



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.ig2.com/Citizens/Default.aspx>

Detailed Site Plan Greenbelt Square

DSP-22023

REQUEST	STAFF RECOMMENDATION
Development of 95 age-restricted multifamily condominium units.	With the conditions recommended herein: <ul style="list-style-type: none">•Approval of Detailed Site Plan DSP-22023•Approval of Type 2 Tree Conservation Plan TCP2-009-2023

Location: North of MD 193 (Greenbelt Road), approximately 150 east of its intersection with Lakecrest Drive.

Gross Acreage:	4.51
Zone:	RMF-20
Prior Zone:	R-18
Reviewed per prior Zoning Ordinance:	Section 27-1903(c)
Dwelling Units:	95
Gross Floor Area:	N/A
Planning Area:	67
Council District:	04
Municipality:	Greenbelt

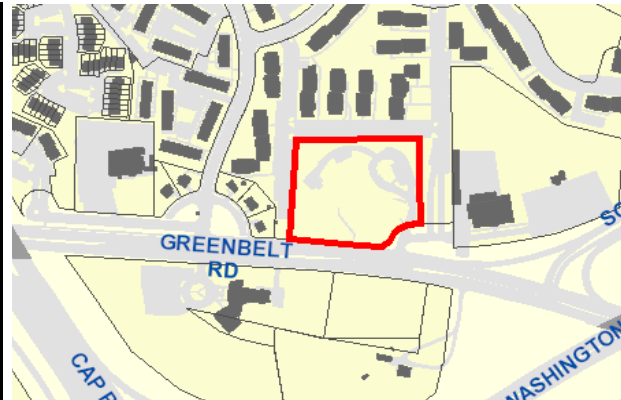
Applicant/Address:

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Planning Board Date:	05/18/2023
Planning Board Action Limit:	06/23/2023
Staff Report Date:	05/04/2023
Date Accepted:	02/28/2023
Informational Mailing:	09/16/2022
Acceptance Mailing:	01/04/2023
Sign Posting Deadline:	04/18/2023

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.

Table of Contents

EVALUATION CRITERIA	3
FINDINGS	3
1. Request	4
2. Development Data Summary:	4
3. Location	4
4. Surrounding Uses	5
5. Previous Approvals	5
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA	8
7. Prince George's County Zoning Ordinance	8
8. 2010 Prince George's County Landscape Manual	15
9. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance	15
10. Prince George's County Tree Canopy Coverage Ordinance	16
11. Referral Comments.....	16
RECOMMENDATION	19

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22023
Type 2 Tree Conservation Plan TCP2-009-2023
Greenbelt Square

The Urban Design staff 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-20 (RMF-20) Zone and was previously zoned Multifamily Medium Density Residential (R-18). However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1903(c) of the Zoning Ordinance, which allows projects in certain zones to utilize the prior Zoning Ordinance or Subdivision Regulations for development of the subject property. The applicant is developing the property under the R-18 Zone, which permits apartment housing for elderly use within the R-18 Zone in Footnote 148 of Section 27-441(b), in accordance with Prince George's County Council Bill CB-83-2021. The 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 in the R-18 Zone, in accordance with Council Bill CB-83-2021;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referral comments.

FINDINGS

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

- Request:** This detailed site plan (DSP) requests approval for development of 95 age-restricted multifamily condominium units. The 95 dwelling units will be located on one parcel, throughout four apartment buildings. All units will be two-bedroom units. This DSP also proposes recreation areas, including a community garden, a pavilion, an exercise area, and a pickleball court. The architecture of the residential development is also evaluated in this DSP request.

A companion Departure from Design Standards (DDS 23-007) was filed with the City of Greenbelt, to reduce the size of the parking spaces, excluding handicap spaces, to be 9 feet by 18 feet. On March 28, 2023, the Greenbelt Advisory Planning Board approved DDS 23-007 to reduce the dimension of standard-sized, non-parallel parking spaces on the subject property from 19 feet by 9.5 feet to 18 feet by 9 feet, with no conditions.

- Development Data Summary:**

	EXISTING	PROPOSED
Zone	RMF-20 (prior R-18)	RMF-20 (prior R-18)
Use	Undeveloped	Multifamily Residential
Total Gross Acreage	4.51	4.51
Floor Area Ratio (FAR)	0	0.21
Building Square Feet (gross floor area)*	0	40,784 (0.94 acre)
Total Dwelling Units**	0	95
Total Parking Spaces Provided***	0	119
Bicycle Spaces Provided	0	12

Notes: *There are four proposed buildings that will be 10,196 square feet each.

