



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

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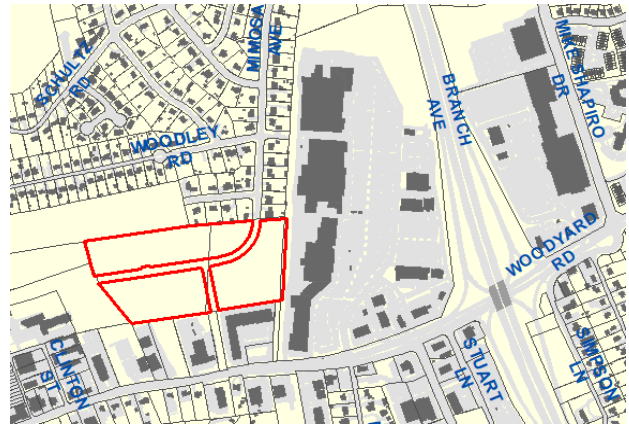
# Detailed Site Plan

## Woodyard Station, Phase 3

# DSP-20027

REQUEST	STAFF RECOMMENDATION
Development of Phase 3 with 119 single-family attached (townhouse) dwelling units.	APPROVAL with conditions

<b>Location:</b> On the north side of MD 223 (Woodyard Road) approximately 2,100 feet west of its interchange with MD 5 (Branch Avenue).	
Gross Acreage:	13.45
Zone:	M-X-T/M-I-O
Dwelling Units:	119
Gross Floor Area:	N/A
Planning Area:	81A
Council District:	09
Election District:	09
Municipality:	N/A
200-Scale Base Map:	212SE06
<b>Applicant/Address:</b> D.R. Horton 181 Harry S. Truman Pkwy, Suite 250 Annapolis, MD 21401	
<b>Staff Reviewer:</b> Andrew Bishop <b>Phone Number:</b> 301-952-4897 <b>Email:</b> Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	02/11/2021
Planning Board Action Limit:	02/16/2021
Staff Report Date:	01/26/2021
Date Accepted:	11/23/2020
Informational Mailing:	05/24/2020
Acceptance Mailing:	11/19/2020
Sign Posting Deadline:	01/12/2021

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

## Table of Contents

EVALUATION.....	3
FINDINGS .....	3
1. Request.....	4
2. Development Data Summary.....	4
3. Location .....	5
4. Surrounding Uses .....	5
5. Previous Approvals.....	5
6. Design Features .....	5
COMPLIANCE WITH EVALUATION CRITERIA.....	9
7. Prince George’s County Zoning Ordinance.....	9
8. Conceptual Site Plan CSP-19008.....	16
9. Preliminary Plan of Subdivision 4-19040.....	16
10. Detailed Site Plan DSP-20022 .....	19
11. 2010 Prince George’s County Landscape Manual .....	19
12. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance .....	20
13. Prince George’s County Tree Canopy Coverage Ordinance.....	20
14. Referral Comments .....	20
RECOMMENDATION .....	23

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
  
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT:       Detailed Site Plan DSP-20027  
                  Type 2 Tree Conservation Plan TCP2-014-2020-02  
                  Woodyard Station, Phase 3

The Urban Design staff has completed the 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**

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

- a.       The requirements of the Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines;
- b.       The requirements of Conceptual Site Plan CSP-19008;
- c.       The requirements of Preliminary Plan of Subdivision 4-19040;
- d.       The requirements of Detailed Site Plan DSP-20022;
- 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 evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** This application proposes a detailed site plan (DSP) for development of 119 single-family attached (townhouse) dwelling units, private recreation amenities, and infrastructure for future commercial office development on Parcel 3.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	M-X-T/M-I-O	M-X-T/M-I-O
Use(s)	Vacant	Single-Family Attached Townhomes; Multifamily, Senior Multifamily; and Commercial/Office
Acreage	13.45	13.45
Dwelling Units	0	119
Residential Square Footage	0	210,995
Commercial Square Footage	0	0

**Notes:** \*The acreage provided on the DSP is incorrect, as it reflects the entire Woodyard Station property, which is not covered by this DSP. A condition is included herein requiring the acreage to be changed to reflect the applicable area of this DSP only.

