



# Detailed Site Plan

# DSP-23003

# Type 2 Tree Conservation Plan

# TCP2-039-2024

# Penn Place 1

REQUEST	STAFF RECOMMENDATION
Development of four multifamily buildings containing a total of 168 residential units and 767 square feet of office space.	With the conditions recommended herein: <ul style="list-style-type: none"><li>• APPROVAL of Detailed Site Plan DSP-23003</li><li>• APPROVAL of Type 2 Tree Conservation Plan TCP2-039-2024</li></ul>

**Location:** On the south side of Penn Crossing Drive, east of its intersection with MD 4 (Pennsylvania Avenue).

Gross Acreage:	7.54
Zone:	RMF-48
Prior Zone:	M-X-T
Reviewed per prior Zoning Ordinance:	Section 27-1903(b)
Dwelling Units:	168
Gross Floor Area:	767 sq. ft.
Planning Area:	75A
Council District:	07
Municipality:	N/A

**Applicant/Address:**  
Penn Place I Owner LLC  
6401 Golden Triangle Drive, Suite 305  
Greenbelt, MD 20770

**Staff Reviewer:** Todd Price  
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Planning Board Date:	11/07/2024
Planning Board Action Limit:	11/10/2024
Staff Report Date:	10/23/2024
Date Accepted:	08/14/2024
Informational Mailing:	10/10/2023
Acceptance Mailing:	07/24/2024
Sign Posting Deadline:	10/08/2024

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[http://www.mncppcapps.org/planning/Person\\_of\\_Record/](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-23003  
Type 2 Tree Conservation Plan TCP2-039-2024  
Penn Place I

The Urban Design Section has reviewed the detailed site plan for the subject property and recommends 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. It was previously located within the Mixed Use-Transportation Oriented (M-X-T) Zone under the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1903(c) of the Zoning Ordinance, certain development proposals or permit applications may utilize the prior Zoning Ordinance for development of the subject property. The applicant has elected to have this application reviewed under the requirements of the prior Zoning Ordinance. Therefore, this application was evaluated in accordance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance for the Mixed Use-Transportation Oriented (M-X-T) Zone;
- b. The requirements of Conceptual Site Plan CSP-87128-02;
- c. The requirements of Preliminary Plan of Subdivision 4-23003;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments; and
- h. Community feedback.

## FINDINGS

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

1. **Request:** This detailed site plan (DSP) requests the development of four multifamily buildings containing a total of 168 residential units and 767 square feet of office space.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone (s)	RMF-48	M-X-T
Use(s)	Commercial/Residential	Office/Residential
Gross tract acreage	7.54	7.54
Net tract Area	7.54	7.54
Lots	0	0
Parcels	1	1
Gross floor area (sq. ft.)	0	767
Dwelling Units	0	168

### Floor Area Ratio (FAR) in the M-X-T Zone

Base FAR Permitted	0.40
Total FAR Permitted*	1.4*
Total FAR Proposed	.57

**Note:** \*In accordance with Section 27-545(b)(4)(A) of the prior Prince George's County Zoning Ordinance, additional gross floor area equal to a floor area ration (FAR) of 1.0 shall be permitted where twenty or more dwelling units are provided.

### Parking Spaces

In accordance with Section 27-574 of the prior Zoning Ordinance, the number of parking spaces required in the Mixed Use-Transportation Oriented (M-X-T) Zone is to be calculated by the applicant and submitted for the Prince George's County Planning Board's approval at the time of detailed site plan (DSP). A parking analysis was submitted to determine the parking requirement for this development. A parking analysis determined that the peak parking demand of the development would be 0.54 spaces per bedroom, resulting in the base parking requirement being 169 spaces. The DSP proposes a total of 261 spaces, of which 256 include conventional, handicap-accessible, and compact spaces, three spaces for office use, and two loading spaces. The DSP exceeds the requirement determined by the methodology described in Section 27-574 of the prior Zoning Ordinance. However, the analysis notes that using the shared parking analysis per Section 27-568 of the prior Zoning Ordinance the site would require 413 parking spaces. The prior ordinance does not take into consideration the parking requirements for affordable housing as a land use and, therefore, this would dramatically overstate the parking demand for this site. Furthermore,

the parking analysis cites the Institute for Transportation Engineers *Parking Generation Manual* which provides empirical data for other similar land uses. The Institute for Transportation Engineers *Parking Generation Manual* indicates that the average parking supply for 62 similar sample sites is 1.7 spaces per unit. The manual also provides 73 study samples of actual peak parking demand for general urban/suburban sites and calculates that the average peak parking demand is 1.31 spaces per unit. Staff find the proposed 1.55 parking spaces per unit falls within these parameters and is acceptable.

