



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

Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan

DSP-20032

Addition to Signature Club at Manning Village

REQUEST	STAFF RECOMMENDATION
Development of 76 single-family attached (townhouse) dwelling units, of which 4 are live/work units.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Detailed Site Plan DSP-20032• Approval of Type 2 Tree Conservation Plan TCP2-033-2023

Location: On the west side of Manning Road East (P-501), approximately 280 feet north of its intersection with MD 228 (Berry Road).

Gross Acreage:	7.26
Zone:	RMF-48
Prior Zone:	M-X-T
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	76
Gross Floor Area:	N/A
Planning Area:	84
Council District:	09
Municipality:	N/A

Applicant/Address:
Signature Land Holdings, LLC
2120 Baldwin Avenue, Suite 200
Crofton, MD 21114

Staff Reviewer: Andrew Shelly
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Planning Board Date:	11/02/2023
Planning Board Action Limit:	11/09/2023
Staff Report Date:	10/19/2023
Date Accepted:	08/30/2023
Informational Mailing:	04/27/2023
Acceptance Mailing:	08/28/2023
Sign Posting Deadline:	10/03/2023

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-20032
 Type 2 Tree Conservation Plan TCP2-033-2023
 Addition to Signature Club at Manning Village

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

EVALUATION CRITERIA

The subject property is within the Residential, Multifamily-48 (RMF-48) Zone. The site was previously within the Mixed Use-Transportation Oriented (M-X-T) Zone under the prior Prince George's County Zoning Ordinance. Pursuant to Section 27-1704(b) of the Zoning Ordinance, projects receiving development approvals under the prior Zoning Ordinance or Subdivision Regulations may have subsequent applications reviewed under the prior Zoning Ordinance. The subject property received prior development approvals for a zoning map amendment, conceptual site plan, and preliminary plan of subdivision. Therefore, this application is being reviewed under the requirements of the prior Zoning Ordinance. Staff has considered the following in reviewing this detailed site plan:

- a. The prior Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone;
- b. Preliminary Plan of Subdivision 4-01065;
- c. Zoning Map Amendment A-9960-C and subsequent amendments;
- d. Conceptual Site Plan CSP-20001;
- e. Preliminary Plan of Subdivision 4-20015;
- f. The 2010 *Prince George's County Landscape Manual*;
- g. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments; and

- j. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

- Request:** This detailed site plan (DSP) requests approval of development for 76 single-family attached (townhouse) dwelling units, including 4 live/work units. The 76 dwelling units will be located on lots that are at least 1,530 square feet. Each lot will contain either a 20-foot-wide unit or a 24-foot-wide unit, for a total of 76 units. The DSP will also include 12 parcels. The 12 parcels will be utilized for private streets and alleys, homeowners association (HOA) facilities, stormwater management (SWM) facilities, and open space and recreation areas.
- Development Data Summary:**

	EXISTING	EVALUATED
Zone	RMF-48 (prior M-X-T)	TAC-E/MIO (prior M-X-T/M-I-O)
Use	Vacant	Single-family Residential
Total Gross Acreage	7.23	7.26 (R/W to Revert Back to Parcel A)
Floor Area Ratio (FAR)*	0	0.72
Residential Square Footage (sq. ft.) GFA	0	224,500
Total Dwelling Units	0	76
Of which are Live/Work Units		4
Total Parking Spaces Provided**	0	320
On-Street Standard Spaces	-	20 (2 ADA)
Off-Street Parking	-	300
Bicycle Spaces Provided***	-	2

Notes: *Per Section 27-548 of the prior Zoning Ordinance, the base floor area ratio (FAR) of 0.4 in the M-X-T Zone may be increased utilizing the optional method of development in Section 27-545 of the prior Zoning Ordinance. See Finding 7 for a discussion of the FAR optional development method.

**Pursuant to Part 11, Off-Street Parking and Loading, Section 27-568 of the prior Zoning Ordinance, the number of parking spaces required for the townhouse units is 156. However, the parking space requirement for developments in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval, at the time of DSP, as stated in Section 27-574 of the prior Zoning Ordinance. As discussed in Finding 7, staff find that the parking provided is sufficient for the proposed development.

***Conditions have been provided herein requiring the applicant to provide at least three bicycle racks within the recreational facility amenity area and list the number of bicycle parking spaces provided on the coversheet of the DSP.

3. **Location:** The subject property is located on the west side of Manning Road East (P-501), approximately 280 feet north of its intersection with Berry Road (MD 228), in Planning Area 84 and Council District 9. The site consists of 7.26 acres and is within the Residential, Multifamily-48 (RMF-48) Zone, but is being reviewed under the Mixed Use-Transportation Oriented (M-X-T) Zone of the prior Prince George's County Zoning Ordinance. The project is within the 2013 *Approved Subregion 5 Master Plan and Section Map Amendment* (Subregion 5 Master Plan and SMA), which recommends a mixed-use future land use on the subject property.
4. **Surrounding Uses:** The subject property is bounded to the north by vacant land in the Residential, Rural (RR) Zone (prior R-R); to the south by an HOA parcel within the existing Signature Club at Manning Village and MD 228 beyond; to the east by Manning Road and vacant land in the RMF-48 Zone beyond (prior M-X-T); and to the west by existing single-family attached (townhouse) dwelling units within the existing Signature Club at Manning Village in the RMF-48 Zone (prior M-X-T).
5. **Previous Approvals:** The development history of the subject property is interconnected with that of the surrounding properties, most prominently the original Signature Club at Manning Village, which has a long history dating back to the early 2000s. Below is a summary of the relevant prior approvals for the subject property, which consists of Outparcel A and Outparcel B, located west of Manning Road East. A full history of the subject property can be found in the latest preliminary plan of subdivision (PPS) resolution, (PGCPB No. 2022-134).

PPS 4-01065 (PGCPB Resolution No. 02-09, approved in January 2002) covered the portion of Parcel 25, west of Manning Road East, which now constitutes the property subject to this DSP. PPS 4-01065 did not approve any development, as the property did not have adequate water and sewer facilities at the time, and so it required the property to be platted as an outparcel. The property was ultimately platted as two outparcels, Outparcels A and B, Plat 15, due to the establishment of a right-of-way for Caribbean Way through the property. Outparcels A and B were recorded in Plat Book 252 page 64 in August 2019.

The property is subject to Zoning Map Amendment A-9960-C, which rezoned the property from the Rural Residential (R-R) Zone to the M-X-T Zone, approved by the Prince George's County District Council on January 9, 2006. Allowing a more unified development scheme for the surrounding areas already zoned M-X-T was specifically offered as justification for the rezoning (see discussion in the Planning Board's recommendation of approval to the Council, PGCPB Resolution No. 2004-295 page 2). An illustrative plan submitted with the zoning map amendment application proposed that the western portion of Parcel 25 (the subject property) be developed with a residential component, a live/work component, and a community center; and that the eastern portion (which is not included in this subject application) be developed with retail and office uses. A-9960-C-1, approved by the District Council on March 14, 2022, removed the requirement for a community center (former Condition 5 of the zoning map amendment). An analysis of the six remaining conditions of approval is provided within Finding 9 of this technical staff report.

The property is also subject to Conceptual Site Plan CSP-20001, which was approved by the Planning Board on July 22, 2021 (PGCPB Resolution No. 2021-86), for a mixed-use development consisting of 75–80 single-family attached (townhouse) dwelling units, which included 4 live/work units and a total office space between 2,600 and 3,100 square feet. The approval was subject to three conditions, and the applicable conditions are analyzed within Finding 10 of this technical staff report.

Finally, the property is also subject to PPS 4-20015, which was approved by the Planning Board on January 5, 2023 (PGCPB Resolution No. 2022-134), for 76 lots and 12 parcels for development of 76 single-family attached (townhouse) dwelling units, of which 4 are live/work units. The PPS also approved one variation request from Section 24-128(b)(7)(A) of the prior Prince George’s County Subdivision Regulations, to allow Lots 46–50 in Block A, Lots 11–22 in Block B, and Lots 1–4 in Block C of the development to be served by alleys with sidewalks located to the front of the townhouse lots, which provide pedestrian access to a public right-of-way. Lots 36–45 in Block A were not covered under the variation, as they have frontage on Manning Road East. The approval was subject to 16 conditions, and the applicable conditions are analyzed within Finding 11 of this technical staff report.

The subject property was rezoned RMF-48 through the approved Countywide Sectional Map Amendment via Council Resolution CR-136-2021, effective April 1, 2022.