#### **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	1.40 FAR*
Total FAR Proposed	0.39 FAR**

**Notes:** \*Additional density was previously approved, in accordance with Section 27-545, Optional method of development, of the Zoning Ordinance.

\*\*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-19008 included 21.82 acres; therefore, the proposed FAR in DSP-20027, in addition to the previously approved DSP-20026, is approximately 0.39.

#### **Parking and Loading Data**

<b>Parking Requirements*</b>	<b>PROVIDED</b>
<b>Total Residential Parking Spaces</b>	<b>264</b>
23 Front-loaded Units x 2 (1Garage, 1 Driveway Space)	46
96 Rear-loaded Units x 2 (1Garage, 1 Driveway Space)	192
On-Street Parking Spaces	26

**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 dwelling units is 243 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 entire Woodyard Station property is located on the north side of MD 223 (Woodyard Road), approximately 2,100 feet west of its intersection with MD 5 (Branch Avenue), in Planning Area 81A and Council District 09. The property is in the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (Central Branch Avenue Sector Plan), and within the Conical Surface (Left Runway) Area E, of the Military Installation Overlay (M-I-O) Zone.
4. **Surrounding Uses:** The entire Woodyard Station site is bounded to the north by residentially zoned and developed properties in the One-Family Detached Residential (R-80) Zone, and vacant land in the Mixed Use-Transportation Oriented (M-X-T) Zone; to the east by a developed commercial property in the Commercial Shopping Center (C-S-C) Zone; to the south by developed commercial properties in the C-S-C Zone, and vacant property in the M-X-T Zone; and to the west by a church in the R-80 Zone, and vacant land in the M-X-T Zone. The area of the subject DSP is located in the north and east portions of the development, on the north side of the proposed extension of Mimosa Avenue and east of proposed Woodyard Station Road.
5. **Previous Approvals:** Prince George's County Council Resolution CR-13-2018, Minor Amendment Five, reclassified the subject properties from the Commercial Office, One-Family Detached Residential (R-55), C-S-C, and R-80 Zones to the M-X-T Zone.

Conceptual Site Plan CSP-19008 (PGCPB Resolution No. 2020-34) was approved by the Prince George's County Planning Board on March 12, 2020. The CSP is a mixed-use development consisting of 119 one-family attached (townhouse) dwelling units, 46 multifamily dwelling units, a 112-unit apartment housing for the elderly (senior multifamily), and 2,500 square feet of commercial/retail uses.

On May 14, 2020, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-19040 (PGCPB Resolution No. 2020-83), for the approval of 122 lots and 9 parcels.

On September 24, 2020, the Planning Board approved DSP-20022 (PGCPB Resolution No. 2020-140), for infrastructure only.

On December 3, 2020, the Planning Board approved DSP-20026 (PGCPB Resolution No. 2020-158), for development of 46 multifamily dwelling units and a 112-unit apartment housing for the elderly (senior apartments).

The site also has an approved Stormwater Management (SWM) Concept Plan 23226-2019-01, which is valid through May 27, 2023.

6. **Design Features:** The applicant proposes to develop the entire Woodyard Station property, with a mix of residential and commercial development, in three phases. The first phase, DSP-20022, approved infrastructure for the development. The second phase, DSP-20026, approved the multifamily dwellings and apartment housing for the elderly. The third phase of Woodyard Station is proposed with the subject application and consists of 13.45 acres of the total 21.82-acre site, and proposes 119 single-family attached (townhouse) dwellings, private recreation amenities, and infrastructure for future commercial office development

on proposed Parcel 3, that will be the subject of a future DSP for full development. The townhouses include a mix of 23 front- and 96 rear-loaded, one-car garage units on fee-simple lots. These units are arranged on a series of private roads and alleys and are organized in a grid like pattern that is accessed from Woodyard Station Road, which intersects with MD 223 south of the site.



