



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

Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>

Detailed Site Plan Hillside at Fort Washington

DSP-22022

REQUEST	STAFF RECOMMENDATION
Development of 64 single-family attached dwelling units.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Detailed Site Plan DSP-22022• APPROVAL of Type 2 Tree Conservation Plan TCP2-005-2023

Location: On the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court.	
Gross Acreage:	14.11
Zone:	RR
Zone Prior:	R-R
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	64
Gross Floor Area:	N/A
Planning Area:	80
Council District:	08
Municipality:	N/A
Applicant/Address: BGH Fort Washington, LLC c/o Haverford Homes 6110 Executive Blvd, Suite 310 Rockville, MD 20852	
Staff Reviewer: Tom Burke Phone Number: 301-952-2739 Email: Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	03/30/2023
Planning Board Action Limit:	03/30/2023
Staff Report Date:	03/10/2023
Date Accepted:	01/10/2023
Informational Mailing:	06/17/2022
Acceptance Mailing:	12/27/2022
Sign Posting Deadline:	02/28/2023

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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MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22022
Type 2 Tree Conservation Plan TCP2-005-2023
Hillside at Fort Washington

The Urban Design staff has completed the review of the detailed site plan and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This property is within the Residential, Rural (RR) Zone; however, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) of the Zoning Ordinance, which allows an application for a project with an existing approval under the prior Zoning Ordinance or Subdivision Regulations, to be reviewed and approved under the prior Zoning Ordinance. This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance, specifically for the Rural Residential (R-R) Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-21017.
- c. The requirements of the 2010 *Prince George's County Landscape Manual*.
- d. The requirements of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for 64 single-family attached dwelling units.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	RR	Prior R-R
Use(s)	Vacant/wooded	Residential
Acreage	14.11	14.11
Net tract area	14.11	14.11
Area within existing 100-year floodplain	0	0
Number of lots	19	64
Minimum lot area (square feet)	NA	1,100 sq. ft.

Other Development Data

Parking	REQUIRED	PROVIDED
Townhouse units at 2.04 x 64 units	131	128
Visitor/on-street parking	0	30
Total Parking Spaces	131	158

3. **Location:** This site is located in Fort Washington, on the east side of Oxon Hill Road, approximately 200 feet south of its intersection with Joellyn Court, and is within Planning Area 80 and Council District 8.
4. **Surrounding Uses:** The site is bounded to the east by the Henson Creek Stream Valley Park, in the Reserved Open Space Zone; to the north by single-family detached homes in the Residential, Single-Family-95 Zone; and to the west and south by Oxon Hill Road, with single-family detached residential communities in the Residential, Rural (RR) Zone beyond.
5. **Previous Approvals:** The 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (master plan) retained the subject property under the prior Rural Residential (R-R) Zone.

On September 4, 2018, the Prince George's County District Council approved Prince George's County Council Bill CB-28-2018, for the purpose of amending the residential table of uses in the prior Prince George's County Zoning Ordinance, to permit certain residential townhouse dwelling unit uses within the prior R-R Zone of Prince George's County, subject to specified circumstances. The applicant has chosen to develop the subject property under the prior Zoning Ordinance.

On November 29, 2021, the District Council approved Prince George's County Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified this property from the R-R Zone to the RR Zone, effective April 1, 2022.

The site is subject to Preliminary Plan of Subdivision (PPS) 4-21017 (PGCPB Resolution No. 2022-51), approved on April 28, 2022. This PPS covers 14.11 acres and approved 64 lots and 16 parcels for the development of 64 single-family attached dwelling units. This PPS supersedes a prior PPS, 4-05067, for the property.

6. **Design Features:** The applicant proposes to develop this 14.11-acre property with 64 townhouse units, and an approximately 12,255-square-foot recreation parcel, with a playground area. The townhouses will have access from private roads within the community, served by a single entrance on Oxon Hill Road. With the exception of seven units on the north side of the entrance to the community, all units will be rear loaded. The 17 units along Oxon Hill Road will have front facades facing the public road. The development will provide a network of sidewalks throughout the community, with connections to the existing sidewalk on Oxon Hill Road. This sidewalk will provide a direct connection to the Henson Creek Trail, located directly south of this property. Post-top lantern style streetlights will be provided throughout the community, to foster a safe environment for the residents.