### **Loading Spaces**

Per Section 27-583 of the prior Zoning Ordinance, the number of loading spaces required in the M-X-T Zone is to be calculated by the applicant. Using the number of loading spaces usually required under Section 27-582 of the prior Zoning Ordinance, multifamily dwellings of 100 to 300 dwelling units, would require one loading space. However, the plans provide two loading spaces to be used by the tenants, as needed. Staff find that the two loading spaces are appropriate for the development, given the linear layout of the proposed buildings, as one loading space can serve two buildings.

### **Bicycle Spaces**

This DSP includes eight total U-shaped bicycle racks, for a total of 16 short-term bicycle parking spaces, two each at the entrance of the four multifamily buildings. In addition, three buildings will have dedicated bicycle storage for 12 bicycles and one building will provide 18 bicycle storage spaces; therefore, a total of 54 bicycle storage spaces will be provided internally.

3. **Location:** The subject property is located on the south side of Penn Crossing Drive, east of its intersection with MD 4 (Pennsylvania Avenue), and is further located in Planning Area 75A, Council District 7.
4. **Surrounding Uses:** The site is bound to the north by Penn Crossing Drive and beyond by single-family attached dwellings in the Residential, Multifamily-48 (RMF-48) Zone, formerly the M-X-T Zone. To the east are commercial, institutional, and multifamily uses in the Residential, Multifamily-20 (RMF-20) Zone, formerly the Multifamily Medium Density Residential (R-18) Zone and beyond by commercial uses in the Commercial, General and Office (CGO) Zone, formerly the Commercial Shopping Center (C-S-C) Zone. To the south are commercial uses in the CGO Zone, formerly the C-S-C Zone, and beyond by MD 4. To the west is Penn Crossing Drive, and beyond are single-family attached dwellings and multifamily dwellings in the RMF-48 Zone, formerly M-X-T Zone.
5. **Previous Approvals:** This property was part of a larger 35.99-acre tract of land which was placed in the M-X-T Zone, pursuant to adoption of the 1985 *Approved Suitland-District Heights and Vicinity Sectional Map Amendment* (SMA) (pages 91 and 324).

Conceptual Site Plan (CSP) CSP-87128 (PGCPB Resolution No. 88-126) was approved by the Planning Board on March 24, 1988 for the overall 35.99-acre property, inclusive of the subject property, for the development of up to 550,000 square feet of residential uses with 550 multiplex units; 100,000 square feet of office and industrial uses; 6,000 square feet of retail uses; and a 6,000-square-foot day care center.

An amendment, CSP-87128-01, was approved by the Planning Board on December 12, 1991 (PGCPB Resolution No. 91-451) to reduce 550 multifamily units to 200 townhouses on the north side of Penn Crossing Drive.

Preliminary Plan of Subdivision (PPS) 4-91126 was approved by the Planning Board on February 27, 1992, and DSP-92024 was approved by the Planning Board on July 9, 1992 (PGCPB Resolution No. 92-191(C), for the development of 200 townhouses on the north side of Penn Crossing Drive.

An amendment, CSP-87128-02, was approved by the Planning Board on April 27, 2023 (PGCPB Resolution No. 2023-42), for the revision of the mix of uses, to develop 168 multifamily dwelling units and 767 square feet of commercial use on the subject site.

Preliminary Plan of Subdivision (PPS) 4-23003 was approved by the Planning Board on September 26, 2024 (PGCPB Resolution No. 2024-096), for one parcel for 767 square feet of commercial development and 168 multifamily dwelling units for the subject site.

6. **Design Features:** The site is located on the south side of Penn Crossing Drive. It contains four multifamily buildings which face outwardly towards Penn Crossing Drive. The parking area is at the rear of the buildings and creates a transition to the loading areas of the shopping center to the south. The parking area itself is buffered from the shopping center by landscaping and stormwater management (SWM) facilities. The main entrance to the parking area is off Penn Crossing Drive and bisects the four buildings. There is a secondary entrance to the west of the parking area, off a service road that connects to Penn Crossing Drive. A recreational facility is at the east-end of the development which will act as a link to the future Penn Place 2 development.