The property was also the subject of SWM Concept Plan 52665-2020-00, approved on June 7, 2023 and which expires on June 7, 2026.

6. **Design Features:** This DSP proposes construction of 76 single-family attached (townhouse) dwelling units on 76 lots on the subject property, in accordance with PPS 4-20015. Of these 76 single-family attached (townhouse) dwelling units, 4 are considered live/work units. The DSP also includes 12 parcels, which will be utilized to serve the development, in accordance with PPS 4-20015. The property lies on the west side of Manning Road East, approximately 280 feet north of its intersection with MD 228 (Berry Road). The subject property lies to the east of an existing mixed-use residential community, the Signature Club at Manning Village. The subject property is divided into a northern and southern half, separated by a public roadway, Caribbean Way. Of the 76 lots, 72 will be located on the northern half of the subject property and the remaining 4 lots will be live/work units constructed in the southern portion of the property. This lotting pattern was approved with PPS 4-20015 and the provided DSP is in general conformance. The single-family attached (townhouse) dwelling units are a mix of front-loaded and rear-loaded two-car garage units served by either private streets or alleys. The townhouses are arranged in groups, or sticks, of four to eight units. Recreational facilities are provided in the northern portion of the subject property via Parcel I. Parking is provided via on-street parking areas, unit garages, and unit driveways. One crosswalk is provided at the entrance of Antigua Drive, at its intersection with Manning Road East. A condition has been provided herein requiring the applicant to state the amount of office space square footage for each live/work unit on the DSP coversheet.

Architecture

Three townhouse models are proposed for the 76 units, with both front- and rear-loaded units: the “Magothy,” the “Patuxent,” and the “Live & Work.” The models are each three stories, but differ in width. The Magothy and the Live & Work models are 20 feet wide and

rear-loaded units, while the Patuxent model is 24 feet wide and front-loaded. The Magothy and Patuxent models will have two-car garages, while the Live & Work model will have one-car garages. All rear-loaded units will be served by alleys, while all front-loaded units will be served by private streets. All models will come in multiple façade variations and incorporate a variety of materials, including brick and vinyl siding. Shutters, decks, bay windows, canopies, and other architectural details are included in the façade design and add appropriate visual interest. Conditions have been provided herein to requiring the applicant to label the Magothy model as 20 feet wide and the Patuxent model as 24 feet wide on the DSP, and to provide standards or notes for fences, decks, and sheds on the DSP coversheet.

Several dwelling units within the proposed development will have views of the proposed recreational facilities on Parcel I. These include 10 front-loaded Patuxent models (labeled as Lots 1 through 10 within Block B) and 8 rear-loaded Magothy models (labeled as Lots 15 through 22 within Block B). These units will be partially screened from the recreational facilities by appropriate landscaping, but a condition has been provided herein to enhance the architectural material of these particular units. This condition requires that the applicant provide full brick, stone, or masonry treatment on the first floor for the rear elevations of Lots 1 through 10 on Block B and the front elevations of Lots 15 through 22 of Block B.

Highly visible elevations are shown on the building elevations submitted and are identified on the DSP. The highly visible units include a minimum of three features, with the full first floor finished in brick. Appropriate notes have been included on the DSP that indicate the architectural requirements for all elevations, including that all townhouse building groups shall include a minimum of 60 percent of the combined front elevations finished in brick, stone, or other masonry. However, a condition has been provided herein to include Lot 15 in Block A as a highly visible lot, and to include window shutters on the highly visible side elevations to enhance the architectural views of the site.

Figure 1: Magothy rear-loaded 20-foot-wide townhouse unit.



Figure 2: Patuxent front-loaded 24-foot-wide townhouse unit

Magothy + Patuxent + Live & Work: 76 units total
50 units are full brick (65.8%)

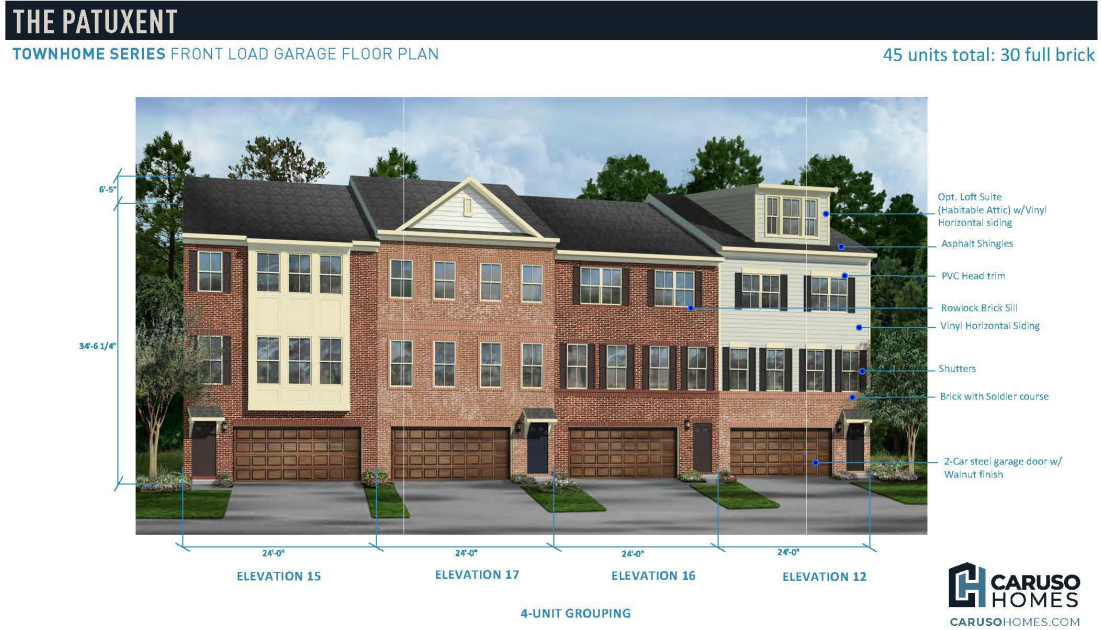
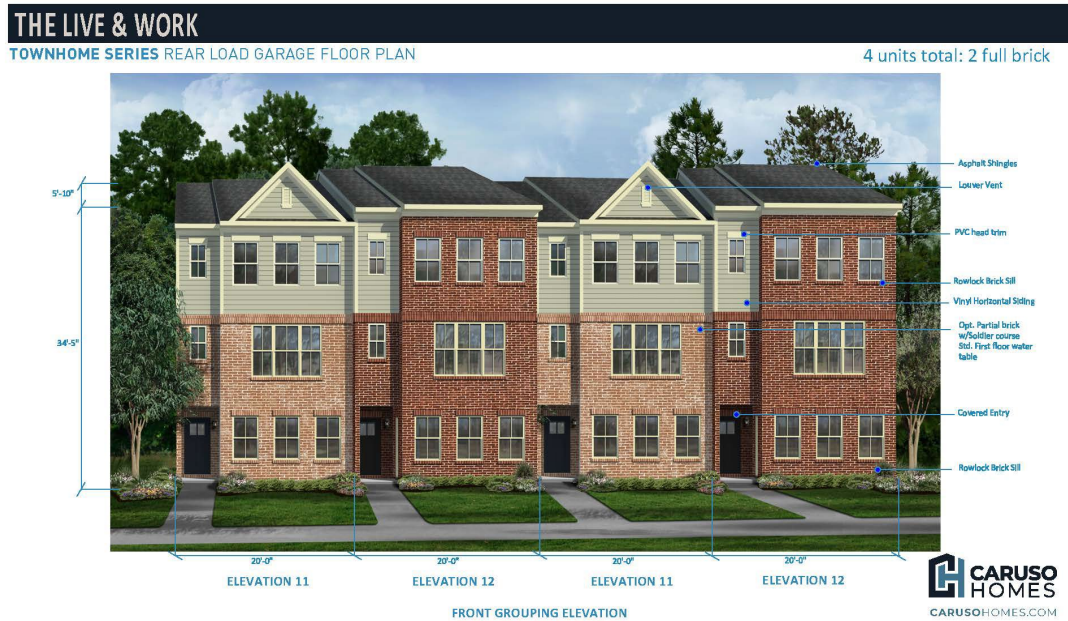


Figure 3: Live & Work rear-loaded 20-foot-wide townhouse unit

Magothy + Patuxent + Live & Work: 76 units total
50 units are full brick (65.8%)



Recreational Facilities

The applicant submitted a recreational facilities exhibit on October 10, 2023, that is in general conformance with the applicant's Open Space Exhibit approved with PPS 4-20015. The latest recreational facilities exhibit provides a covered area with seating and tables, with associated evergreen screening, that is consistent with the Open Space Exhibit approved with PPS 4-20015. In lieu of a playground area that would be primarily designed for only the use of young children, the applicant coordinated with staff to provide multi-generational spaces within the recreational facilities area. These spaces include play mounds, a dry stream bed with stepping stone crossing, butterfly gardens, and designated open play space. The residents of this proposed development will also have access to the facilities to the west of the property, in the Signature Club at Manning Village. These facilities include playgrounds and a community center.