**Figure 1: Illustrative Plan**

### **Architecture**

Two two-story townhouse models are proposed for the 119 units, with front and rear garage units, the Delmar and Delmar II, respectively. The dimensions of the Delmar and Delmar II models are 20 feet wide, 45 feet deep, approximately 25 feet high and the base finished area is 1,500 to 1,509 square feet, respectively. 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 recessed porches at 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.

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 attics, dormers, and bay windows, but these are not shown on the building templates, and should



be provided. A condition has been added to the Recommendation section of this report requiring the applicant to revise the building templates to show all optional features.

Highly visible side elevations are not identified on the DSP or on the architectural elevations submitted and should be shown. The highly visible units should include a side elevation with a minimum of three standard features, in addition to a full first floor finished in brick 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 2: Delmar Front Elevation***



***Figure 3: Delmar II Front Elevation***

Security in a compact townhouse development is important, and doorbell cameras may improve the security of individual units and help to create a safer neighborhood. The entry to the single-family attached units proposed is set back and should allow for the installation of third-party doorbell cameras, and external entryways are wide enough to allow such cameras broad peripheral coverage. The applicant should consider townhouse model designs where the general area around the front door allows for the installation these types of devices. Staff

recommends that security options be made available in the model selection at the time of purchase or as a possible rough-in to facilitate a homeowner's future installation.

### **Lighting**

The applicant is specifying standard Prince George's County Department of Public Works and Transportation lights on the public roads proposed in the development, and lighting is proposed on the private streets and alleys. However, the details and specifications of these lights have not been provided, and a photometric plan was not provided with the subject application. Staff recommends that full cut-off lighting within the development be used and a photometric plan be submitted, to demonstrate that appropriate lighting levels are proposed on the site's private roads and alleys, with minimal spillover onto the adjacent residential properties. Conditions related to the submission of a photometric plan and details and specifications of the lighting proposed on the private roads and alleys have been included herein, to ensure that lighting is adequate on the site.

### **Signage**

The applicant is not proposing any signage with the subject application.

### **Recreational Facilities**

At the time of PPS 4-19040, it was determined that the mandatory parkland dedication requirement would be met for the entire Woodyard Station development through on-site private recreation facilities.

In accordance with the current formula for calculating the value of the recreational facilities, for a development of 119 single-family attached dwelling units in Planning Area 81A, a recreational facility package worth approximately \$134,141 is needed to serve this development. The proposed recreational facilities and the applicant's estimated value is as follows:

- Picnic area - \$7,000
- Six sitting areas - \$18,000
- Playground - \$28,800
- Open play area - \$13,008
- 3,613 square feet of open play area - \$21,678
- Pavilion with four wooden tables - \$28,000
- 3 bike racks - \$2,100
- 682 linear feet of fence - \$12,276

The estimated value of \$130,862 for the recreational amenities proposed do not meet what is required and does not match the facilities shown on the DSP. Therefore, additional recreational amenities are needed to fulfill the required value of the on-site recreational amenities for this phase.

The details of the facilities have been provided on the landscape plan; however, the cost estimates of the proposed private recreational facilities appear to be inconsistent with those provided in the *Parks and Recreation Facilities Guidelines*. A condition has been included in the Recommendation section of this report to require the applicant to provide a list of cost estimates of the proposed private recreational facilities on the DSP and revise the



recreational facilities spreadsheet, in accordance with the values and multiplier provided in the *Parks and Recreation Facilities Guidelines*.

Conditions regarding the additional facilities, timing for the completion of construction, and installation have been included herein. It is noted that the sidewalks proposed in the development should not be counted toward the recreational value and should be removed from the schedule. In addition, it is noted that the recreational value spreadsheet provided with the application includes recreational amenities being provided with the construction of the commercial building on Parcel 3. The commercial building does not require recreational facilities and the sitting area and bike rack proposed with the commercial building will serve that development only. These recreational facilities should be removed from the spreadsheet or redistributed in the proposed residential area. Conditions regarding the removal of the recreational amenities on the commercial parcel, the removal of the sidewalks, inclusion of additional facilities, and timing for the completion of construction have been included herein.