**Figure 1: Illustrative Site Plan**

The architectural design of the proposed buildings is contemporary with a mix of materials including brick, cement lap siding, accenting trim, and aluminum canopies. There is an entry courtyard facing towards Penn Crossing Drive with a canopied entrance. The color palette is varied with a mix of earthy colors throughout to add contrast. The vinyl windows are of a modern design with muntins that divide some windows into equal-sized horizontal bands. Other windows are separated by vertical sashes with no muntins to provide variation. The roofline and façades vary, to break up the building's mass and to add visual interest.



Recreational facilities are provided on-site, including a 10,000-square-foot playground with amenities, such as a playhouse with a slide, a seesaw, a swing set, and parallel bars. A recommendation is provided herein to include at least one inclusive piece of equipment in the playground area.

No benches are shown on the DSP. A recommendation is provided herein to include at least two benches at each building and two benches at the playground.

Signage is included with this application. Two monument signs are proposed. One monument sign will be located at the main entrance off Penn Crossing Drive. This sign will be approximately 5 feet tall and 9 feet wide, with silver lettering attached to aluminum panels with wood grain, vinyl finish. The second monument sign is approximately 5 feet tall and 4 feet wide, with the same lettering and panels. This sign will be located at the entrance off the access road to the west of the parking lot. Other signage includes canopy signage at the front and rear of each building entrance and building mounted address signage at the front and rear building entrances.

The subject DSP includes both building-mounted and pole-mounted lighting throughout the site, with details. Staff find that the submitted photometric plan shows adequate lighting for

users on-site and is sufficient for illuminating drive aisles, building entryways, and walking paths. A condition is included herein requiring the applicant to add a note indicating that all light fixtures included in this DSP are fully cut-off and directed downward to reduce glare and light spill-over.

#### **Loading and Trash Facilities**

The subject DSP includes two loading spaces, located within the parking area at the rear of the buildings. These loading spaces are screened from adjoining residential uses by landscaping. There are two trash facilities that are also located within the parking area. These facilities are screened via landscaping and enclosures. The dumpster enclosure is made of durable Trex horizontal slat panels that will be compatible with the building architecture.

### **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, and the site design guidelines of the prior Zoning Ordinance:
  - a. The subject application is in conformance with the requirements of Section 27-547 of the prior Zoning Ordinance, which governs uses in all mixed-use zones.
    - (1) The proposed multifamily dwellings and office uses are permitted in the M-X-T Zone and were shown on the CSP.
    - (2) Section 27-547(d) of the prior Zoning Ordinance provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:
      - (d) **At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on an abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:**
        - (1) **Retail businesses;**
        - (2) **Office, research, or industrial uses;**
        - (3) **Dwellings, hotel, or motel.**



The applicable CSP proposed two types of uses as required, including 168 multifamily dwelling units, as well as 767 square feet of commercial uses. These proposed uses satisfy the mixed-use requirement of Section 27-547(d).

- b. The DSP is consistent with Section 27-548, Regulations, of the prior Zoning Ordinance 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.**

Section 27-545(b)(4) states that “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 subject DSP application proposes 168 residential dwelling units. Utilizing the residential optional method, the total FAR permitted is 1.4. This DSP proposes approximately 0.57 FAR, which is 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 DSP satisfies this requirement because the proposed uses are located within four proposed buildings, on one lot.

**(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 DSP shows the dimensions and height for the proposed development. The lot coverage was not shown and will need to be added before certification. The lot coverage is within the requirement. The gross/net tract area is 7.54 acres or 328,442 square feet. The proposed green area is 3.67 acres or 159,922 square feet (48.7 percent of the gross/net tract area). The total lot coverage is 3.87 acres or 168,520 square feet (51.3 percent). A recommendation is included herein for adding the lot coverage of the development to General Notes on the coversheet.

**(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.**

The landscaping, screening, and buffering have been reviewed along with this DSP and are in conformance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Finding 12 below provides a detailed discussion of the Landscape Manual requirements.

- (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 for the proposed development, 187,586 square feet on the 7.54-acre property, is approximately 0.57, which is under the permitted 1.4 FAR.