In accordance with the current formula for calculating the value of recreational facilities, for a development of 76 single-family attached (townhouse) dwelling units in Planning Area 84, a recreational facility package worth approximately \$88,821.20 is needed to serve this development. This DSP proposes one on-site recreational facility that is centrally located within the northern portion of the development on Parcel I. A recreational facilities calculation and cost estimate has been provided, but these do not reflect the most recent proposed facilities. Staff find the proposed trigger to be inadequate, as the proposal does not tie the construction of the facilities to any permit or lot. Staff, therefore, have provided several conditions herein, requiring the applicant to revise the recreational facilities calculation, the recreational facilities exhibit, the site plan, the landscape plan, and the site details, consistent with the proposed conceptual recreational facilities exhibit submitted on October 10, 2023 and the previously approved Open Space Exhibit approved with PPS 4-20015, to be reviewed and approved by the Urban Design Section. In addition, the applicant shall revise the proposed recreational facility trigger to the following: "The private recreation facilities on-site shall be constructed and available for use, prior to issuance of the final use and occupancy permit for units constructed on Lots 1 through 10 and 15 through 22, inclusive on Block B."

While not a recreation facility, the applicant has proposed at least one pet waste station on-site in the southern portion of the property, adjacent to the live/work units. However, staff have recommended a condition herein that a second pet waste station be provided on the northern portion of the site, near the recreational facilities.

Lighting

The applicant specifies partially shielded lighting within the development and proposes lighting in open spaces and along streetscapes, to promote safe vehicular and pedestrian movements. The photometric plan submitted with the DSP shows appropriate lighting levels along streetscapes, with minimal spillover into the adjacent residential properties. However, the provided photometric plan should be updated to reflect the revised lighting levels associated with the bollards in the recreation facilities area on Parcel I. Therefore, conditions have been provided in the Recommendation section of this technical staff report, requiring the applicant to revise the lighting fixtures to utilize full cut-off appliances, where appropriate, which will be reviewed by the Urban Design Section; to label the existing public light fixtures on the photometric plan; and to provide an updated photometric plan demonstrating the revised lighting levels in the recreational facility area.

Signage

This DSP does not propose or approve any on-site signage, in accordance with Part 12 of the prior Zoning Ordinance.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the M-X-T Zone of the prior Zoning Ordinance.
- a. The subject application is in conformance with the applicable requirements of the Zoning Ordinance, including the design requirements associated with uses proposed in the M-X-T Zone. This includes conformance with Sections 27-542, 27-544, and 27-547 of the prior Zoning Ordinance. The proposed 76 single-family attached (townhouse) dwelling units, of which 4 are live/work units, are a permitted use in the M-X-T Zone, as Footnote 7 of Section 27-547 allows the maximum number and type of dwelling units to be determined at the time of CSP, which was 75–80 single-family attached (townhouse) dwelling units. The DSP shows a number of units within the range approved with the CSP. The DSP also provides a mixture of residential and commercial uses, with the provision of the four live/work units. However, in accordance with the approved CSP, the applicant shall state the provided square footage of office space per live/work unit on the DSP coversheet.
 - b. Section 27-548, M-X-T Zone regulations, of the prior Zoning Ordinance 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—8.00 FAR.

The proposed FAR for this DSP is 0.72, and the applicant has indicated that the project will utilize the optional method of development, as permitted by Section 27-545 of the prior Zoning Ordinance, as indicated below.

Section 27-545. Optional Method of Development

(b) Bonus incentives.

(4) Residential Use.

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

The DSP proposes a total of 76 dwelling units, which permits a maximum FAR of 1.40. The proposed FAR of 0.72 is then in conformance with this requirement.

- (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 76 single-family attached (townhouse) dwelling units are located in multiple buildings and on multiple lots.

- (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 plan provides the location, coverage, and height of all improvements, in accordance with this requirement.

- (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 proposed DSP conforms with the requirements of the *Prince George's County Landscape Manual* (Landscape Manual), as demonstrated in Finding 12 of this technical staff report, subject to technical corrections and the provision of a revised landscape plan with the updated recreational facilities. The DSP also conforms with all of the requirements of the Prince George's County Tree Canopy Coverage Ordinance, as demonstrated in Finding 14 of this technical staff report, subject to technical corrections.

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

The FAR calculation is provided on the DSP coversheet and is 0.72. This FAR conforms with the requirement.

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

This requirement is not applicable to this development proposal, as this application does not propose private structures within the air space above, or in the ground below, public rights-of-way.

- (g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

This DSP application provides each lot with access to an adjacent private street or alley, in accordance with Subtitle 24 of the Prince George's County Code and as further approved with PPS 4-20015. This requirement was reviewed and approved by the Planning Board on January 5, 2023.

- (h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or**

would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

The applicant's submitted plan indicates that all townhouse sticks do not contain more than eight townhouses, per building group. The lot pattern was approved pursuant to PPS 4-20015. The submitted plans conform to all other portions of this subtitle, which include façade, minimum living space, and garage requirements, as indicated within this DSP.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. The height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

This requirement is not applicable, as the development application does not propose any multifamily buildings.

- (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.

This requirement is not applicable, as this development was rezoned by Zoning Map Amendment A-9960-C, not through a sectional map amendment.

- c. In accordance with Section 27-574 of the prior 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) and described below.

The applicant has submitted a parking analysis detailing on-site parking. The 76 dwelling units require a total of 156 parking spaces. In addition, the four live/work units require an extra space per dwelling unit, which brings the required number of parking spaces to 160. The applicant's parking analysis displays a proposed total of 320 spaces, which includes 2 spaces for each garage and 20 additional surface parking spaces.

The applicant's parking analysis displays 24-hour daily parking demands. This shows that the peak period demand for the 72 units on Outparcel A will be 147 parked vehicles. The peak parking period for the live/work units on Outparcel B will be nine parked vehicles. The base peak parking for both outparcels would be 156. The applicant has noted that the peak parking demand occurs overnight.

The applicant's proposal for 320 parking spaces is sufficient for the proposed uses. While the applicant's proposed number of spaces is higher than what is required by the ordinance, the bulk of the excess parking will be located within garages; thereby, not impacting site circulation or bicycle and pedestrian movement. Staff find the applicant's parking submission to be suitable.

- d. The criteria for approval of a DSP are set forth in Section 27-285(b), which are examined in Findings 17 through 20 of this technical staff report, and the site design guidelines in Section 27-283 of the prior Zoning Ordinance. Additional findings are required for the Planning Board to approve a DSP in the M-X-T Zone, and these are discussed in Section 27-546(d) of the prior Zoning Ordinance.

Section 27-283. – Site design guidelines.

- (a) **The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).**

- (b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.**
- (c) These guidelines may be modified in accordance with Section 27-286.**

The proposed development conforms with the design guidelines indicated in the following analysis of Section 27-274 of the prior Zoning Ordinance, and as cross-referenced in Section 27-283. The proposed development promotes the intended purposes of a DSP.

Section 27-274. - Design Guidelines

(1) General.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

CSP-20001 proposed 75-80 single-family attached (townhouse) dwelling units, four of which would be live/work units. The DSP application proposes 76 single-family attached (townhouse) dwelling units, of which four would be live/work units, which does not exceed the 75-80 single-family attached (townhouse) dwelling units permitted with the approved CSP. Therefore, the development promotes the purposes of the applicable CSP. All subject applications for DSPs must also demonstrate general conformance to Section 27-281 of the prior Zoning Ordinance, which is analyzed below.

Section 27-281. - Purpose of Detailed Site Plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

The DSP has been designed in accordance with the principles of the *Plan Prince George's 2035 Approved General Plan* (General Plan) and the Subregion 5 Master Plan and SMA. The General Plan designates the

property within the Established Communities area, which envisions context-sensitive infill development for the site. The Subregion 5 Master Plan and SMA retained the site in the prior M-X-T Zone and recommended a mixed-use development for the property. Staff note that the DSP provides residential uses with commercial office space through the inclusion of live/work units, that are consistent with the mixed use designated.