**Per Section 27-441(b), Footnote 148, the density for apartment housing for the elderly in the R-18 Zone shall not be greater than 10 percent higher than that normally allowed in the zone. The maximum density allowed in the R-18 zone is 20 dwelling units per acre, which would permit a total of 90 units on the subject property. The proposed development contains 95 dwelling units (21.1 dwelling units per acre), which is 5.5 percent above the maximum density permitted.

***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 elderly housing development is 63. As discussed in Finding 7, staff find that the provided parking of 119 spaces is sufficient for the proposed development.

- Location:** The subject property is located north of MD 193 (Greenbelt Road), approximately 150 feet east of its intersection with Lakecrest Drive, in Planning Area 67 and Council District 4. The subject property is also located within the municipal boundary of the City of Greenbelt. The site consists of 4.51 acres in the Residential, Multifamily-20 (RMF-20) Zone, but is being reviewed under the prior Multifamily Medium Density Residential (R-18) Zone regulations, of the prior Prince George's County Zoning Ordinance.

4. **Surrounding Uses:** The subject property is bounded to the north, east, and west by multifamily residential properties in the RMF-20 Zone, known as the University Square Apartments; and to the south by MD 193 (Greenbelt Road) and a place of worship beyond in the Rural Residential (RR) Zone, known as Holy Cross Lutheran Church.
5. **Previous Approvals:** The property is subject to a previous Preliminary Plan of Subdivision (PPS), 12-2059, for which no records are available. A prior DSP-05060 was approved by the Prince George's County Planning Board on March 9, 2006 (PGCPB Resolution No. 06-60(C)), for development of 90 condominium (multifamily) dwelling units. Development of the property did not proceed per DSP-05060, and this approval has since expired, as of December 31, 2021. The current proposal of 95 age-restricted dwelling units requests five additional dwelling units from the development previously approved under DSP-05060 for the subject property. At the time of DSP-05060 approval, it was determined that the proposed development was not required to file a new PPS application, in accordance with Section 24-111(c) of the prior Prince George's County Subdivision Regulations.

The site also has an approved Stormwater Management (SWM) Concept Plan, 16485-2022, which was approved on September 29, 2022, and is valid through September 29, 2025.

6. **Design Features:** The subject property is located north of MD 193 (Greenbelt Road), approximately 150 feet east of its intersection with Lakecrest Drive. This DSP proposes a single point of vehicular access to the site from MD 193, a master plan arterial roadway, via an existing local service road referred to as MD 968. MD 968 currently provides access to the former site of the Maryland Army National Guard Recruiting site and University Square apartments via a private road. The service road has an entry point off of MD 193, which has full vehicular access through a median break. The MD 968/MD 193 intersection includes an eastbound left-turn lane and a westbound right-turn only lane from MD 193.

The subject DSP proposes four multifamily buildings that collectively total 95 condominium dwelling units. Each dwelling unit is also proposed to be two-bedroom age-restricted dwellings. Each building is proposed to be four stories in height. Three buildings will consist of 24 dwelling units and the fourth building will consist of 23 dwelling units, along with a community room for use by the residents. The proposed development will also contain a community garden area, a pavilion, a low-impact exercise area, and a pickleball court.

The proposed site plan was designed to minimize potential noise impacts from adjacent MD 193. The proposed four multifamily buildings are located in two rows, with the side elevations of Buildings 1 and 2 facing MD 193. Between the buildings, the site plan proposes the low-impact exercise area, the community garden area, and the pavilion with an amenity/sitting area. Both buildings have a significant buffer and are placed perpendicularly from MD 193. Buildings 3 and 4 are located to the north of the site and are oriented parallel to MD 193. A pickleball court is located between Buildings 3 and 4.

The development will be connected via internal drive aisles and sidewalks, with the access point needing to be deemed acceptable by the operating agency, the Maryland State Highway Administration (SHA).

