and primary management areas (PMA) are located on-site. No specimen or historic trees are associated with this site. This site is currently associated with one forest stand totaling 2.68 acres. It was noted that the tree-line and existing woodlands totals differ from the previously approved NRI-001-05 and TCP2-117-05, for a reduction of 1.04 acres of woodlands. A review of historic aerial photos on PGAtlas and use of the measuring tool indicates that additional on-site clearing of woodlands occurred between the years of 2000 and 2005 for the expansion of parking, and that the amount of additional clearing appears to be 0.38 acre.

Soils

The predominant soils found to occur on-site according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include Russett-Christiana-Urban land complex (0-5 percent slopes) and Issue-Urban land complex, occasionally flooded. Although soils containing Marlboro clay have not been identified, unsafe soils containing Christiana complexes have been identified on-site. These clays are associated with previously developed urban land soils and are proposed on slopes that will be fairly flat. This application was not referred to DPIE for review, as the proposed development should remain fairly stable after construction.

A geotechnical review was not requested with this application, but may be required for review with a future development application.

Stormwater Management

An approved SWM concept letter and plan were submitted with the subject application (19609-2019-00). Floodplain compensatory storage has been provided. The proposed SWM features include several micro-bioretention facilities. The concept approval expires on May 4, 2023. No further information pertaining to SWM is required.

- f. **Historic Preservation**—In a memorandum dated September 21, 2020 (Historic Preservation Commission to Bossi), the Historic Preservation Commission (HPC) provided its findings and recommendations regarding the DSP, and on-site historic site, the ruins of the Toaping Castle Site, 18PR801. HPC designated the Toaping Castle Site as a Prince George's County Historic Site on September 15, 2020. Key conclusions of HPC noted that based on their review of the DSP and Phase I and Phase II archeological investigations, no additional archeological investigations were recommended, proposed split-rail fencing and interpretive signage for the historic feature were appropriate, the applicant should work with the City of Greenbelt to develop the interpretive signage, and that the proposed development will not impact the historic site. HPC provided recommendations for the submission of a final archeological investigation report, use of super silt fence around the historic site during construction, and illustration of the limits of the Toaping Castle Historic Site on all future iterations of this DSP.

- g. **Prince George’s County Fire Department**—In an email dated June 25, 2020, (Reilly to Bossi), the Fire Department indicated that it has no comments on this DSP.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on the subject application.
 - i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
 - j. **Prince George’s County Health Department**—At the time of writing of this technical staff report, the Health Department did not offer comments on the subject application.
 - k. **Maryland State Highway Association (SHA)**—In an email dated June 16, 2020 (Woodroffe to Bossi), SHA indicated that no work is proposed in the state right-of-way.
 - l. **City of Greenbelt**—The September 28, 2020 Greenbelt City Council meeting to discuss this DSP has been rescheduled to October 5, 2020. The City Council’s findings and recommendations are expected to be provided to the Planning Board prior to the October 15, 2020 hearing on the DSP.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—In a letter dated July 19, 2019 (Madagu to Royal Farms Greenbelt RE LLC), WSSC provided standard hydraulic analysis comments on the project’s conceptual water and sewer plan.
13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, 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 cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and PMAs are located on-site.

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-19045 and Type 2 Tree Conservation Plan TCP2-117-05-01, for Royal Farms Greenbelt, subject to the following conditions:

1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
 - a. Correct technical errors in the parking and loading schedule.
 - b. Provide a location and detail for an interpretive sign for the Toaping Castle Historic Site, to be reviewed by the City of Greenbelt. This sign shall be installed prior to the issuance of a use and occupancy permit.
 - c. Show the metes and bounds, the limits of the environmental setting, and the proper identification of the Toaping Castle Archeological Site (18PR801).
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
 - a. Identify the location of the previous tree-line on-site using the 2000 aerial image from PG Atlas and identify all associated previously cleared woodland areas on the plan.
 - b. Revise the TCP2 worksheet as follows:
 - (1) Revise the existing woodland value to incorporate the area of woodlands that existed in 2000 that were cleared subsequently.
 - (2) Incorporate the previously cleared area into the woodland cleared value of the worksheet.
 - (3) Account for all off-site clearing in the worksheet.
 - (4) Account for all areas of woodlands retained not cleared in the worksheet (remove the area of woodland retained not credited from woodland cleared total in the worksheet).
 - (5) Place an asterisk next to the existing woodland and woodland cleared values, with a corresponding asterisk and the following footnote underneath the TCP worksheet:

“*Note: The existing woodland value includes ___acreage of woodlands that previously existed and were cleared on-site.”

- c. Add the permit number and the Forest Conservation Plan/Exemption number associated with the off-site clearing area that is currently labeled as “off-site clearing in SHA right-of-way (under separate permit)”.
- d. Show all existing to remain and proposed utility easements and public rights-of-way on the TCP2. Ensure no afforestation is placed on-top of any easements or public rights-of-way (except for surface drainage easements).
- e. The qualified professional must sign and date the TCP worksheet on the TCP2.
- f. The qualified professional must sign and date their landscape architect seal on each sheet of the TCP2.
- g. Have the Property Owners Awareness Certificate signed and dated by the owner or owner’s representative.
- h. Add the standard “Permanent (Split Rail) Tree Protection Fence for Reforestation Areas” detail to the plan. Show this fencing around all proposed reforestation and afforestation areas as required.
- i. Add the standard “Reforestation Area Sign” detail to the plan. Identify the locations of all proposed reforestation signs on the plan.
- j. Show all stormwater management structures.
- k. Revise General Note 3 by replacing “The Department of Public Works and Transportation or the Department of Environmental Resources” with the “Department of Permitting, Inspections and Enforcement (DPIE)”.
- l. Add and complete the following standard additional notes:
 - (1) Add the notes entitled “When invasive plant species are to be removed by the permittee” Add a copy of the corresponding invasive management plan to the TCP2.
 - (2) Add the Post Development Notes.
- m. Replace all proposed Virginia pines with an appropriate native evergreen that is not susceptible to wind throw.
- n. Remove all Woodland Preservation Area signs from the plan since no woodland preservation is being provided on-site.
- o. Add the standard Tree Pruning detail to the plan.
- p. Add the standard Tree Planting and Maintenance Calendar to the plan.

- q. Add the following note under the TCP2 certification block on Sheet 1:

“Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George’s County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.”

- 3. Prior to the issuance of a grading permit, the applicant shall:
 - a. Provide a final report detailing the Phase I and Phase II investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Lab. Proof of the disposition of the artifacts shall be provided to Historic Preservation staff.
 - b. Install a super silt fence around the boundaries of the Toaping Castle Site, 18PR801, to protect the site during construction.