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

The proposed development does not have any private structures in the air space above, or in the ground below the surrounding public rights-of-way (ROWs).

- (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.**

The subject property has direct frontage on and vehicular access to Penn Crossing Drive, which is a public street, in conformance with this requirement.

- (h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots...**

This requirement is not applicable to this DSP because no townhouse units are being proposed.

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

The proposed height of the four multifamily buildings is approximately 43 feet, which is under 110 feet, and is in conformance with this requirement.

- (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...**

This requirement does not apply to this DSP because the subject property was placed in the M-X-T Zone through a sectional map amendment approved in 1985, which is before October 1, 2006.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the prior Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone, as follows:

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

The purposes of the M-X-T Zone are provided for in Section 27-542 of the prior Zoning Ordinance. The subject DSP will be in conformance with the purposes and other provisions of the M-X-T Zone. Specifically, this development is part of a larger project envisioned in the approval of CSP-87128, of which the subject site is part. The CSP provides for a mixed-use development with residential and nonresidential uses near each other. In addition, the project proposed by this DSP will promote the orderly development of land along Penn Crossing Drive.

- (2) **For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006...**

This subject property was placed in the M-X-T Zone through a sectional map amendment approved in 1985, which is before October 1, 2006; therefore, this requirement does not apply.

- (3) **The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The DSP proposes four multifamily buildings that have an outward orientation to adjacent development, which will integrate it with the existing adjacent development. The multifamily residential development will complement the single-family attached housing north of Penn Crossing Drive and serve as transit to commercial uses to the south. Improving connections between the commercial and residential uses and a more active street scene will be provided, which will include a park along Penn Crossing Drive. The parking area is at the rear of the buildings and creates a transition to the loading areas of the shopping center to the south. The parking area itself is buffered from the shopping center by landscaping and SWM facilities.

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

Approved CSP-87128, and subsequent amendments, anticipated a mix of uses and development, as provided by this DSP. This multifamily development is compatible with the adjacent existing single-family attached development. The principles and guidance provided in the CSP will maintain compatibility for future development. The multifamily residential use will maintain the residential character of the area and will serve as a transit to the commercial uses to the south.

- (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;**

In approving CSP-87128-02, the Planning Board found the arrangement of buildings, and other improvements and amenities, will relate to the surrounding development and produce a cohesive development capable of sustaining an independent environment of continuing quality and stability.

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

The DSP is designed as a self-sufficient entity that can be effectively integrated into subsequent development along Penn Crossing Drive through the use of pedestrian connection to the surrounding development. Building B will be constructed first, which will contain the fitness room and leasing office. Additional buildings will be constructed concurrently. All amenities including the proposed park have been conditioned within this report.

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

The submitted site plans show 5-foot-wide sidewalks along the property's frontage on Penn Crossing Drive, as well as curb ramps and crosswalks at the vehicular access points. The sidewalks connect to the internal sidewalk system, within the development, which allows for a continuous connection from the building entrances to the facilities outside the development.

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

The DSP provides sidewalks throughout the site as well as an outdoor recreation area. As discussed in Finding 6 above, the proposed development uses high quality materials, well-defined entrances, and adequate screening and lighting.

**(9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities...**

The subject application is a DSP; therefore, this requirement does not apply. However, the Planning Board found conformance with this requirement at the time of approval of CSP-87128-02 (PGCPB Resolution No. 2023-42).

**(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).**

Adequacy findings associated with this DSP were made through the Planning Board's approval of PPS 4-23003.

**(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 is 7.54 acres and is not proposed as a mixed-use planned community.

- d. Section 27-283(a) provides that a DSP shall be designed in accordance with the guidelines provided in Section 27-274(a) of the prior Zoning Ordinance. The applicable design guidelines are described as the following:

**(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 DSP shows full-movement vehicular access to Penn Crossing Drive. The parking lot is located at the rear of the proposed buildings, minimizing the visual impact of cars. The sidewalks shown on the plan provide safe and efficient circulation throughout the site.

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

Two loading spaces are provided for residents to load and unload during moving. The loading spaces are located within the parking lot at the rear of the buildings and are located to minimize conflict with vehicles or pedestrians.