The outdoor recreation amenities for this phase include two tot lots, two picnic areas, bike racks, and benches in multiple locations in the development, which form gathering areas in the public realm. Parcel F contains a picnic area, pavilion, and open play area, is centrally located in the development, and is located on the north side of Mimosa Ave. The tot lots are located within open space parcels on the northeast and southeast portion the development. Sidewalks on both sides of the roadway provide safe access to these spaces and other open space areas of the community including the 10-foot-wide pedestrian/bicycle trail located on the north side of Mimosa Avenue extension, approved with DSP-20022.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** This DSP has been reviewed for compliance with the requirements of the M-X-T Zone and the site 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 proposes 119 townhouse units and future commercial development to be located on Parcel 3, adjacent to Woodyard Station, and 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; and**

**(2) With the use of the optional method of development—1.40 FAR.**

The maximum floor area ratio (FAR) base density with this DSP is 0.39, which meets this requirement, as the optional method of development is utilized to allow for a maximum of 1.40 FAR.

**(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, as allowed.

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

The 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.**

This DSP meets the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Required schedules are provided featuring calculations of the landscape requirements for the site, such as bufferyard plantings, sustainable landscaping requirements, and tree canopy coverage (TCC), required in the M-X-T Zone.

**(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 (Definitions). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR total is shown relative to the CSP area and is within the maximum approved by the CSP. No underground parking, enclosed pedestrian spaces, or theaters are proposed and, accordingly, this will not change that number.

- (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, or in the ground below public rights-of-way, as part of this project.

- (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 4-19040, which was approved by the Planning Board on May 14, 2020. Each lot 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. 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 multi-family 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 seven 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 multi-family 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 application is for Phase 3 of the development and does not propose multifamily buildings, and 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). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.**

The subject property was placed in the M-X-T Zone through a Prince George's County District Council Resolution adopted in 2013, for which

there was no comprehensive land use planning study conducted by technical staff. Therefore, this requirement does not apply.

- 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. 2020-34). 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 commercial/retail uses.

**(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 or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;**

This property was placed in the M-X-T Zone through Prince George's County Council Resolution CR-13-2018, for a minor amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. The proposed development is in conformance with the design guidelines intended to implement the general development concept for the area.

**(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 developments. Furthermore, it is noted that by proposing connections to the residential property north of the site, and to future development west of this site, the proposed layout will improve and rejuvenate the area and the development will act as a transitional use between the single-family detached units to the north and the existing commercial/retail uses along MD 223.

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



The development has been previously evaluated in the CSP and PPS with the illustrative development concepts in the Central Branch Avenue Sector Plan. The plan demonstrates compatibility with the surrounding residential and commercial uses, as conceptualized in the sector plan.

- (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;**

As previously found with the CSP, the mix of uses, arrangement of buildings, and other improvements and amenities will complement the surrounding uses to produce a cohesive development capable of sustaining an independent environment of continuing quality and stability.

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

This stage of the development includes single-family attached townhouses, which are located on their own lots, with roads, sidewalks, and an outward orientation to achieve an effective integration with the subsequent phases.

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

The DSP shows sidewalks connecting the open spaces on-site, along all public roads, in addition to connections to adjacent uses, forming a comprehensive pedestrian network throughout 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 submitted DSP shows high-quality urban design of the gathering places through the use of open spaces, benches, trash receptacles, bicycle racks, and varied landscaping techniques.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and**

**implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

This application is for a DSP; therefore, this requirement is not applicable.