The development of the townhouses and associated infrastructure, including stormwater management (SWM), will occupy approximately 7.07 acres, with much of the remaining area to be placed in preservation.

Architecture

The applicant has submitted architecture with this DSP for 20-foot-wide townhouse units, including the Davidson, Park, and Loft models. All models will be constructed on an at-grade slab foundation and will not have basements.



Figure 1. The Davidson and Loft units

The Davidson model will be a two-stall, rear-load garage unit, with a base finished area of 1,767 square feet. The finishes include options such as varying shades of brick, siding, window treatments, dormers, bay windows, rear decks, and a brick water table along the

foundation. The Loft model is identical to the Davidson model, but provides a rear rooftop deck, as pictured in Figure 2 below. This additional rooftop feature will provide a base finished area of 2,397 square feet for the Loft units.



Figure 2. The Loft rear facades

The Park model will offer a 2,032-square-foot base finished area, with a top level and rooftop terrace option. These units will have single vehicle front-load garages, with decorative carriage-house style doors. The design options will include varying shades of brick, siding, window treatments, dormers, bay windows, rear decks, soldier or jack-arch style window treatments with keystones, transom windows, decorative door columns, and a brick water table along the foundation.

All side elevations show a minimum of two standard architectural features; however, this requirement is included as a condition herein, to provide a note on the plan that ensures that all models have the minimum number of endwall features in a balanced composition. A separate condition requires a note regarding a minimum of three standard endwall features, combined with a minimum of the first floor finished in brick on highly visible lots. In addition, a condition is included herein, requiring all units to have either a rooftop deck or a rear deck due to the small size of the lots and limited on-site open space.



Figure 3. The Park units

Signage

A stone monument sign is proposed at the entrance to the community. The sign will measure approximately 64-inches-high and 56 inches wide and will be faced with an ashlar stone pattern and capped with Indiana Limestone. The sign panel will be 36 inches by 30 inches and set into the stone facing. The plan detail does not indicate if any form of illumination will be provided, so a condition has been included herein, to provide the method of lighting, if any, in the detail.

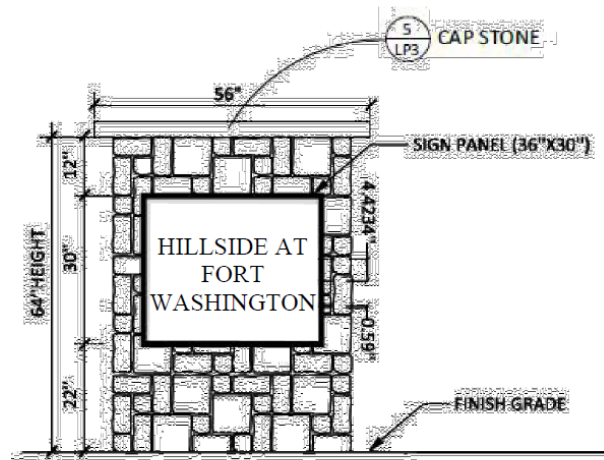


Figure 4. Entrance monument

Recreational Facilities

The recreation area is located on Parcel R, is central to this community, and will be safely accessible by the network of sidewalks throughout the community. The playground within this parcel will be approximately 2,940 square feet and will include a multi-feature play structure, swings, a climbing wall, benches, and a bike rack. The plans do not show a trash receptacle or dog waste facilities. A condition is included herein, to provide these detail features.