Currently, there are 5-foot-wide sidewalks constructed along the property frontage of MD 193. The submitted plans show a continuous sidewalk network entering the site, as well

as a striped crosswalk connecting the existing sidewalk along MD 193. Internal to the site, a 5-foot-wide sidewalk runs between the multifamily buildings and provides access to the existing sidewalk network on MD 193. A condition has been included in the Recommendation section of this technical report, requiring the applicant to provide crosswalks, between Buildings 2 and 3 and between Buildings 1 and 4, and speed humps throughout the site. The proposed development also features 12 bicycle spaces located at Buildings 1, 3, and 4. A condition has also been included, requiring the applicant to provide bicycle spaces at Building 2.

During the initial review of the application, staff requested a side path be provided along the frontage of the subject site. After further review, it was determined that the width of the platted right-of-way was not sufficient to provide a side path along the site frontage. In addition to the lack of sufficient right-of-way, there are multiple locations where existing utility poles would obstruct a continuous side path and would not accomplish the intent of the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment* (Sector Plan) to enhance pedestrian and bicycle safety along MD 193. Continuous sidewalks are provided, as recommended in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

Surface parking will be provided throughout the site, near the multifamily buildings and recreation facilities. The applicant is also proposing two on-site electric vehicle charging stations.

Architecture

The four-story multifamily buildings were designed in a contemporary style featuring a generally flat roof, and is finished with a combination of stone veneer and veneer siding. Two-tone veneer siding is proposed as an accent material on the portions of the elevations where the entrances are located and where it can be seen from major roadways. Architectural articulation techniques are proposed to break up the mass of the buildings, including projections, balconies, awnings, and a variety of colored panels and trim, creating visually acceptable elevations. The veneer siding features color tones including bronze, dark bronze, medium grey, and light grey. Strong color contrast has also been used along the roof bands, and raised parapets create a varied roofline.

The two-bedroom dwelling units range in size from 1,150 square feet to 1,559 square feet. All 95 units are accessed via surface parking, and all building floors will be accessible by an elevator.



Figure 1: Elevation Renderings

Recreational Facilities

This DSP proposes four on-site recreational sites that are centrally located within the development. The facilities include a community garden, a pavilion, an exercise area, and a pickleball court.

Lighting

The proposed development includes full cut-off 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 adjacent residential properties.

Signage

This DSP proposes one freestanding monument sign for the development. The monument sign is approximately 4 feet high and 8 feet wide. The sign materials are composed of stone veneer and stained concrete. The sign appears to be generally acceptable, and a condition has been included in this technical report requiring the applicant to provide the location of the proposed entrance sign.