- (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).**

This development was the subject of PPS 4-19040, which was approved by the Planning Board on May 14, 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 property measures 21.82 acres and this application measures 13.45 acres and does not meet the above acreage requirement. Therefore, this requirement is not relevant to the subject project.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. The proposed plan generally meets all of the site design guidelines by providing 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 employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.
- e. Section 27-548.50 sets forth criteria for the M-I-O Zone. The site is located within Conical Surface (20:1) – Left Runway, of the M-I-O Zone, which includes limitations to the height. Pursuant to Section 27-548.54, the maximum building height on the subject property should not exceed 230 feet. The maximum height proposed for the proposed buildings is 25 feet and meets this requirement.
- f. 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 August 13, 2020, Lenhart Traffic Consulting, Inc. provided the required parking analysis for this development. The methodology in Section 27-574 requires that parking be computed for each use, in accordance with Section 27-568 of the Zoning Ordinance. The parking schedule shows that the uses would require 243 parking spaces. Given that the site does not provide a mix of uses at this time, there is no opportunity for shared parking, and consequently this is the base requirement per Section 27-574. The plan provides 264 parking spaces to serve the proposed 119 single-family attached units. Given that the provided parking exceeds the required parking, the applicant concludes that the site has adequate parking.

In consideration of the information provided in the applicant's parking study, staff is in agreement that the site plan provides adequate parking for the proposed uses, in accordance with Section 27-574.

8. **Conceptual Site Plan CSP-19008:** CSP-19008, for 119 townhouses, 46 multifamily dwelling units, 112-unit apartment housing for the elderly, and 2,500 square feet of commercial space, was approved by the Planning Board on March 12, 2020 (PGCPB Resolution No. 2020-34), subject to three conditions, of which the following is applicable to this review:

2. **Prior to approval of the preliminary plan of subdivision, the following information shall be provided or shown on the plans:**

- a. **Provide continuous 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. **Provide a bike lane along Mimosa Avenue in compliance with the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement standards.**

The subject application includes sidewalk along the internal roadways and meets the requirements of Condition 2a. As revised with PPS 4-19040, the proposed multi-use path along the north side of Mimosa Avenue was included with DSP-20022 and is reflected on the subject application.

9. **Preliminary Plan of Subdivision 4-19040:** The site is subject to PPS 4-19040 (PGCPB Resolution No. 2020-83), approved by the Planning Board on May 14, 2020 for the approval of 122 lots and 9 parcels, subject to 16 conditions. The following are applicable to the review of this DSP:

2. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require approval of a new preliminary plan of subdivision, prior to approval of any building permits.**

The DSP proposal regarding land use is consistent with the approved PPS.

3. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (23226-2019-00) and any subsequent revisions.**

The applicant submitted a copy of approved SWM Concept Plan 23226-2019-01, which shows conceptual SWM for the proposed development.

4. **Prior to approval of a final plat, in accordance with this approved preliminary plan of subdivision, the final plat shall include:**

- a. **A note indicating the Prince George's County Planning Board approval of a variation from Section 24-128(b)(7)(A) of the Subdivision Regulations for alley access to lots fronting on private streets or open space.**
- b. **Dedication of public utility easements along public and private streets.**
- c. **Dedication of Mimosa Avenue and Woodyard Station Road.**
- d. **Labeling of parcels to be conveyed to the homeowners association.**

The DSP reflects 10-foot-wide public utility easements along the public and private streets, in conformance with Condition 4b. Rights-of-way for Mimosa Avenue and Woodyard Station Road have been shown on the DSP to be dedicated, in conformance with Condition 4c. A parcel summary is shown on the cover sheet of the DSP, listing the parcels to be conveyed to the homeowners association. Further conformance to Condition 4 will be reviewed, prior to approval of the final plat.

6. **The applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for the private recreational facilities. The private recreational facilities shall be reviewed by the Urban Design Section of the Prince George's County Planning Department and the Prince George's County Department of Parks and Recreation for adequacy, in accordance with the approved preliminary plan of subdivision, proper siting, and establishment of triggers for construction at the time of detailed site plan (not including a detailed site plan for infrastructure only).**

The subject application proposes on-site private recreational facilities with this phase of the development, which include tot-lot playgrounds (active recreation), multiple external sitting and picnic areas (passive recreation), and open play areas (active recreation). The on-site recreational facilities, details, and values are included on the DSP, as required, except those as conditioned herein.

The applicant requested to construct all the on-site recreational facilities, prior to the 100th building permit. Staff recommends that their installation be phased, and that they be adequate to serve the needs of the dwellings as they are constructed. Conditions related to the timing for construction of these facilities have been included herein.