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

The submitted site plans show 5-foot-wide sidewalks along the property's frontage on Penn Crossing Drive, as well as curb ramps and crosswalks at vehicular access points. The sidewalks connect to the internal sidewalk system, within the development, which allows for a continuous connection from the building entrances to the recreation facilities. A condition is recommended to provide direct pedestrian access to the shopping center to the south, along the eastern side of the access road. This will provide direct pedestrian access to the shopping center for residents.

**(3) Lighting.**

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

Lighting for this DSP has been discussed in Finding 6 above, which demonstrates adequate illumination for users and for the site in the evening.

**(4) Views.**

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

The mixture of the improved landscapes, within the parking area and perimeter of the property, provide buffering and screening from public areas.

**(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...**

The green areas provided are appropriate in size, shape, and location, and are designed to fulfill the intended purpose. The buildings are surrounded by green area.

**(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...**

Site and streetscape amenities are shown on the DSP. Details for bike racks, benches, and trash receptacles are included with the landscape plans. A condition has been added to show benches evenly distributed along the streetscape in front of each building. The benches, trash receptacles, landscaping, and streetlights will provide an enhanced streetscape for the enjoyment of pedestrians.

**(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...**

The proposed buildings and parking area will be graded, to minimize environmental impacts. The property will be graded in accordance with an approved sediment control plan and in accordance with the submitted Type 2 Tree Conservation Plan TCP2-039-2024.

**(8) Service Areas.**

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

The submitted plans show that the location of the proposed dumpsters and loading spaces are accessible, but unobtrusive. While both are screened with landscaping, the dumpster is also enclosed.

**(9) Public Spaces.**

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

The subject DSP provides a public space system, connected by sidewalks and crosswalks, and includes courtyards and a recreation area to enhance the multifamily development.

**(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 a 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.

The CSP did not include conditions regarding architecture other than to include green building techniques, which have been provided on the plan. A detailed discussion regarding architecture has been addressed in Finding 6 above.

**(11) Townhouses and three-family dwellings.**

This requirement is not applicable because this DSP does not include any townhouse or three-family dwellings.

8. **Conceptual Site Plan CSP-87128-02:** The Planning Board approved CSP-87128-02 on April 27, 2023 (PGCPB Resolution No. 223-42), subject to four conditions. The condition relevant to this DSP is listed below, in **bold** text. Staff's analysis of the condition follows, in plain text:

3. **At the time of detailed site plan (DSP), the applicant shall:**

- a. **Provide details on sustainable site and green building techniques that will be used in this development.**

A green building narrative is provided on the submitted architectural plans and includes strategies such as LED lighting, Energy Star appliances, high efficiency mechanical units, bicycle facilities, and non-toxic building materials.

9. **Preliminary Plan of Subdivision (PPS) 4-23003:** PPS 4-23003 was approved by the Planning Board on September 26, 2024, subject to 8 conditions. The conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the conditions follows, in plain text:

- 2. **Prior to approval, the final plat of subdivision shall include dedication of a 10-footwide public utility easement along the abutting public rights of-way, as delineated on the approved preliminary plan of subdivision.**

The required public utility easements are correctly shown on the DSP.

- 3. **In accordance with Section 24-135(b) of the prior 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 in accordance with the standards outlined in the Prince George's County Park and Recreation Facilities Guidelines.**

As previously discussed, adequate on-site recreational facilities have been provided.

- 4. 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). Timing for construction shall also be determined at the time of DSP.**

The DSP shows recreational amenities, including an indoor fitness center and an outdoor playground area. However, the list of recreational facilities on the DSP coversheet does not provide a timing for construction of these facilities. A recommendation is included herein to provide a note on the coversheet stating that construction of the outdoor facilities shall be completed prior to issuance of a use and occupancy permit for the second of the four buildings. The fitness center will be located in Building B and shall be completed prior to issuance of a use and occupancy permit for the building.

- 7. Development of this site shall be in conformance with Stormwater Management Concept Plan 11885-2022-00, and any subsequent revisions.**

A copy of the approved SWM Plan 11885-2022-00 was submitted with this DSP.