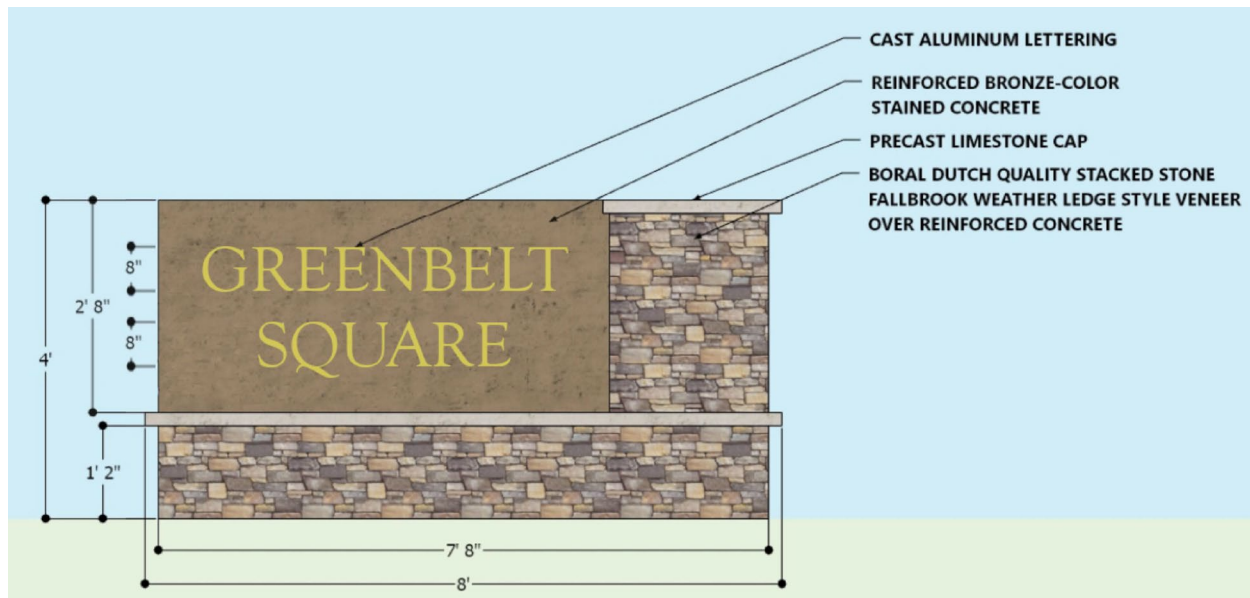


Figure 2: Proposed Monument Sign

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-18 Zone of the prior Zoning Ordinance, which permits apartment housing for elderly use within the R-18 Zone, in Footnote 148 of Section 27-441(b), in accordance with Prince George's County Council Bill CB-83-2021.

- a. The subject application is in conformance with the applicable requirements of the Zoning Ordinance, including the requirements associated with the use proposed under Section 27-441(b), Footnote 148, as follows:

Footnote 148: Permitted in the R-18 Zone without a Special Exception, provided:

- (A) **A Detailed Site Plan shall be approved in accordance with Part 3, Division 9;**

The subject application has been reviewed and analyzed, in accordance with Part 3, Division 9, and conforms with this requirement.

- (B) **The subject property is located within Transportation Service Area 1 as described in the 2014 General Plan;**

The 2014 *Plan Prince George's 2035 Approved General Plan* places the subject property in Transportation Service Area 1 (page 151). This application, as submitted, conforms with this requirement.

- (C) A condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling as a separate unit;**

The statement of justification submitted with this DSP states that a condominium plat will be recorded, such that each dwelling will be a separate unit to be sold. A condition has been included in the Recommendation section of this technical report, requiring this criteria to be met, prior to building permit.

- (D) The density shall not be greater than 10% higher than that normally allowed in the zone;**

The maximum density allowed in the R-18 Zone is 20 dwelling units per acre, which would permit a total of 90 units on the subject property. The proposed development is 95 dwelling units (21.1 dwelling units per acre) and is 5.5 percent above the maximum density permitted. This application, as submitted, conforms with this requirement.

- (E) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application, which shall be approved with the Detailed Site Plan as and filed in the land records prior to certification of the Detailed Site Plan.**

The DSP application submittal contains a draft Declaration of Covenants setting forth restrictions, in conformance with the Federal Fair Housing Act.

- b. The DSP application was reviewed for compliance with the requirements of the R-18 Zone. Section 27-436(e), Site Plans for the R-18 Zone (Multifamily Medium Density Residential), of the prior Zoning Ordinance, requires that:

- (e) Site plan.**

- (1) A Detailed Site Plan shall be approved for all attached and multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle.**

The subject application was evaluated in accordance with the requirements for DSPs, as outlined in Part 3, Division 9, of this Subtitle.

- (2) A Detailed Site Plan revision shall not be required for an Urban Farm and its accessory structures, when there is a change in, including but not limited to, density or acreage.**

The subject application does not propose an urban farm and, therefore, this finding is not applicable.

- c. The findings that must be made by the Planning Board for approval of a DSP are set forth in Section 27-285(b) and Section 27-274 of the prior Zoning Ordinance.

Section 27-285(b). – Planning Board Procedures – Required Findings

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**
- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**
- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**
- (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).**

Section 27-274. - Design Guidelines

- (a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:**

(1) General.

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

There is no requirement for prior approval of a conceptual site plan.

(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 application proposes access to the site via a service road provided from MD 193 (Greenbelt Road). The development includes a total of 119 parking spaces, which exceeds the required 63 parking spaces. The submitted site plan also reflects 12 bicycle parking spaces on-site, including a location convenient to the entrance of the building with the community room.

Surface parking is primarily located along the interior of the site, near the entrance to each building. There are existing sidewalks along MD 193, and the submitted site plan proposes a sidewalk connection with associated ADA (Americans with Disabilities Act) ramps and striped crosswalks to facilitate safe pedestrian movement to the site.

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

No loading areas are proposed with this development.

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

Internal to the site, 22-foot-wide drive aisles are provided to facilitate vehicular movement. Sidewalks also wrap around each of the proposed four multifamily buildings. The sidewalk network provides access to the recreation facilities, which are located central to the development. Conditions have been included in the Recommendation section of this technical report, requiring the applicant to provide speed humps throughout the development, crosswalks between buildings, and notate the width of the internal sidewalk.