**7. In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and provide an exhibit depicting these facilities, prior to acceptance of the first detailed site plan:**

- a. Continuous standard sidewalks along both sides of all internal roads, excluding alleys, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**
- b. A minimum 10-foot-wide asphalt or concrete trail along Mimosa A venue, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**
- c. Pedestrian connections to the shopping centers to the east and south, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**
- d. Inverted U-style bicycle racks installed at locations convenient to the entrance of the proposed retail.**

Condition 7a is met by the subject application, and proposes sidewalks on both sides of all internal roads. The 10-foot-wide pedestrian/bicycle trail on Mimosa Avenue is shown and was approved with DSP-20022. Further the submitted plans also include a proposed sidewalk to the shopping center to the east, at the southern edge of Parcel H, which fulfills Condition 7c. Bicycle racks are shown in the submitted plans, and details have been provided showing both the wave-style rack and inverted U-style rack. Staff recommends that the detail of the wave-style rack be removed and only the inverted U-style be shown. A condition related to the removal of the wave-style rack has been included herein.

**9. Prior to acceptance of the detailed site plan, a revised stormwater management concept plan and approval letter from the Prince George's County Department of Permitting, Inspections and Enforcement, shall be submitted.**

SWM Concept Approval, 23226-2019-01, issued by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 27, 2020, was provided with this application.



11. **Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

**“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”**

A Type 2 tree conservation plan (TCP2) is recommended for approval with the subject DSP.

12. **Total development within the subject property shall be limited to uses that would generate no more than 127 AM and 146 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The proposed residential uses will generate 83 AM and 95 PM peak-hour trips; therefore, the proposal is within the trip cap. The table below summarizes trip generation in each peak hour that was used in reviewing conformance with the trip cap for the site:

Trip Generation Summary: DSP-20027: Woodyard Station								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Proposed Development: DSP-20027								
Townhouses	119	Units	17	66	83	62	33	95
Prior Approved Development								
Multifamily	46	Units	5	19	24	18	10	28
Senior Housing (multifamily building)	112	Units	6	9	15	11	7	18
Total Trips Including DSP-20027			28	94	122	91	50	141
Trip Cap – 4-19040					127			146

10. **Detailed Site Plan DSP-20022:** The site is subject to DSP-20022 (PGCPB Resolution No. 2020-140), approved by the Planning Board on September 24, 2020, for infrastructure only, subject to two conditions, neither of which are applicable to this DSP.
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. This application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; 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 landscape schedule showing conformance to Section 4.7 for Buffer C contains errors and technical

deficiencies, which are recommended to be corrected, and have been included as conditions in the Recommendation section.

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 because it has previously approved tree conservation plans. TCP2-014-2020-02 was submitted with this application.

There are two preserved woodland areas along the southern and eastern property line and a wooded area, not qualifying as a woodland, along the western property line. The plans show clearing of 17.29 acres of on-site woodlands and a resulting requirement of 9.36 acres of woodland conversation. The woodland conservation requirement is proposed to be met with 0.66 acre of on-site preservation, 0.23 acre of reforestation, and 8.47 acres of off-site woodland conservation credits. Minor revisions are required to the TCP2, as conditioned herein.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of TCC on projects that require a grading permit. Properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 13.45 acres in size and the required TCC is 1.35 acres. A table was provided on the plans demonstrating conformance with the requirements of the Tree Canopy Coverage Ordinance.

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 December 3, 2020 (Stabler to Burke), incorporated herein by reference, the Historic Preservation Section indicated that based on a search of historic resources, the probability of archeology sites within the subject property was high. A Phase I archeology survey was completed for this site, and based on the report, no further archeology is recommended. Further, the site does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
- b. **Community Planning**—In a memorandum dated January 11, 2021 (Tariq to Bishop), incorporated herein by reference, the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required for this application.
- c. **Transportation Planning**—In a memorandum dated January 8, 2021 (Masog to Bishop), incorporated herein by reference, the Transportation Planning Section provided findings regarding development in the M-X-T Zone, an evaluation of previous conditions of approval, and found access and circulation acceptable, and noted that the application meets the finding required for a DSP, as described in the Zoning Ordinance.