- 8. In conformance with the recommendations of the 2009 Approved Countywide Master Plan of Transportation and the 2009 Approved Marlboro Pike Sector Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall show these improvements on the detailed site plan:**

- a. Install a standard bicycle lane along the property frontage unless modified by the operating agency with written correspondence.**
- b. Install shared bike lane markings along the existing access driveway connecting Penn Crossing Drive with Parcel D.**
- c. Submit a parking analysis to determine the parking rate for the proposed development, which examines both the residential and commercial/retail uses, in accordance with Section 27-574 of the prior Prince George's County Zoning Ordinance.**

- d. **Submit a bicycle-pedestrian plan which displays the details, location, and extent of an interconnected network of on-site bicycle and pedestrian facilities.**
- e. **All sidewalks provided shall be a minimum of 5 feet wide with the locations being determined at the time of detailed site plan.**
- f. **Direct pedestrian pathways to include crosswalks and Americans with Disabilities Act curb ramps from the roadway frontage to the building entrances.**
- g. **Crosswalks and Americans with Disabilities Act-compliant curb ramps across all site access points.**
- h. **Long- and short-term bicycle parking throughout the site.**

The site plans include an exhibit of the bicycle lane facility along the property frontage of Penn Crossing Drive. The shared road pavement markings along the western driveway are included in the circulation plan. A parking analysis was submitted that examines the impact of both the residential and commercial uses per Section 27-574 of the prior Zoning Ordinance. As mentioned, a bicycle and pedestrian circulation plan was submitted, demonstrating the bicycle and pedestrian movements throughout the site. The site plans include 5-foot-wide sidewalks throughout the development, connecting the site to the roadway frontage and adjacent developments, continental crosswalks, and Americans with Disabilities Act-compliant curbs ramps at the vehicular access points. Lastly, the site plans include bicycle racks near each building entrance as well as bicycle storage lockers, to be built on the interior of the site, allowing for both short- and long-term bicycle parking. Staff find that these conditions of approval have been met.

10. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1 Residential Requirements for Multifamily; Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and, Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

The submitted landscape plans show trees that define and separate the street scrape; a Type C Bufferyard is provided along the southern boundary where the property abuts incompatible commercial uses. Trees and landscape islands are also found throughout the parking lot, and the landscape plan also included schedules that show the development to be in conformance with the requirements of the Landscape Manual.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan TCP2-039-2024 was submitted with the subject application.

The TCP2 tabulates a total of 5.82 acres of woodlands and no wooded floodplain. The site has a woodland conservation threshold of 15 percent, or 1.13 acres. The TCP2 proposes to clear 5.08 acres of woodland, resulting in a total woodland conservation requirement of 2.69 acres. The woodland conservation requirement is proposed to be met with 0.19 acre of on-site preservation, 0.41 acre of on-site reforestation, and 2.09 acres of off-site credits.

The TCP2 requires minor technical corrections that are included in the recommended conditions below.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 2,500 square feet of disturbance. Properties that are zoned RMF-48 are required to provide a minimum of 20 percent of the net tract area in TCC. This property requires 65,776 square feet of TCC. The provided TCC schedule provides 65,860 square feet, thus meeting the requirement.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and incorporated herein by reference:
  - a. **Historic Preservation and Archeological Review**—In a memorandum dated September 18, 2024 (Stabler, Smith, and Chisholm to Price), the Historic Preservation Section found a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. 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 October 2, 2024 (Perry to Price), the Community Planning Division provided an evaluation of the application finding that pursuant to Part 3, Division 9, Subdivision 3 of the prior Zoning Ordinance the subject DSP is not required to conform to the 2009 *Approved Marlboro Pike Sector Plan and Adopted Sectional Map Amendment*.
  - c. **Transportation Planning**—In a memorandum dated October 9, 2024 (Shaw to Price), the Transportation Planning Section found that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to the prior Zoning Ordinance, and meets the findings for pedestrian and bicycle transportation purposes. Transportation Planning offered one condition that is included in the Recommendation section herein.
  - d. **Subdivision**—In a memorandum dated October 10, 2024 (Bartlett to Price), the Subdivision Section offered an analysis of the application and recommended conditions which are included in the Recommendation section herein.
  - e. **Environmental Planning**—In a memorandum dated October 7, 2024 (Kirchhof to Price), the Environmental Planning Section offered an analysis of the application, including:

**Natural Resources Inventory**

The subject TCP2 is in conformance with the approved Natural Resources Inventory NRI-132-2021. The site contains no regulated environmental features (REF) such as steep slopes, streams, or wetlands.

**Preservation of Regulated Environmental Features/Primary Management Area**

The approved NRI-132-2021 identifies no primary management area (PMA) or REF on-site such as streams or wetlands. No impacts are requested with this application.