A requirement for the completion of these facilities is included as a condition herein, to ensure the timely provision of these amenities for future residents.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the prior R-R Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-441(b) of the prior Zoning Ordinance, which governs permitted uses in residential zones. The proposed single-family attached dwellings are a permitted use in the prior R-R Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, of the prior Zoning Ordinance, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density.
 - c. Section 27-283 of the prior Zoning Ordinance provides guidance for DSPs. The section references the following design applicable guidelines described in Section 27-274(a) of the prior Zoning Ordinance:

(2) Parking, loading, and circulation

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

- (ix) Pedestrian and vehicular routes should generally be separate and clearly marked.**
- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques**
- (xi) Barrier-free pathways to accommodate the handicapped should be provided**

The applicant proposes a single point of vehicle access along Oxon Hill Road, which will allow for full turning movements to and from the site. The applicant's plan submission indicates that a 90-foot distance is proposed from Oxon Hill Road to the proposed driveway for Lot 1, and provided a queuing analysis which considered the intersection of the site access point and Oxon Hill Road using the 95th percentile queuing as a metric to measure the vehicular calculated queue length at this location. The applicant's queuing analysis demonstrates an AM 95th percentile queue of 8 feet and a

PM 95th percentile queue of 7 feet, both of which equate to less than one standard vehicle.

Regarding site circulation, the internal layout provides a continuous road network that allows vehicles to easily enter and exit the site, as well as adequate circulation to the proposed dwellings. The latest DSP submission displays a sidewalk along the site's frontage along Oxon Hill Road, as well as an internal sidewalk network providing pedestrian movement throughout the development. A series of crosswalks are also shown on the DSP, which provide pedestrian connections where sidewalk facilities are interrupted. Bicycle parking has been provided at the community/playground area. A condition is included herein, requiring the applicant to update the plans to change the wave style bicycle rack to an inverted-U style rack or a similar model that provides two points of contact for a parked bicycle.

(3) Lighting.

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

Lighting on-site will consist of post-top lantern style streetlights throughout the community, to foster a safe environment for the residents.

(4) Views.

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

This criterion is not applicable to this site. There are no scenic views represented on or adjacent to this property.

(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.**

Green areas have been established in the community as open space, playground, woodland preservation, and common greens on which many of the units are adjacent to or face. The green areas are proportional and accessible to the community.

(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.**

Streetscape amenities are not proposed with this application; however, the plan does provide a comprehensive sidewalk network and a recreational area that is centrally located on the site.

(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 impact.**

Grading is being performed to the extent necessary and is minimized to provide full preservation of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) requirements on-site.

(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.**

A conceptual site plan was not required with this application. The applicant is providing architecture, with several options, in keeping with the character of the prior R-R Zone.

(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 proposed townhomes are situated on a modified grid pattern, with either views of woodland preservation and green area, or located adjacent to these features. The architecture is varied with three unit-types, each containing several options for design features and materials.

8. **Preliminary Plan of Subdivision 4-21017:** On April 28, 2022, the Prince George's County Planning Board approved 4-21017, with 15 conditions (PGCPB Resolution No. 2022-51). The following conditions warrant discussion, in relation to the subject DSP:

2. **Development of the site shall be in conformance with the Stormwater Management Concept Plan, 3742-2021-00, and any subsequent revisions.**

The applicant submitted an approved SWM Concept Plan (37420-2021-0) and approval letter with this DSP. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on January 19, 2022. The plan proposes to use eight micro-bioretenion ponds. No SWM fee is required for providing on-site attenuation and quality control measures.

There is a larger pond proposed in the northeast corner of the site, and this pond will provide a proposed outfall structure on the adjacent Maryland-National Capital Park and Planning Commission property. This proposed off-site outfall was approved in 2006 with DSP-06035, and with a Prince George's County Department of Public Works and Transportation permit, No. 3568-2007-00.

3. **Prior to approval, the final plat shall include dedication of a 10-foot-wide public utility easement along the public rights-of-way, and one side of private rights-of-way, as delineated on the approved preliminary plan of subdivision.**

The DSP shows 10-foot-wide public utility easements along Oxon Hill Road and along one side of Private Road A, consistent with the requirements of the prior Prince George's County Subdivision Regulations and this condition.