(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. A photometric plan was provided with this application and full cut-off light fixtures are proposed to provide adequate lighting levels for safe vehicular and pedestrian movements, while minimizing light pollution on adjacent properties.

(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 nearby multifamily communities. The adjacent University Square multifamily development features three- to four-story mostly brick buildings in varying shades of tan and orange. The proposed development's architecture complements surrounding existing developments. Adequate landscape buffers are provided along MD 193 to create scenic views from the neighboring multifamily residential uses to the west, north, and east, in conformance with this criteria.

(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...

In accordance with the requirements of the R-18 Zone, 60 percent or 2.71 acres of the subject property will be retained as green area. Specifically, the project will have two recreational facility areas that are centrally located within the development. Amenity Area A is located between Buildings 1 and 2, and includes a low-impact exercise area, a community garden, and a sitting area. Amenity Area B is located between Buildings 3 and 4, and includes a pickleball court. The amenity areas are connected to the multifamily buildings through internal sidewalks, providing greater pedestrian access to the on-site recreational facilities.

As discussed previously, this application meets the green area requirements. A tree canopy coverage schedule has also been provided, which demonstrates conformance with this requirement. An adequate variety of landscaping has been provided within the site, in compliance with the *Prince George's County Landscape Manual* (Landscape Manual). Four on-site recreational facilities have been provided, which are distributed throughout the site.

(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 MD 193 and along the edges of the site, with a variety of landscaped material that will contribute to an attractive

development. The applicant proposes durable high-quality fixtures, promoting an attractive design for the overall development.

(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 to integrate the proposed grading with the existing site conditions, to the extent possible. Staff find that this application conforms to this finding.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**

This DSP application does not propose any service areas.

(9) Public Spaces.

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

The four on-site recreational facilities are dispersed throughout the site and will be accessible to the residents. These facilities offer a variety of activities and amenities that provide space for residents to gather outdoors.

(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 the design of the four multifamily buildings. The proposed building materials, including veneer siding and stone veneer, are harmonious with the building design of the surrounding community. All buildings will contain two-bedroom units. The size of the dwelling units range from 1,150 square feet to 1,559 square feet.

(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 subject application does not propose townhouses or three-family dwellings.

Based on the foregoing analysis, as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George's County Code (Section 27-274), without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

- 8. 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 4.3, Parking Lot Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

The landscape plan provided with the subject DSP contains the required schedules, demonstrating that the requirements have been met. A diverse set of trees, shrubs, and groundcovers have been provided to meet the landscaping requirements, particularly the buffering provided adjacent to arterial roadway MD 193, to the south.

- 9. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet, and will result in more than 5,000 square feet of woodland clearing. This project is also subject to the 2018 *Environmental Technical Manual* (ETM). Type 2 Tree Conservation Plan TCP2-009-2023 was submitted with the subject application and requires revisions, to be found in conformance with the WCO.

According to the TCP2, the woodland conservation threshold (WCT) for this 4.51-acre property is 20 percent of the net tract area, or 0.90 acre. The total woodland conservation requirement, based on the amount of clearing proposed, is 1.81 acres. The entire woodland conservation requirement is proposed to be satisfied with 1.81 acres of off-site woodland conservation credits.

Section 25-122(c)(1) of the WCO prioritizes methods to meet the woodland conservation requirements. The applicant chose the option of off-site mitigation, which is a higher priority method over on-site landscape credits. Staff supports the justification that on-site woodland preservation or afforestation/reforestation is not the best option for this site. The most significant reasons being that the existing woodlands are of poor quality, isolated (surrounded by parking lots and a road), and have significant invasive coverage. The proposed footprints of the multifamily buildings and the associated parking areas could be reduced to facilitate additional afforestation/reforestation. However, the usable area of the site would be greatly reduced, due to encumbering those areas with woodland and wildlife

habitat conservation easements, making the overall project not as viable from an economic standpoint. In addition, any such afforestation/reforestation would be isolated, with no green infrastructure network connections and no areas of regulated environmental features (REF) to enhance.