(B) To help fulfill the purposes of the zone in which the land is located;

The subject property is within the Manokeek mixed-use project approved with CSP-99050. The development will provide additional residential units to the existing Signature Club, which is currently under construction, and the Manokeek Village Shopping Center is a major commercial hub within walking distance. The proposed DSP provides high-quality residential development near the major interchange of MD 210 and MD 228, on land designated for mixed use with a commercial component with four live/work units. This DSP thereby concentrates development in an area designed for a mixture of uses, which prevents greater sprawl within the County. Furthermore, based on CSP-99050, it is anticipated that future commercial development will be constructed east of the property, adjacent to Manning Road East.

(C) To provide for development in accordance with the site design guidelines established in this Division; and

The proposed DSP has been designed, in accordance with the site design guidelines which are analyzed further below.

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

The applicant notes that the approval procedures for all DSPs are clearly defined in the prior Zoning Ordinance.

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

Vehicular and pedestrian access is provided to the site from two private streets and one alley. The northern portion of the subject property, which includes 72 dwelling units, will be accessed via two private streets. One private street will be located to the west of Manning Road East, and the second will be located to the north of Caribbean Way. The southern portion of the property, which includes the four live/work units, will be accessed via a private alley to the south of Caribbean Way. The site will feature three dwelling unit models. Of these models, two will be rear-loaded and one will be front-loaded. In total, the applicant proposes 45 front-loaded units, 27 rear-loaded units, and four rear-loaded live/work units.

(B) To show specific grading, planting, sediment control, tree preservation, and stormwater management features proposed for the site;

The applicant has provided a grading plan, a landscape plan, an SWM Concept Plan (52665-2020-0), Type 1 and Type 2 Tree Conservation Plans (TCP1-009-2021-01 and TCP2-116-01), and a Natural Resources Inventory (NRI-118-2020), in accordance with this specific purpose of this DSP.

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

The site will be served by an internal system of private roads and alleys, with recreational facilities located in the northern portion of the property. Recreational facilities will be located within Parcel I, with landscaping that buffers the front and rear yards of the adjacent lots. As discussed above, the applicant will revise the site and landscape plans, to be in general conformance with the recreational facilities exhibit submitted on October 10, 2023. The proposed development will be part of an HOA, and a recreational facilities agreement will be recorded, at the time of final plat.

Architectural elevations and statements of square footage for each of the three models have been submitted with this application, in accordance with this specific purpose of the DSP. The applicant

proposes two rear-loaded and one front-loaded model with this DSP.

The front-loaded 24-foot-wide model is known as the Patuxent. The applicant proposes 45 lots with this model in the northern portion of the subject property. The model features a two-car garage with four possible elevations.

The two rear-loaded units will consist of the 20-foot-wide Magothy model and the Live & Work model. The Magothy model will have four elevations across 27 lots and the Live& Work model will have two elevations across 4 lots, each with a two-car garage,

All units will be constructed of a mixture of brick and siding materials. Elevations will generally include window shutters, bay windows, and PVC head trim. Highly visible side elevations have been provided to enhance the architectural views within the development and from the surrounding public streets. These elevations will provide brick material up to at least the first floor. However, to further enhance the architectural views of the site, a condition has been provided herein requiring that window shutters be provided on all highly visible side elevations.

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

The applicant will be required to conform with any maintenance agreements, covenants, or

construction contract documents necessary to assure that the DSP is implemented. These may also be represented in prior conditions of approval.

(2) Parking, loading, and circulation.

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...**

The subject property is divided into a north pod of development, which contains 72 townhouse dwelling lots; and a south pod of development, which contains four live/work units on four lots. One point of vehicle access is provided along the site's frontage of Manning Road East and an additional point of vehicle access is provided along the site's frontage of Caribbean Way. The internal layout provides a continuous roadway that allows vehicles to safely maneuver through the site. As discussed above, an asphaltic speed cushion is shown along Private Alley A. The proposal also features an extensive sidewalk network throughout the site, providing a continuous path which serves all lots.

The applicant has submitted a parking analysis detailing on-site parking. The 76 dwelling units require a total of 156 parking spaces. In addition, the four live/work units require an extra space per dwelling unit, which brings the required number of parking spaces to 160. The applicant's parking analysis displays a proposed total of 320 spaces, which includes an additional 2 spaces for each garage and 20 additional surface parking spaces. Of these 20 additional surface parking spaces, the majority (15) will be located closest to the proposed recreational facilities, providing a central location to park vehicles. The remaining five surface parking spaces will be located behind the rear of the live/work units, which can be utilized for the commercial use.

- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...**

The application consists solely of single-family residential townhouses and live/work townhouses; therefore, no loading areas are required.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...

The applicant's submission displays one bicycle rack at the recreational amenity area. As a development in the M-X-T Zone which prioritizes bicycle and pedestrian movement, staff have conditioned herein that the applicant provide three bicycle racks at this location, which is sufficient to park six bicycles. In addition, staff have conditioned that the applicant provide the following locations with crosswalks, unless modified with written correspondence by the operating agency; the drive aisle at the northern site entrance point on Caribbean Way, across Aruba Drive at its intersection with Antigua Way, and across Breezewood Alley between Lot 11 and Lot 36. The additional bicycle racks and proposed crosswalks will further highlight bicycle and pedestrian movement throughout the site.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character...

The proposed development will provide adequate lighting, with emphasis given to the streetscape and the recreational facilities. A photometric plan was provided with this application and partially shielded fixtures are proposed to provide adequate lighting levels for safe vehicular and pedestrian movements, while minimizing light pollution to the adjacent properties. However, the provided photometric plan should be updated to reflect the revised lighting levels associated with the bollards in the recreation facilities area on Parcel I. Therefore, conditions have been provided in the Recommendation section of this technical staff report, for the applicant to revise the lighting fixtures to utilize full cut-off appliances, where appropriate, which will be reviewed by the Urban Design Section; to label the existing public light fixtures on the photometric plan; and to provide an updated photometric plan demonstrating the revised lighting levels in the recreational facility area.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

The site design techniques include architecture that is consistent with the adjacent single-family attached (townhouse) communities

to the west and includes high visibility side elevations. However, staff find that the provided landscaping may only partially screen the lots that surround Parcel I from public view. To further enhance the public view of these lots, staff have included a condition requiring the applicant to provide full brick, stone, or masonry treatment on the first floor for the rear elevations of Lots 1 through 10 within Block B and the front elevations of Lots 15 through 22 within Block B. Staff find that these architectural enhancements will improve the view of these lots for the public and enhance the overall architecture of the community.

(5) Green Area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use...

A tree canopy coverage (TCC) schedule has been provided, which demonstrates conformance with this requirement, subject to technical corrections within Finding 14 of this technical staff report. An adequate variety of landscaping has been provided within the site, in compliance with the Landscape Manual, subject to technical corrections. A green area for recreational facilities was provided on Parcel I for the use and enjoyment of residents, in fulfillment of the required PPS condition concerning on-site private facilities. The green area is centrally located and connected to the development via an existing sidewalk network, with provided landscaping that screens the adjacent residential lots.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site...

There will be site and streetscape amenities, such as the proposed landscape strips along the private on-site streets, with a variety of landscaped material that will contribute to an attractive development. Amenities provided within the recreational facility area should be accessible, low maintenance, and enhance the visual quality of the site. As the recreational facilities are still conceptual, as described above, staff will look to ensure that the provided features are consistent with these guidelines, prior to certification. The applicant proposes durable high-quality fixtures, promoting an attractive design for the overall development. However, staff found that the site would be enhanced by additional crosswalks, to increase safety and connectivity, and two additional bicycle racks within the recreational facilities amenity area on Parcel I.

In addition, while not a recreation facility, the applicant has proposed at least one pet waste station on-site in the southern portion of the property, adjacent to the live/work units. However, staff have recommended a condition herein that a second pet waste station be provided on the northern portion of the site, near the recreational facilities.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...**

This DSP application proposes grading that minimizes environmental impacts and disruption to existing topography.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

This DSP application does not propose providing service areas, due to the residential use.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

On-site recreational facilities have been provided, within the northern portion of the site. However, at this time, they are still conceptual and not finalized. Therefore, staff have provided conditions herein, requiring the applicant to revise the recreational facilities calculation, the recreational facilities exhibit, the site plan, the landscape plan, and site details, consistent with the proposed conceptual recreational facilities exhibit submitted on October 10, 2023 and the Open Space Exhibit previously approved with PPS 4-20015, to be reviewed and approved by the Urban Design Section. In addition, the applicant shall revise the proposed recreational facility trigger to the following: "The private recreation facilities on-site shall be constructed and available for use, prior to issuance of the final use and occupancy permit for units constructed on Lots 1 through 10 and 15 through 22, inclusive on Block B."