**Stormwater Management**

The site has an approved SWM Concept Plan 11885-2022.

**Specimen Trees**

The approved NRI-132-2021 identifies no specimen trees on site; thus, no specimen trees are requested for removal.

- f. **Permit Review Section**—At the time of the writing of this technical staff report, the Permit Review Section did not offer comments on this application.
  - g. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated October 2, 2024 (Thompson to Price), DPR offered an analysis of the application and noted that the private recreation facilities would be evaluated at the time of DSP.
  - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 4, 2024 (Guzman to Price), DPIE provided an analysis of the application and noted conditions to be met at the time of permitting.
  - i. **Price George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
  - j. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
14. **Community Feedback:** As of the writing of this technical staff report, staff have not received any inquiries regarding the subject DSP from the community.
15. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, this DSP, if approved with the proposed conditions below, represents a most 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 costs and without detracting substantially from the utility of the proposed development for its intended use.

16. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the Planning Board may approve a DSP if it finds that the REF 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). There are no REF on the subject property.

### **RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-23003 and Type 2 Tree Conservation Plan TCP2-039-2024, for Penn Place I, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DSP), as follows, or provide the specific documentation:
  - a. Add the following lot information to the General Notes:

Gross/Net Tract Area 7.54 acres or 328,442 square feet  
Proposed Green Area 3.67 acres or 159,922 square feet (48.7 percent of the gross/net tract area)  
Total Lot Coverage: 3.87 acres or 168,520 square feet (51.3 percent)
  - b. Add a note to the coversheet that the outdoor playground be constructed prior to issuance of a use and occupancy permit for the second of the four buildings, and that the fitness center be completed prior to issuance of a use and occupancy permit for Building B.
  - c. Show and label bench locations on the site plans. Include at least two benches at each building, and at least two benches at the playground area.
  - d. Remove pet waste stations and pet water stations from the recreational facilities calculations.
  - e. Add at least one inclusive piece of equipment to the playground area.
  - f. Show and label pet waste stations and pet water stations on the site plan.
  - g. Ensure that all mitigated noise contours are shown on the plan and that the symbols are included in the plan legend.
  - h. Label the centerline of Penn Crossing Drive.
  - i. Add a note indicating that all light fixtures included in this DSP are full cut-off and directed downward to reduce glare and light spillover.
  - j. Show and label trash receptacles on the site plan.

- k. Provide 5-foot-wide sidewalks along the east side of the access road, from Penn Crossing Drive to the shopping center to the south. Provide Americans with Disabilities Act (ADA) ramps and crosswalks. Remove the crosswalk and ADA ramp crossing the access road at the parking lot entrance.
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
  - a. Remove the woodland conservation area from the public utility easement and from the area of the 10-foot by 8-foot maintenance shed, which is on a concrete pad. Any additional clearing shall be reflected within the woodland conservation worksheet.
  - b. All woodland conservation areas shall meet the design requirements of Section 25-122(b)(1)(J) by providing a minimum of 50 feet in width, or less than 50 feet if the abutting woodlands were previously protected by a TCP2 or other prior approval mechanism, such as a conservation easement.
  - c. Correct the "TCP Number" on line 6 of the woodland conservation worksheet as "TCP2-039-2024".
  - d. Correct General Note 9 to "The plan is not grandfathered under CB-27-2010, but is grandfathered under CB-020-2024, Section 25-119(c)."
  - e. On the plan, relocate the permanent split-rail fence to the development side of the reforestation areas.
  - f. Correct the subject tree conservation plan (TCP) number within the Environmental Planning Section approval block to "TCP2-039-2024". Add this approval block to all sheets of the TCP2.
  - g. Submit the Stormwater Management Concept approval letter (case number 11885-2022-01) into the detailed site plan record.
  - h. The Natural Resources Inventory and the TCP2 shall be consistent with the total existing woodlands.
  - i. On the detail sheet, add both the site stocking detail (Detail TCP-35) and a planting schedule for the reforestation, to include the species, size and quantities.
  - j. Add the property owner's awareness certificate to all sheets of the TCP2.
3. Prior to the certification of the Type 2 tree conservation plan for this site, documents for the required woodland and wildlife habitat conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Prince George's County Land Records office for recordation. The following note shall be added to the standard Type 2 tree conservation plan notes 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.”