In the submitted statement of justification, the applicant explains that the site does not contain adequate amounts of native material to facilitate natural regeneration, or any existing planting areas to connect to off-site. The specimen trees are in fair to poor condition. This does not make them suitable for credit, as only specimen, champion, or historic trees, in good condition, can be used for on-site preservation credit.

Staff supports the use of off-site mitigation, as reflected on the most recent TCP2. Technical revisions to the TCP2 are required and included as conditions herein.

10. **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 property is currently in the RMF-20 Zone and requires 15 percent of the gross tract area, or 0.68 acres, to be covered in tree canopy. The subject DSP provides the required schedule demonstrating conformance to these requirements through existing trees and the provision of new plantings on the subject property. The total tree canopy coverage being provided will be 18.3 percent or 0.83 acre.
11. **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. **Permit Review Section**—In a memorandum dated March 09, 2023 (Chaney to Lockhart), the Permit Review section evaluated the subject DSP and provided comments which have been incorporated herein.
 - b. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 21, 2023 (Giles to Lockhart), DPIE evaluated the subject DSP and their comments have been incorporated herein.
 - c. **Community Planning**—In a memorandum dated March 27, 2023 (Calomese to Lockhart), 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.
 - d. **Historic Preservation**—In a memorandum dated April 13, 2023 (Smith to Lockhart), 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. A Phase I archeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

- e. **Subdivision Review**—In a memorandum dated April 17, 2023 (Vatandoost to Lockhart), it was noted that the prior DSP-05060 was approved by the Planning Board on March 9, 2006, for development of 90 condominium (multifamily) dwelling units. At the time of DSP-05060 approval, it was determined that the proposed development was not subject to resubdivision, in accordance with Section 24-111(c) of the prior Subdivision Regulations.
- f. **Environmental Planning**—In a memorandum dated April 18, 2023 (Juba to Lockhart), 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.

Natural Resources Inventory/Existing Conditions Plan

The subject application included an approved Natural Resources Inventory (NRI-033-05-01), which correctly shows the existing conditions of the property. A former nursing home was constructed on-site in the late 1960s. It was later razed in 2009, at the request of the City of Greenbelt due to its vacant and decaying condition.

Woodland Conservation

The site is subject to the provisions of the WCO because the property is greater than 40,000 square feet and will result in more than 5,000 square feet of woodland clearing. This project is also subject to the ETM. TCP2-009-2023 was submitted with the subject application and requires revisions, to be found in conformance with the WCO.

According to the TCP2, the WCT for this 4.51-acre property is 20 percent of the net tract area, or 0.90 acre. The total woodland conservation requirement, based on the amount of clearing proposed, is 1.81 acres. The entire woodland conservation requirement is proposed to be satisfied with 1.81 acres of off-site woodland conservation credits. Technical revisions to the TCP2 are conditioned herein.

Specimen Trees

The subject application requests the removal of three specimen trees, identified as ST-1 through ST-3. The condition of trees proposed for removal ranges from fair to poor. The TCP2 shows the location of the trees proposed for removal. These specimen trees are proposed for removal for development of the site, roadways, utilities, stormwater management (SWM), and associated infrastructure.

Preservation of Regulated Environmental Features/Primary Management Area

Section 27-285(b)(4) of the prior Zoning Ordinance requires the following finding: “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).”

No REF exist on-site; therefore, none will be impacted by the proposed development. Staff find that the REF have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirement of Section 27-285(b)(4).

Soils

The predominant soils found, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer-Urban land complex (5–15 percent slopes) and Russett-Christian-Urban land complex (0–5 percent slopes). No unsafe soils containing Marlboro clay have been identified on or within the immediate vicinity of this property. Staff has determined that no major geotechnical issues are anticipated with this proposed development.

Stormwater Management

An approved SWM Concept Plan (16485-2022) and letter was submitted with this application. The approved SWM concept plan shows the use of one proposed submerged gravel wetland system located in the southwestern corner of the site. No further information is required regarding SWM with this application.

- g. **City of Greenbelt**—As of the writing of this technical staff report, the City of Greenbelt has not provided comments for this DSP application. The Greenbelt City Council will meet on May 8, 2023 to take action on this DSP and will transmit comments following the meeting.
 - h. **Transportation Planning**—In a memorandum dated April 24, 2023 (Patrick to Lockhart), the Transportation Planning Section noted that the site is adjacent to MD 193 (Greenbelt Road), which is a master plan arterial roadway, as identified in the MPOT. Right-of-way was previously dedicated and recorded under Plat 20408.
12. As required by Section 27-285(b)(1), the DSP will, if approved with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George's County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. 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-033-05-01) that was approved on July 12, 2022. Three specimen trees are located on-site, close to the southern site boundary. Staff supports the removal of three specimen trees, as requested by the applicant. This site is not associated with any REF such as streams, wetlands, 100-year floodplain, or associated buffers.