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

Architectural elevations were included with this application, which include three single-family attached (townhouse) models. There are two 20-foot-wide models, the rear-loaded Magothy and the rear-loaded Live & Work model. There is one 24-foot-wide model, the front-loaded Patuxent. The 20-foot-wide models are generally located within the center of the northern portion of the subject property, while the 24-foot-wide models are at the exterior of the property. It was determined that the building materials are harmonious with the proposed building design. High visibility side elevations, which include brick on at least the first floor, have been provided. Conditions have been provided herein, requiring the applicant to label the Magothy model as 20 feet wide and the Patuxent model as 24 feet wide on the DSP; to provide full brick, stone, or masonry treatment on the first floor for the rear elevations of Lots 1 through 10 on Block B and the front elevations of Lots 15 through 22 of Block B; to include Lot 15 in Block A as a highly visible lot; and to include window shutters on all highly visible architectural elevations for the site.

(11) Townhouses and Three-Story Dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**
- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible,**

groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**
- (F) Attention should be given to the aesthetic appearance of the offsets of buildings.**

The townhouse development has been designed to minimize the views of the rear side of units. Multiple architectural elevations are provided for each model type to avoid repetitive architectural elements, encourage building offsets, and provide a variety of architectural features. The layout has been designed to locate groups of townhomes at right angles, to facilitate a courtyard design with adequate buffering and landscaping, as required by previous conditions of approval and the Landscape Manual. The proposed recreational facilities will be separated from residential lots via landscape buffering, in accordance with PPS 4-20015. In addition, the provided design emphasizes green space for the front yard of each unit, with rear yard open space provided, where feasible.

Section 27-546(d). – Site Plans

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

The proposed DSP is in conformance with the provided regulations of the M-X-T Zone, as demonstrated herein. A discussion of the purposes of the M-X-T Zone, as described in Section 27-542(a), is described below. This DSP, in general, promotes the purposes of the M-X-T Zone and contributes to the orderly implementation of the General Plan and the Subregion 5 Master Plan and SMA.

Section 27-542. – Purposes

- (a) The purposes of the M-X-T Zone:**

- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;**

The DSP application provides an extension of the previously approved Signature Club at Manning Village development located to the west. The DSP provides an orderly development of appropriate density approved with CSP-20001.

- (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

The subject property provides a community with open space and sufficient recreational facilities spread throughout the property. Sidewalk connections are provided to connect the property to the existing Signature Club at Manning Village development to the west and Manning Road East. Live/work units will be constructed that provide a mixture of commercial and residential uses on the subject property, in conformance with the General Plan and the Subregion 5 Master Plan and SMA. Existing sidewalks can be utilized by residents to walk to the existing Manokeek Village Shopping

Center across MD 228. Additional commercial development is expected east of the subject property, as a continuation of the mixed-use development, adjacent to Manning Road East. A crosswalk has been provided between the entrance of Antigua Way and Manning Road East, but conditions have been provided herein requiring the applicant to construct three additional crosswalks, to further enhance the subject property's connectivity.

- (3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

The proposed development will continue the planned development of quality housing choices in the Piscataway community, within the Subregion 5 Master Plan and SMA.

- (4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

The proposed development is part of the Subregion 5 Master Plan and SMA, which envisions a mixture of uses on the property and surrounding area. It is anticipated that this development will provide high-quality residential housing to future residents and commercial retail opportunities via the four live/work units, within close proximity to the major interchange of MD 210 and MD 228. The subject property is also located in close proximity to the Manokeek Village Shopping Center, which is a major commercial hub in the region.

- (5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

The subject property encourages a 24-hour environment, as the approved CSP has a mixture of

uses in a mixed-use zone. The DSP offers both residential and commercial uses. The residential use is primarily located within the northern portion of the site, while the commercial use is located within the four live/work units in the southern portion of the property. In addition, the subject property is in close proximity to other commercial, office, and retail uses, expanding the 24-hour environment in the community.

(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;

The subject property will be part of a vertical mixed-use development, with the southern portion of the site having four live/work units. These live/work units have commercial office space on the first floor and residential dwellings on the second and third floors. In addition, this development is adjacent to the previously approved Manokeek horizontal mixed-use development (CSP-99050).

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

The proposed development will satisfy this requirement by providing a coordinated and orderly transition from the existing Signature Club at Manning Village community to the west. The development features a coordinated street network with pedestrian connectivity and open spaces that complement and support the adjacent development.

(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;

The subject DSP complies with current regulations for efficient design and best practices, regarding stormwater design techniques.

(9) To permit a flexible response to the market and promote economic vitality and investment; and

The proposed development is consistent with the applicable master plan. The development promotes a flexible response to the market, encouraging economic vitality and investment.

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

The subject application provides high-quality architectural design, utilizing design techniques and product information to achieve excellence in physical, social, and economic planning. The applicant provides two architectural 20-foot-wide and one 24-foot-wide single-family attached (townhouse) models. These models feature a mixture of high-quality materials, including highly visible elevations, with a minimum of three standard side elevation features.

(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 provision is not applicable, as the property was rezoned pursuant to a Zoning Map Amendment, A-9960-C.

(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;

This DSP is integrated with the existing Signature Club at Manning Village project to the west. This proposal is intended to extend the existing Signature Club project and be outwardly oriented, given its location at the entrance to the Signature Club community. In addition, the development will stimulate the local economy by providing additional patrons for the Manokeek Village Shopping Center.

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

This DSP is integrated with the existing Signature Club at Manning development to the west, providing single-family attached (townhouse)

dwelling units. The existing Signature Club at Manning Village is a mixed residential community. The southern portion of the subject property will border adjacent single-family attached (townhouse) dwelling units. Meanwhile, the northern portion of the subject property will border adjacent single-family detached units, where appropriate buffering is provided, in accordance with the Landscape Manual. The proposed development utilizes private streets and alleys, with light pollution less than 0.5-foot candles at all adjacent residential property lines. Sidewalk connections have been provided to the existing Signature Club at Manning Village development, ensuring pedestrian and street connectivity between sites. In addition, sidewalk connections are provided to Manning Road East, to extend the connectivity of the site to the existing Manokeek Village Shopping Center to the south. Given that the property to the north is in the R-R Zone and most likely will be developed with single-family houses, the proposed townhouses will provide a transition between the different development patterns.

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

The subject application layout meets this criterion by providing a separation, between dwelling units and recreation facilities, that reflects a cohesive development capable of sustaining an independent environment of continuing quality and stability. The subject property will offer residential development with 72 single-family attached units and commercial development via 4 live/work units. The property is also within the overall Manokeek development and is intended to expand the existing Signature Club development. Future commercial development is proposed east of the site, in accordance with the original CSP, that will further enhance the mixture of uses in the surrounding area. In addition, residents at the subject property will have access to existing recreational facilities within the constructed Signature Club at Manning Village to the west. The facilities include playgrounds and a community center.

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

The larger Signature Club at Manning Village is currently under construction as a multiphase development, in accordance with the approved pods. This DSP will be developed in one single stage, but is envisioned as another phase of the Signature Club development and is designed as a self-sufficient entity, allowing for effective integration of subsequent phases.

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

The provided pedestrian network, as illustrated on the on-site pedestrian and bicycle network and facilities plan, integrates with the existing network on the Signature Club at Manning Village project to the west and the overall Manokeek Village area. As illustrated above, conditions have been provided herein requiring the applicant to provide additional crosswalks between the private roadways and alleys within the development, to enhance safety and connectivity to the south.

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

High-quality urban design is provided along the streetscapes and recreational facilities on-site. Benches, bicycle racks, on-site multigenerational recreation facilities, and dog waste stations provide amenities integrated throughout the community.

- (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 provision is not applicable, as the property was rezoned pursuant to a Zoning Map Amendment, A-9960-C.

- (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 provision is not applicable, as the finding of adequacy occurred less than six years ago. Adequacy of transportation facilities was approved, pursuant to PPS 4-20015 which was approved by the Planning Board on January 5, 2023.

- (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 subject property measures 7.26 acres and does not meet the above acreage requirement. Furthermore, this CSP does not propose development of a mixed-use planned community. Therefore, this requirement is not applicable.

- 8. Preliminary Plan of Subdivision 4-01065:** PPS 4-01065 was approved by the Planning Board, subject to three conditions. The relevant conditions are discussed as follows:

- 3. Development of Outparcel A shall required approval of a new preliminary plan of subdivision.**

Outparcel A is fully within the subject property and a new Preliminary Plan of Subdivision (4-20015) was approved by the Planning Board, as required.