4. **Total development within the subject property shall be limited to uses which generate no more than 45 AM peak-hour trips and 51 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.**

This DSP includes a trip generation memorandum as part of the application which demonstrates conformance to the approved trip cap. This application considers 64 single-family attached dwelling units, which results in 45 AM peak-hour trips and 51 PM peak-hour trips. Staff finds that the subject DSP is within the trip cap established with PPS 4-21017.

7. **At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section, prior to approval of the final plat. The following note shall be placed on the plat:**

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

The DSP delineates the primary management area (PMA) on-site. At the time of PPS approval, no impacts to the PMA were proposed or approved. According to the Type 2 tree conservation plan (TCP2), no impacts are proposed to the on-site PMA areas.

8. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-020-2021). The following note shall be placed on the final plat of subdivision:**

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-020-2021), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

This DSP is in conformance with the approved Type 1 tree conservation plan. The note will be required at the time of final plat of subdivision.

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

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

The applicant submitted TCP2-005-2023 with this application and is recommended for approval with conditions provided herein.

10. **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 provide adequate on-site recreational facilities.**
11. **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 Prince George’s County Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DSP). Triggers for construction shall also be determined at the time of DSP.**

The applicant proposes a multi-age playground to meet the requirements of Section 24-135(b) of the prior Subdivision Regulations. The playground is proposed in a central location, with safe, pedestrian access from throughout the community. The DSP shows that the construction of the playground shall be completed prior to the issuance of the 33rd building permit.

9. **2010 Prince George's County Landscape Manual:** The proposed development is subject to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, this application is subject to conformance with Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The required plantings and schedules have been provided on the submitted landscape plan, demonstrating conformance with these sections,

10. **2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the WCO because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. TCP2-005-2023 was submitted with this DSP application.

Based on the TCP2, the overall site contains 12.30 acres of net tract woodlands. The plan shows a proposal to clear 7.18 acres of on-site woodlands and 0.04 acre of off-site woodlands for a woodland conservation requirement of 4.66 acres. Currently, the TCP2 and woodland conservation worksheet show 4.66 acres of on-site preservation to meet the woodland requirement.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties in the prior R-R Zone are required to provide a minimum of 15 percent of the gross tract area in TCC. According to the TCC schedule, the site is 14.11 acres, resulting in a TCC requirement of 2.12 acres. The schedule shows that the requirement will be met on-site through a combination of woodland preservation and proposed landscaping.

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

- a. **Historic Preservation**—In a memorandum dated January 17, 2023, incorporated herein by reference, the Historic Preservation Section provided an evaluation that a Phase I archeology survey was completed on the property in 2006. No archeological sites were identified, and no additional archeology is recommended. The subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources.
- b. **Community Planning**—In a memorandum dated February 21, 2023 (Calomese to Burke), incorporated herein by reference, the Community Planning Division provided a detailed description of the zoning history and an evaluation of the application.
- c. **Transportation Planning**—In a memorandum dated February 24, 2023 (Ryan to Burke), incorporated herein by reference, the Transportation Planning Section offered the following review comments:

This property has frontage on Oxon Hill Road (C-708), along the western bounds of the site. Per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan, the portion of Oxon Hill Road that fronts the subject property is designated as a collector roadway, with an ultimate right-of-way width of 80 feet. The latest DSP submission accurately displays this information, which is consistent with master plan recommendations. In addition, the plans depict 40 feet of right-of-way from the Oxon Hill Road center line to the property boundary, which contains the entirety of the sidewalk and bicycle lane which front the subject property.

The master plan recommended bicycle lane along the site's frontage of Oxon Hill Road is accurately displayed on the DSP submission. A continuous sidewalk facility is also shown along the site's frontage of Oxon Hill Road. In addition, the sidewalk network along Oxon Hill Road connects to the existing Henson Creek Trail located directly south of the subject site. Staff finds these facilities adequately serve the goals and policies, as stated in the MPOT and master plan, and further bicycle and pedestrian movement within the site and its immediate surroundings.