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-22023 and Type 2 Conservation Plan TCP2-009-2023 for Greenbelt Square, 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. The vehicular access point along MD 968 and MD 193 (Greenbelt Road) should be clearly labeled and shown as providing full access, and not overlapped by any other features or labels.
 - b. General Note 2 on Sheet 1 of the DSP shall be corrected to state the total acreage of 4.51 AC.
 - c. The Development Data Table on Sheet 1 of the DSP shall be corrected to state the proposed building height.
 - d. The Development Data Table on Sheet 1 of the DSP shall be corrected to state the provided lot width frontage.
 - e. The Development Data Table on Sheet 1 of the DSP shall be corrected to state the proposed floor area ratio.
 - f. A note shall be added below the Parking Requirements table to state “On March 28, 2023, the City of Greenbelt Advisory Planning Board approved DDS 23-007 to reduce the dimension of standard-sized non-parallel parking spaces on the subject property from 19’ x 9.5’ to 18’ x 9’, with no conditions.”
 - g. A note shall be added below the Parking Requirements table to state the number of electrical vehicle charging stations being provided.
 - h. A note shall be added below the Parking Requirements table to state the number of bicycle spaces being provided.
 - i. Provide a recreation facilities construction timeline and schedule on Sheet 1 of the DSP, to reflect the recreation facilities plan and the recreation facilities cost estimate.
 - j. Provide the width of the internal sidewalks.
 - k. Provide the correct hatching pattern for the internal sidewalks, as demonstrated in the legend.
 - l. Provide speed humps along the main drive aisle.
 - m. Provide crosswalks between Buildings 2 and 3, and between Buildings 1 and 4.

- n. Provide the locations of the two electrical vehicle charging stations.
 - o. Provide a bicycle rack and associated detail sheet (inverted U-style or a similar bicycle rack model that provides two points of contact for a parked bicycle) at each apartment building, at a location convenient to the entrance.
 - p. Provide and label the location of the entrance sign on the site plan and landscape plan
 - q. Provide a signage area schedule listing the square footage of the entrance sign.
 - r. Revise the tree canopy coverage schedule to note the current zoning designation of RMF-20.
 - s. Age restrictions, in conformance with the Federal Fair Housing Act, shall be set forth in covenants and filed in the Prince George's County Land Records, prior to certification of the DSP.
2. Prior to certification, the Type 2 Tree Conservation Plan (TCP2-009-2023) shall be revised or additional information shall be provided, as follows:
- a. Add the standard off-site woodland conservation notes.
 - b. Remove all standard notes that do not pertain to the subject property and replace them with one set of standard notes that do pertain to the subject property.
 - c. Add and complete the property owner's awareness certificate on the TCP2.
 - d. Revise the TCP2 worksheet, as follows:
 - (1) Add the correct TCP number to the worksheet.
 - (2) Indicate "Y" in the corresponding box to indicate that the site is subject to the 2010 Ordinance and in a PFA (Priority Funding Area).
 - (3) Add the following note to the plan, under the specimen tree table:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on [ADD DATE]:

The removal of three specimen trees (Section 25-122(b)(1)(G)), ST-1, ST-2, and ST-3."
 - e. Add the TCP2 case number (TCP2-009-2023) to the TCP2 Environmental Planning Section approval block.
 - f. Add the DSP case number (DSP-22023) in the DRD# column of the TCP2 Environmental Planning Section approval block.

- g. Provide a letter, signed and sealed by the registered geotechnical engineer, acknowledging that the email statement dated April 12, 2023, to the Maryland-National Capital Park and Planning Commission, is valid and reliable for the record.
 - h. Update the geotechnical report with the final slope stability analysis of the retaining wall design, with the locations and the profiles shown consistently between all documents.
- 3. Prior to issuance of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Submit an approved access permit from the Maryland Department of Transportation State Highway Administration.
 - b. Record a condominium plat, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling as a separate unit.