- 9. Zoning Map Amendment A-9960-C and subsequent amendments:** This DSP is in general conformance with A-9960-C and all subsequent amendments. A-9960-C was approved by the District Council on January 9, 2006, subject to seven conditions. An amendment was then filed, A-9960-C-1, which was approved by the District Council on March 14, 2022. The amendment revised the conditions of approval, removing Condition 5, which required a proposed community center be shown on the CSP. The remaining relevant conditions are discussed, as follows:

- 2. The total combined development of the western portion (8.57 acres) of the subject property and Pod 2 on CSP-99050 shall not exceed the total development approval for Pod 2 on CSP-99050.**

The total development approved on Pod 2 in CSP-99050, which is the CSP for the larger Signature Club at Manning Village project, consists of 800 residential units and a mix of up to 70,000 square feet of retail/office space in three distinct pods. The 800 residential units were initially proposed as age-restricted condominiums, including various housing types, such as single-family detached, townhomes, and multifamily.

Pod 2 is now approved to be developed with 313 fee-simple residential units, including single-family detached units and townhomes. The subject DSP proposes approximately 76 townhouses, of which 4 units are live/work units. When combined, the total development between the two sites includes 389 residential units, which is well within the total development of 800 units, as approved in CSP-99050. However, a condition has been provided herein, requiring that the

applicant state the proposed office space square footage within each live/work unit on the coversheet of the DSP.

3. **The wetland area located at the southwestern corner of this property shall be protected from grading disturbances, throughout the development process. During the review of all subsequent plans, the wetland and the 25-foot buffer area shall be shown on all plans and shall be protected by a platted conservation easement.**

The wetland and the 25-foot buffer area called out in this condition are located in the southwestern corner of this property, and are shown on the Type 1 Tree Conservation Plan (TCP1-009-2021-01) as located outside of the limit of disturbance. The conservation easement shall be placed on the final plat.

4. **All Conceptual Site Plans, Preliminary Plans of Subdivision, Detailed Site Plans, and Tree Conservation Plans proposing residential development on this site shall include a Phase I and Phase II Noise Study, as appropriate, to show the location of the 65 dBA Ldn noise contour (mitigated and unmitigated) and to show that all State noise standards have been met for interior areas and residential type uses.**

A Phase I noise study, dated October 10, 2021, was submitted with this DSP application, as required by this condition. The noise study demonstrated that the site would not be impacted by noise levels exceeding 65 dBA Ldn. The unmitigated 65 dBA Ldn noise contour is shown on the DSP. During the PPS review it was determined that, since there is no noise impact on the development, it was not necessary to require a Phase II noise study, at the time of DSP, or to require any noise mitigation. Note that there is an existing noise wall southwest of Outparcel B, Plat 15, along MD 228, which was required for the Signature Club development.

6. **The bufferyard required between land uses in the M-X-T Zone and uses on adjoining R-R land shall be doubled.**

Properties in the M-X-T Zone shall comply with the requirements of the Landscape Manual. Lots 16 through 35 within Block A adjoin land zoned R-R and are subject to this condition. The adjacent land in the R-R Zone is currently vacant, which would allow the applicant to provide 50 percent of the proposed buffer on the developing property. However, in conformance with this condition, the applicant has provided a 20-foot-wide bufferyard. This bufferyard is double the standard 10-foot-wide Type A bufferyard required between single-family detached and single-family attached lots. The applicant has also doubled the setback and plant unit requirements for this bufferyard. Staff finds that the proposed bufferyard conforms with this condition, subject to technical corrections for the Section 4.7 schedule and a label on the landscape plan stating where the existing 7 percent of trees are located.

7. **The Woodland Conservation Threshold shall be at 20 percent.**

The woodland conservation threshold is 20 percent in the Type 1 tree conservation worksheet, as shown on TCP1-009-2021-01 which was part of the latest PPS approval (4-20015).

- 10. Conceptual Site Plan CSP-20001:** This DSP is in general conformance with CSP-20001, which was approved by the Planning Board on July 22, 2021, subject to three conditions. The relevant conditions are discussed, as follows:

3. At the time of detailed site plan the applicant shall:

- a. Submit a list of sustainable site and green building techniques that will be used in this development.**

The applicant has submitted a document containing green building techniques for the project. The applicant has indicated that all single-family attached and live/work units will be Energy Star certified. This certification will include building, equipment, and lighting modifications that are environmentally friendly and cost-effective. These improvements include LED lighting, Energy Star appliances, and efficient insulation.

- b. Locate the four live/work units in the southern section by fronting the units on Caribbean Way.**

The four live/work units are located in the southern section of the proposed development, on the current Outparcel B, and will front on Caribbean Way.

- c. Provide a centrally located recreational open space with facilities for young children in the northern section.**

Recreation facilities will be provided, within proposed Parcel I, that are multigenerational and can be utilized by young children. As discussed previously, a condition has been included herein requiring the applicant to provide revised recreational facilities that are in general conformance with the proposed conceptual recreational facilities exhibit submitted on October 10, 2023 and the Open Space Exhibit previously approved with PPS 4-20015, to be reviewed and approved by the Urban Design Section, prior to certification of the DSP.

- d. Add the following site plan note:**

“During the construction phase, the applicant shall adhere to all applicable Prince George’s County or State of Maryland regulations and laws regarding particulate matter pollution and noise.”

The required note has been added to the coversheet of the DSP. The note is labeled as General Note 39.

- 11. Preliminary Plan of Subdivision 4-20015:** This DSP is consistent with PPS 4-20015, which was approved by the Planning Board on January 5, 2023, and included a variation from Section 24-128(b)(7)(A) of the prior Subdivision Regulations, subject to 16 conditions. The relevant conditions are discussed, as follows:

- 2. A substantial revision to the proposed uses on-site, which affects Subtitle 24 adequacy findings, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.**

The subject application does not propose a substantial revision to the mix of uses on the subject property, which were approved at the time of the PPS. The Subtitle 24 adequacy findings of the PPS are not affected.

- 3. Development of this site shall be in conformance with Stormwater Management Concept Plan 52665-2020-00, once approved, and any subsequent revisions.**

An approved copy of the SWM Concept Plan (52665-2020-0) for the property and an associated approval letter were submitted with the application. The approval is dated June 7, 2023 and expires on June 7, 2026. The Environmental Planning Section reviewed the SWM concept plan, which shows the use of environmentally sensitive design (ESD) elements to address water quality requirements. The SWM plan proposes the use of two bioswales, one micro-bioretenion facility, and an off-site SWM pond. The Environmental Planning Section determined that the SWM is in conformance with the DSP, subject to a condition clarifying the boundaries of the stormdrain easements shown on the DSP.

The stormdrains shown on the DSP have changed, since the plan was first accepted for review, and the latest version of the plan has some inconsistencies in the delineation and labelling of the associated stormdrain easements. The DSP appears to have revised the easements, so that private stormdrain easements are proposed, instead of public easements; the boundaries of these easements are shown only on private lots and not on HOA parcels. However, there is labeling on the DSP which indicates public stormdrain easements may still exist on Parcels C and D. It is also unclear how wide the easements need to be; this width should be labeled on the plans to ensure the easement boundaries are in the correct locations.

- 4. Prior to approval, the final plat of subdivision shall include:**

- a. The granting of public utility easements along the public rights-of-way.**

This DSP shows public utility easements (PUEs) along the public and private rights-of-way, consistent with the PUEs shown on the PPS.

- b. Dedication of public right-of-way, in accordance with the approved PPS.**

The applicant's submission shows that the existing width of Manning Road East is approximately 50 feet along the property's frontage, but also shows that the applicant is proposing dedication of 4,630 square feet of

right-of-way. Staff find that the proposed dedication is sufficient to meet the master plan's recommended right-of-way for Manning Road East, along the property's frontage.