The development shown on this plan is generally consistent with the approved PPS, from the standpoint of access and circulation. The application utilizes street infrastructure that was approved by the Planning Board, pursuant to DSP-20022.

- d. **Pedestrian/Bicycle Facilities**—In a memorandum dated January 11, 2021 (Smith to Bishop), incorporated herein by reference, the pedestrian/bicycle facilities planner provided an evaluation of the application related to the Central Branch Avenue Sector Plan, and the previous conditions of approval. The pedestrian and bicycle access and circulation for this plan is acceptable. Conditions related to the inverted U-style bicycle racks are included in the Recommendation section of this report.
- e. **Subdivision and Zoning**—In a memorandum dated January 11, 2021 (Vatandoost to Bishop), incorporated herein by reference, the Subdivision and Zoning Section provided an evaluation of the application that is incorporated into Finding 9 and found the application generally acceptable. Technical revisions related to General Notes have been included in the Recommendation section of this report.
- f. **Environmental Planning**—In a memorandum dated January 11, 2021 (Schneider to Bishop), incorporated herein by reference, the Environmental Planning Section provided findings on this application, summarized below, and recommend approval of the DSP, subject to conditions in the Recommendation section.

#### **Natural Resources Inventory Plan/Existing Features**

A Natural Resources Inventory, NRI-033-2019, was approved on September 6, 2019, and was provided with this application. The site contains no regulated environmental features and 18.20 acres of woodlands. There are eight specimen trees scattered throughout the property. The TCP2 and the DSP show all the required information correctly in conformance with the NRI.

#### **Specimen Trees**

A Subtitle 25 Variance was approved with CSP-19008 to remove six specimen trees (ST-1, ST-2, ST-3, ST-4, ST-6, and ST-7) and PPS 4-19040 to remove one specimen tree (ST-5). There are no changes with this application regarding the status of specimen trees previously approved for removal. One specimen tree (ST-8) will remain as part of this development.

#### **Stormwater Management (SWM)**

A revised SWM Concept Approval Letter (23226-2019-01) and associated plan were submitted on August 25, 2020. The approval was issued on May 27, 2020 with this project from DPIE. The original stormwater concept plan that was approved by DPIE received a design layout change during the CSP review process. This change was significant enough to require a new stormwater concept plan. The revised and approved plan shows the construction of 55 micro-bioretention ponds. No SWM fee for on-site attenuation/quality control measures are required.

#### **Erosion and Sediment Control**

No information with respect to erosion and sediment control was submitted with the subject application; however, it should be noted that the site is located within a Tier II catchment area (Piscataway Creek), as designated by the Maryland Department of the Environment. Tier II streams are high-quality stream segments that have an existing water quality that is significantly better than the minimum water quality standards. There are no regulated environmental features located on-site, or the adjacent parcels; however, the Soil Conservation District may require additional or redundant erosion and sediment control devices.

- g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated December 3, 2020 (Sun to Burke), incorporated herein by reference, DPR indicated that private on-site recreation facilities have been submitted to meet the requirements of mandatory dedication of parkland.
  - h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
  - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 11, 2021 (Giles to Bishop), incorporated herein by reference, DPIE offered comments on the subject application and noted that the proposed site plan is consistent with the approved SWM Concept Plan 23226-2019-01, and provided other comments related to this application, which will be addressed during their separate permitting process.
  - j. **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.
  - k. **Prince George's County Health Department**—In a memorandum dated November 30, 2020 (Adepoju to Burke), incorporated herein by reference, the Health Department offered a health impact assessment of the proposed development and offered numerous recommendations, which have been addressed through revisions to the plan or are included as conditions in this report.
  - l. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.
  - m. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated December 17, 2020 (Thorsell to Burke), incorporated herein by reference, WSSC provided water, sewer, and associated easement conditions to be addressed with WSSC at time of permitting.
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), this DSP is in general conformance with the approved CSP.
  17. As required by Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The regulated environmental features on the subject property have been preserved and/or restored in a natural state, to the fullest extent possible, as the subject property does not contain any regulated environmental features, or primary management areas.