- d. **Subdivision**—In a memorandum dated February 24, 2023 (Diaz-Campbell to Burke), incorporated herein by reference, the Subdivision Section provided an evaluation of this proposal and offered the following comment:

The property currently consists of Lots 1–19, Parcels A and B, and two public streets (Trattoria Drive and Lerna Lane), as part of the subdivision of Fort Washington Ridge recorded in Plat Book PM 218 pages 55 and 56. The property was platted pursuant to prior PPS 4-05067. A new final plat will be required following approval of this DSP, in order to plat the property, in accordance with PPS 4-21017, before permits can be approved. Prior to approval of a final plat for the current PPS, a vacation petition to vacate the rights-of-way for public streets Trattoria Drive and Lerna Lane will be required.

- e. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated March 1, 2023 (Thompson to Burke), incorporated herein by reference, DPR provided a reference to the PPS conditions regarding the on-site private recreational facilities.

- f. **Environmental Planning**—In a memorandum dated March 2, 2023 (Schneider to Burke), incorporated herein by reference, the Environmental Planning Section provided an evaluation of the previous approvals and the current proposal contained herein, and summarized as follows:

Natural Resources Inventory

An approved Natural Resource Inventory Plan, NRI-072-05-01, was submitted with the review package, which was approved on February 20, 2020. The TCP2 and DSP show the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Specimen Trees

Section 25-122(b)(1)(G) of the Prince George's County Code requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

The site contains 49 specimen trees, 15 of which were approved for removal by the Planning Board with the approval of PPS 4-21017. This DSP shows no new specimen tree impacts.

Soils

The predominant soils found to occur on-site, according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, are Beltsville silt loam, Beltsville-Urban land complex, Sassafras-Croom soils, and Sassafras-Urban land complex soils. Marlboro clay and Christiana complexes are not found on or near this property.

- g. **Prince George's County Fire Department**—As of the writing of this technical staff report, the Fire Department did not provide comments.
 - h. **Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE)**—In a memorandum dated March 7, 2023 (Giles to Burke), incorporated herein by reference, DPIE provided an evaluation of the public road and SWM requirements.
 - i. **Prince George's County Police Department**—As of the writing of this technical staff report, the Police Department did not provide comments.
 - j. **Prince George's County Health Department**—In a memorandum dated January 14, 2023 (Adepoju to Burke), incorporated herein by reference, the Health Department provided comments related to the site's proximity to food sources, and noise and dust controls. A condition to add the comments regarding noise and dust controls during the development of the site to the general notes of the DSP is provided herein.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this technical staff report, WSSC did not provide comments.
- 13. Based on the foregoing analysis, and as required by Section 27-285(b) of the prior Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 - 14. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

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

The regulated environmental features on this property have been preserved and/or restored to the fullest extent possible, consistent with conservation easements approved at the time of final plat.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22022, and Type 2 Tree Conservation Plan TCP2-005-2023, for Hillside at Fort Washington, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Provide a note requiring a minimum of two standard endwall features, in a balanced composition, on all house models.
 - b. Provide a note requiring a minimum of three standard endwall features, combined with a minimum of the first floor finished in brick, in a balanced composition, on all corner and highly visible lots, including Lots 1, 7, 8, 20, 21, 27, 32, 33, 44, 45, 49, 50, 55, 56, and 64.
 - c. Provide an exhibit in the DSP plan-set that identifies the corner and highly visible lots.
 - d. Provide a note that all units shall have either a rooftop deck or a minimum 4-foot-deep cantilevered rear deck.
 - e. Provide the method of illumination, if any, on the entrance sign detail.
 - f. Provide a trash receptacle in the playground area and a detail on the plan.
 - g. Provide a minimum of two dog waste stations on the site and a detail on the plan.
 - h. Revise the DSP detail sheets to change the bicycle rack from a wave style to an inverted-U style or similar model that provides two points of contact for a parked bicycle.
 - i. Provide the following notes on the DSP:
 - (1) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

- (2) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.
 - j. Provide the current Maryland-National Capital Park and Planning Commission approval block on all plans to be certified.
2. Prior to approval of the 33rd building permit, the applicant shall demonstrate that all on-site recreational facilities have been fully constructed, are operational, and have been inspected by the Maryland-National Capital Park and Planning Commission.