5. **In accordance with Section 24-135(b) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees, shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities. The area shall be generally consistent with the applicant's Open Space exhibit submitted on November 10, 2022.**
6. **The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Parks and Recreation Facilities Guidelines, with the review of the detailed site plan (DSP). Triggers for construction shall be determined at the time of DSP. The facilities shall be generally consistent with the applicant's Open Space exhibit submitted on November 10, 2022.**

The applicant submitted a revised recreational facilities exhibit, dated October 10, 2023, to demonstrate conformance to this condition. The exhibit is a response to a referral memorandum provided by the Prince George's County Department of Parks and Recreation (DPR), dated October 2, 2023, which encouraged the applicant to consider designing the open space for intergenerational use, which would provide an alternative play experience to that which standard playground equipment offers. The referral included two concept plans suggesting alternative designs for the open space. The applicant's design adopts some of the suggestions provided by DPR. The new design is generally consistent with the prior Open Space Exhibit (November 10, 2022), in that it provides adequate landscape screening, a similar structure to the pergola, and facilities which would be appropriate substitutes for a playground, including play mounds, a dry stream bed with stepping stone crossings, butterfly gardens, and a multi-generational play area. These facilities also appear to be consistent with Condition 3(c) of CSP-20001, which specifies that "facilities for young children" should be provided in the central open space.

According to the Recreational Facilities Calculation table on the DSP coversheet, construction of the recreational facilities is proposed to be done at the time of final paving, due to safety concerns and limited staging/laydown area. However, to ensure construction of the facilities can be enforced, the timing for construction should instead be tied to a specific permit. Staff have provided a condition herein requiring the applicant to revise the proposed recreational facility trigger to the following: "The private recreational facilities on-site shall be constructed and available for use, prior to issuance of the final use and occupancy permit for units constructed on Lots 1 through 10 and 15 through 22, inclusive on Block B." This condition has been provided to tie the construction of the recreational facilities to specific permits. These specific lots were chosen because they surround the recreational facilities around Parcel I. Upon construction of units on these lots, the recreational facilities will then be accessible for community members, without safety concerns for the adjacent lots surrounding Parcel I.

It is noted that the residents of the development will also have access to the recreational facilities in the existing portion of the Signature Club development, to the west of the subject property, by virtue of joining their HOA, pursuant to Condition 15 of the PPS. This will allow residents of the development access to recreational facilities before the facilities on Parcel I are constructed. However, this availability is not sufficient justification for the construction timing currently proposed by the applicant, due to staff's aforementioned inability to enforce the facilities' construction, at the time of final paving.

9. **Total development within the subject property shall be limited to uses which generate no more than 61 AM peak-hour trips and 68 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 development proposed in this DSP is consistent with the land use and development program approved under PPS 4-20015 and, therefore, is within the peak-hour trip cap.

10. **On the land of Outparcel A (north of Caribbean Way), the building permit plans shall show and the applicant and the applicant's heirs, successors, and/or assignees shall construct the following improvements. The exact location and details of said improvements shall be provided as part of the detailed site plan submission:**
- a. **Provide traffic calming devices along Private Alley A, in accordance with the Prince George's County Department of Public Works and Transportation design standards or any other nationally recognized standards for traffic control devices.**
 - b. **Provide a "no left turns" signage assembly at the southbound approach intersection of Private Road A and Caribbean Way, unless modified by the operating agency, with written correspondence.**

The development proposed displays traffic-calming devices along Private Alley A, specifically an asphaltic speed cushion in between Lots 15 and 41 of Block B on the DSP. In addition, the "no left turn" signage assembly at the southbound approach intersection of Private Road A (Aruba Drive) and Caribbean Way has been provided on the DSP.

11. **Prior to acceptance of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall include as part of the detail site plan submission the following:**
- a. **A plan identifying signing and markings for the shared roadway along the subject property's frontage of Manning Road East, consistent with the submitted Pedestrian and Bicycle exhibit, subject to any potential revisions by the Prince George's County Department of Permitting,**

Inspections and Enforcement, with written correspondence, at the time of permitting.

The provided submission contains a signage and marking plan, which shows the shared roadway along the subject property's frontage of Manning Road East, consistent with the Pedestrian and Bicycle exhibit provided with PPS 4-20015.

- 12. 2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The landscape plan provided with the subject DSP contains the required schedules, demonstrating that the requirements have been met, subject to technical corrections and the provision of an updated landscape plan with revised recreational facilities, site details, and associated landscaping, which are included as conditions within the Recommendation section of this technical staff report.

- 13. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is subject to a PPS (4-20015), is greater than 40,000 square feet in size, and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-033-2023) was submitted for review with the DSP application.

The site contains a total of 7.23 acres of woodlands, with a woodland conservation threshold of 20 percent or 1.45 acres. The TCP2 proposes to clear 6.88 acres of woodland, resulting in a total woodland conservation requirement of 3.99 acres. The TCP2 proposes to meet the requirement with 0.27 acre of on-site preservation, 0.06 acre of reforestation, and 3.66 acres of off-site mitigation. As part of the previous PPS (4-20015) approval, the request to use off-site mitigation to meet the application's woodland conservation requirement was approved.

Technical revisions to the TCP2 are required and included as conditions in the Recommendation section of this technical staff report.

- 14. Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. The TCC is based on the gross tract area and is required to provide a minimum of 15 percent in the RMF-48 Zone. The subject DSP provides the required schedule that appears to demonstrate conformance to these requirements through existing trees and the provision of new plantings on the subject property. However, the listed zone, gross acreage, and the percentage of TCC required are incorrect. The listed number of trees in the TCC schedule is also not consistent with the overall number provided in the plant schedule. Therefore, conditions have been provided herein requiring the applicant to revise the zone listed, from M-X-T to RMF-48; to revise the gross acreage from 7.23 to 7.26; to revise the percentage of TCC required, from 10 percent to 15 percent; and revise the number of trees within the TCC, to be consistent with the overall plant schedule.

15. 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 September 21, 2023 (Bishop to Shelly), the Community Planning Section noted that, pursuant to Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application. The relevant master plan, the Subregion 5 Master Plan and SMA, provides goals, strategies, and policies for the applicant to consider with this development proposal. The Community Planning Section notes that the proposed DSP is consistent with a variety of these goals, strategies, and policies, including those regarding community development, green infrastructures, and transportation connectivity.
- b. **Transportation Planning**—In a memorandum dated October 16, 2023 (Ryan to Shelly), the Transportation Planning Section noted that the plan is acceptable and meets the findings required for a DSP, as described in the prior Zoning Ordinance and the applicable prior conditions of approval associated with CSP-2001 and PPS 4-20015, subject to conditions included herein. The applicant shall update the DSP to provide three bicycle racks at the recreational amenity area and provide three additional crosswalks. These crosswalks shall be located at the intersection of Aruba Drive and Caribbean Way; at the intersection of Aruba Drive and Antigua Way; and at the intersection of Breezeway Alley and Antigua Way, between Lot 11 and 36 of Block B, unless modified with written correspondence by the operating agency.
- c. **Environmental Planning**—In a memorandum dated October 10, 2023 (Schneider to Shelly), the Environmental Planning Section noted that the proposed TCP2 is acceptable, with technical corrections, as listed in the Recommendation section of this technical staff report.

Soils

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Beltsville silt loam (0–5% slopes), Lenni and Quindocqua soils (0–2% slopes), and Udorthents, highway (0–65% slopes). Marlboro clay and Christiana complexes are not found on or near this property.

No further action is needed, as it relates to this application. A soil report may be required by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), at the time of permit.

Stormwater Management

A SWM Concept Plan (52665-2020) and letter were submitted with the application. The SWM plan shows the use of ESD elements to address water quality requirements. The SWM plan proposes the use of two bioswales, one micro-bioretention facility, and an off-site SWM pond. DPIE issued the approval on June 7, 2023, which expires on June 7, 2026. No SWM fee is required for providing on-site attenuation and quality control measures. No further action regarding SWM is required with this DSP review.