## **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-20027 and Type 2 Tree Conservation Plan TCP2-014-2020-02, for Woodyard Station, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
  - a. Revise the parking and loading schedule to reflect the bicycle spaces proposed on the DSP.
  - b. Clearly label and delineate the open play areas on the site plan.
  - c. Provide the following improvements on the site plan:
    - (1) Continental style crosswalks along Mimosa Avenue crossing Tavern Street, Cherrybark Road, Bulrush Court, and Crossbill Road.
    - (2) Parallel or perpendicular ADA accessible curb ramps at all locations where sidewalks and streets or alleys intersect.
  - d. Provide the following general notes:
    - (1) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.
    - (2) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 *Maryland Standards and Specifications for Soil Erosion and Sediment Control*.
  - e. Revise the cost estimate of the proposed private recreational facilities on the DSP, in accordance with the values and multiplier provided in the *Parks and Recreation Facilities Guidelines*, remove the sidewalks from the recreational facilities value, and provide additional recreational amenities on-site, as needed to serve this development.



- f. 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. The final design shall be approved by the Urban Design Section, as designee of the Prince George's County Planning Board.
- g. Label Lots 1 and 10, Block A; Lots 1, 6, 7, 12, 13, and 18, Block B; Lots 1, 6, 7, 12, 13, and 18, Block C; Lots 1, 6, 7, 12, 13, and 18, Block D; Lots 1 and 13, Block E; Lots 1, 6, 7, 12, 13, 19, 20, and 24, Block F; and Lots 1, 7, 11, 12, 14, 15, and 18, Block G, as highly visible lots.
- h. Provide a photometric plan that demonstrates adequate lighting levels on the property with no spillover onto adjacent residential properties.
- i. Provide details and specifications of the full cut-off lighting proposed on the private streets and alleys on-site.
- j. Include a tracking chart on the DSP for the 60 percent full-front façades of brick, stone, or stucco.
- k. Remove the detail of the wave style rack from the detail sheet and replace it with a detail of the inverted U-style rack, or a similar style that would provide two points of contact.
- l. Delineate the boundary of the property subject to this application, in red outline on the Location Map.
- m. Correct the total property area listed in General Note 4, revise the acreage of this DSP to include the commercial area on Parcel 3, and revise the plans and schedules as appropriate to reflect the revised acreage.
- n. Correct General Notes 7 and 43 to reference the revised stormwater management concept plan number and approval date.
- o. Revise General Note 9 to provide correct names of public roads to be dedicated.
- p. Remove the recreational facilities and values proposed in Phase 4 from the recreational spreadsheet.
- q. Correct the note provided on the schedule for Buffer C, showing conformance to Section 4.7 of the 2010 *Prince George's County Landscape Manual*, to clarify the required number of plant units.
- r. Show the board-on-board fence proposed around the rear yards of Lots 1–13, Block E on the DSP and provide the details and specifications for the fence.
- s. Revise the Type 2 tree conservation plan, as follows:
  - (1) Fully complete and have the owner sign the property owner awareness certification block on every sheet.

- (2) Have the revised plan signed and dated by the qualified professional preparing the plan.
  - t. Revise the floor area ratio table to remove the 2,500 square feet of office and remove the outlines of the commercial building and parking from Parcel 3, as those are not part of this DSP, or any other at this point.
2. 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 facilities on Parcel F, prior to approval of the 25th building permit.
  - b. Construct the playground and sitting area along Mimosa Avenue on Parcel D, prior to approval of the 50th building permit.
  - c. Construct the playground on Parcel I, prior to approval of the 60th building permit.
  - d. Construct the picnic area on Parcel G, prior to approval of the 75th building permit.
  - e. Construct the sitting areas within Block B and between Blocks C and D, for a total of three areas, prior to approval of the 100th 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 the Planning Board.