- d. **Subdivision**—In a revised memorandum dated October 13, 2023 (Diaz-Campbell to Shelly), it was noted that the DSP was found to be in conformance with the approved PPS, with conditions. These conditions are included herein and require the applicant to clarify the boundaries of the stormdrain easements shown on the site plan and revise the site and landscape plans to demonstrate general conformance with the recreational facilities exhibit submitted on October 10, 2023.
- e. **Historic Preservation**—In a memorandum dated September 20, 2023 (Stabler, Smith, and Chisholm to Shelly), it was noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. Phase I archeology is not recommended, as most of the property has been previously disturbed. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources. Historic Preservation staff recommend approval of the subject application, with no conditions.
- f. **Permit Review**—In a memorandum dated October 2, 2023 (Jacobs to Shelly), it was noted that the DSP is required to conform to the applicable zoning, parking, and signage regulations of the prior Zoning Ordinance for the M-X-T Zone. The subject DSP conforms to these regulations and the Permit Review Section offers no conditions of approval for this application.
- g. **Prince George’s County Department of Parks and Recreation (DPR)**—In a revised memorandum dated October 14, 2023 (Thompson to Shelly), it was noted that this application is required to provide on-site private recreational facilities, in accordance with Conditions 5 through 8 of PGCB No. 2022-134 (4-20015). The applicant provided a conceptual recreation facility plan, dated October 10, 2023, that includes a dry stream bed with steppingstone crossings, play mounds, designated multigenerational space, butterfly gardens, a covered pavilion with picnic tables, and increased evergreen buffers. DPR recommends approval of the DSP, subject to a condition requiring the applicant to provide a revised site plan and landscape plan, with recreational facilities that are in general conformance with the recreational facilities exhibit submitted on October 10, 2023.
- h. **Prince George’s County Fire/EMS Department**—In an email dated August 30, 2023 (Reilly to Shelly), it was noted that fire access is acceptable. However, the applicant must coordinate with the Office of the Fire Marshal, prior to occupancy, to ensure that the private roads serving as fire access roads are marked as “fire lanes,” in accordance with Subtitle 11-277 of the County Code. The applicant should also be aware that parking will be restricted to the 20 designated parking spaces, unit garages, and unit parking pads; no on-street parking will be permitted along 22-foot-wide roadways.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—As of the writing of this technical staff report, DPIE did not offer any comments on this subject application.

- j. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this technical staff report, WSSC did not offer any comments on this subject application.
 - k. **Prince George’s County Health Department**—As of the writing of this technical staff report, the Health Department did not offer any comments on this subject application.
 - l. **Prince George’s County Housing and Community Development Department**—As of the writing of this technical staff report, the Prince George’s County Housing and Community Development Department did not offer any comments on this subject application.
 - m. **Southern Maryland Electric Cooperative (SMECO)**—As of the writing of this technical staff report, SMECO did not offer any comments on this subject application.
 - n. **Verizon**—As of the writing of this technical staff report, Verizon did not offer any comments on this subject application.
 - o. **Comcast**—As of the writing of this technical staff report, Comcast did not offer any comments on this subject application.
 - p. **American Telephone and Telegraph Company (AT&T)**—As of the writing of this technical staff report, AT&T did not offer any comments on this subject application.
 - q. **Washington Gas**—As of the writing of this technical staff report, Washington Gas did not offer any comments on this subject application.
- 16. **Community Feedback:** At the time of the writing of this technical staff report, the Prince George’s County Planning Department did not receive any written correspondence from the community on this subject application.
 - 17. As required by Section 27-285(b)(1), the DSP, as described above and if approved with the proposed conditions below, will represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
 - 18. As required by Section 27-285(b)(2), the DSP, as described above and if approved with the proposed conditions below, is in general conformance with approved Conceptual Site Plan CSP-20001, as 76 dwelling units are proposed which is within the range permitted with the CSP.
 - 19. Section 27-285(b)(3) does not apply to this DSP because it is not a DSP for infrastructure.
 - 20. Per 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.**

The site has an existing Natural Resources Inventory (NRI-118-2020) that was approved on November 16, 2020. There are no specimen trees or historic trees located on-site. The site does not contain streams or a 100-year floodplain and their associated buffers. The only regulated environmental features (REF) on-site are an isolated wetland, wetland buffer, and primary management area (PMA). The TCP2 and the DSP show all of the required information correctly, in conformance with the NRI. In a memorandum dated October 2, 2023, the Environmental Planning Section found that impacts to REF on this DSP are consistent with those previously approved by the Planning Board with PPS 4-20015 and TCP1-009-2021-01. Specifically, this application proposes an off-site REF/PMA impact of approximately 870 square feet needed for SWM utility installation within the road right-of-way. No additional information is required regarding the PMA.

The proposed off-site REF/PMA impacts are considered necessary for the orderly development of the subject property. The impact cannot be avoided because the site is required to provide adequate stormwater drainage and infrastructure. The TCP2 shows preservation of the remaining on-site REF area. Therefore, staff find that, based on the level of design information currently available which shows no proposed on-site impacts, REF on the subject property have been preserved and/or restored, to the fullest extent possible, in accordance with the requirement of Section 27-285(b)(4).

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20032 and Type 2 Tree Conservation Plan TCP2-033-2023, for the Addition at Signature Club at Manning Village, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Provide the number of bicycle spaces on the site on the DSP coversheet.
 - b. Provide the amount of office space square footage in each live/work unit on the DSP coversheet.
 - c. Provide standards or notes for decks, fences, and sheds on the DSP coversheet.
 - d. Provide revised recreational facilities and site details that are in general conformance with the proposed conceptual recreational facilities exhibit submitted on October 10, 2023 and the Open Space Exhibit previously approved with Preliminary Plan of Subdivision 4-20015, to be reviewed and approved by the Urban Design Section.
 - e. Revise the recreational facilities calculation on the DSP coversheet to be in general conformance with the proposed conceptual recreational facilities exhibit submitted on October 10, 2023 and the Open Space Exhibit previously approved with Preliminary Plan of Subdivision 4-20015, to be reviewed and approved by the Urban Design Section.

- f. Revise the provided recreational facilities trigger on the DSP coversheet, as follows:
- “The private recreational facilities on-site shall be constructed and available for use, prior to issuance of the final use and occupancy permit for units constructed on Lots 1 through 10 and 15 through 22, inclusive on Block B.”
- g. Label the Magothy model as 20 feet wide and the Patuxent model as 24 feet wide on the Architectural Details sheet.
- h. Label Lot 15 in Block A as a highly visible lot on the Architectural Details sheet.
- i. Provide full brick, stone, or masonry treatment on the first floor for the rear elevations of Lots 1 through 10 within Block B, and the front elevations of Lots 15 through 22 within Block B.
- j. Provide window shutters as an additional architectural feature on all highly visible side elevations.
- k. Revise the DSP to clarify the boundaries of the stormdrain easements shown on the plan. All labels associated with easements that are no longer proposed shall be removed. Labels for the easements shall be placed so they do not overlap with other labels. The boundaries of all proposed stormdrain easements shall be shown on the plan, and the widths of the easements shall be labeled.
- l. Provide a revised photometric plan with the updated lighting measurements shown in the recreation facilities area within Parcel I, and label the existing public lighting fixtures.
- m. Revise the lighting fixtures to utilize full cut-off appliances, where appropriate, to be reviewed and approved by the Urban Design Section.
- n. Update the DSP to provide three bicycle racks within the recreational amenity area.
- o. Update the DSP to provide a crosswalk crossing the drive aisle at the northern site entrance point on Caribbean Way, a crosswalk crossing Aruba Drive at its intersection with Antigua Way, and a crosswalk crossing Breezeway Alley in between lot 11 and lot 36, unless modified with written correspondence by the operating agency.
- p. Revise the landscape plan, as follows:
- (1) Provide an updated landscape plan demonstrating the revised recreational facilities, site details, and associated landscaping that is in general conformance with the proposed conceptual recreational facilities exhibit submitted on October 10, 2023 and the Open Space Exhibit previously approved with Preliminary Plan of Subdivision 4-20015, to be reviewed and approved by the Urban Design Section.

- (2) Provide a second pet waste station on the northern portion of the subject property, near the recreational facilities.
- (3) Revise the Tree Canopy Coverage schedule to state the property zone is RMF-48, not M-X-T.
- (4) Revise the Tree Canopy Coverage schedule gross acreage from 7.23 to 7.26.
- (5) Revise the Tree Canopy Coverage schedule to state the percentage of TCC required as 15 percent, not 10 percent.
- (6) Revise the number of trees within the Tree Canopy Coverage schedule to be consistent with the overall plant schedule.
- (7) Demonstrate in the Section 4.7-1 (Buffer A Lots 16-35 Block A) schedule that 486 plant units are required, but 522 plant units have been provided,
- (8) Label the location of the existing trees, which constitute seven percent of the existing Section 4.7-1 (Buffer A Lots 16-35 Block A) bufferyard on the landscape plan.
- (9) Revise the total number of street trees within the Antigua Way right-of-way from 22 to 19 within the Section 4.10 schedule.

2. Prior to certification, the Type 2 Tree Conservation Plan (TCP2-002-2022-01) shall be revised, or additional information shall be provided, as follows:

- a. Revise the TCP2 number to "TCP2-033-2023" on the approval block and woodland conservation worksheet. Remove all other approval information from the approval block.
- b. Revise the approval block "00" approval line and add "DSP-20032" to the DRD column.
- c. Complete the property owner block with signature and date.
- d. Have the revised plan signed and dated by a qualified professional.

3. Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submitted to the Prince George's County Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

"Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber ___ folio ___. Revisions to this TCP2 may require a revision to the recorded easement."