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Detailed Site Plan Enclave at Westphalia

DSP-24004

REQUEST	STAFF RECOMMENDATION
A residential development consisting of 356 single-family attached dwelling units.	With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Detailed Site Plan DSP-24004• APPROVAL of Type 2 Tree Conservation Plan TCP2-032-2021-02

Location: Approximately 3,900 feet north of the intersection of MD 4 (Pennsylvania Avenue) and Woodyard Road.

Gross Acreage:	68.79
Zone:	RMF-20/MIO
Prior Zone:	M-X-T/M-I-O
Reviewed per prior Zoning Ordinance	Section 27-1900
Dwelling Units:	356
Gross Floor Area:	N/A
Planning Area:	78
Council District:	06
Municipality:	N/A

Applicant/Address:
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6404 Ivy Lane, Suite 600
Greenbelt, MD 20770

Staff Reviewer: David E. Myerholtz
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Planning Board Date:	11/21/2024
Planning Board Action Limit:	11/22/2024
Staff Report Date:	11/07/2024
Date Accepted:	09/13/2024
Informational Mailing:	03/26/2024
Acceptance Mailing:	09/12/2024
Sign Posting Deadline:	10/22/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-24004
Type 2 Tree Conservation Plan TCP2-032-2021-02
Enclave at Westphalia

The Urban Design staff have completed their review of the subject application and referrals. The following evaluation and findings lead to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

The property is within the Residential, Multifamily-20 (RMF-20) Zone, and Military Installation Overlay (MIO) Zone for height. Prior to April 1, 2022, the site was within the Mixed Use-Transportation Oriented (M-X-T) and Military Installation Overlay (M-I-O) Zones under the prior Prince George's County Zoning Ordinance. Pursuant to Section 27-1704(b) of the current Zoning Ordinance, projects that received development approvals under the prior Zoning Ordinance or prior Prince George's County Subdivision Regulations may have subsequent applications reviewed under the prior Zoning Ordinance, so long as the development approvals received remain valid. The subject property received prior development approvals for a conceptual site plan and preliminary plan of subdivision, which remain valid, as discussed in Finding 5 below. Therefore, this application is being reviewed under the requirements of the prior Zoning Ordinance, and the property's prior M-X-T and M-I-O zoning. Staff considered the following in reviewing this detailed site plan:

- a. The requirements of the prior Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) and Military Installation Overlay (M-I-O) Zones, and site design guidelines;
- b. The requirements of Conceptual Site Plan CSP-19004;
- c. The requirements of Preliminary Plan of Subdivision 4-19012;
- 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) is for a residential development consisting of 356 single-family attached (townhouse) dwelling units in the Mixed Use-Transportation Oriented (M-X-T) Zone.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	RMF-20/MIO	M-X-T/M-I-O
Use	Vacant/Institutional	Single-Family Attached
Total Gross Acreage	68.79	68.79
Total Gross Floor Area (sq. ft.)	42,050 sq. ft. (to be razed)	760,530 sq. ft.
Total Residential Units	0	356

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

Base FAR Permitted	0.40
Total FAR Permitted*	1.40 FAR*
Total FAR Proposed**	0.25

Notes: *With optional method of development, allowed per Section 27-548 of the prior Prince George's County Zoning Ordinance.

**Pursuant to Section 27-548(e) of the prior Zoning Ordinance, the proposed FAR shall be calculated based on the entire property (68.79 acres), as approved with the conceptual site plan (CSP).

Parking and Loading Tabulation

Use*	Proposed Parking Spaces
Total Townhouses – 356 Units	1,560
Residential Unit Spaces	
Garages (all units have two-car garages)	712
Driveways (all driveways are sized for parking spaces)	712
Visitor/On-Street Parking	136

Note: *Per Sections 27-574 and 27-583 of the prior Zoning Ordinance, there is no specific required number of parking or loading spaces in the M-X-T Zone. The applicant has included an analysis to be approved by the Prince George's County Planning Board. See Finding 7.e. for a discussion of the parking analysis.

3. **Location:** The subject site is located approximately 3,900 feet north of the intersection of MD 4 (Pennsylvania Avenue) and Woodyard Road, in Planning Area 78 and Council District 6. The property is further located northeast of the Town Center area of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA). The site is also located within Conical Surface (Right Runway) Area E of the Military Installation Overlay (M-I-O) Zone, for height.
4. **Surrounding Uses:** The subject property is bounded to the north by ongoing single-family residential development as part of the Parkside subdivision, in the Legacy Comprehensive Design (LCD) Zone, as approved in Specific Design Plan SDP-1302; to the east by a powerline corridor and single-family attached development in the Agricultural-Residential (AR) and Rural Residential (RR) Zones; to the south by single-family detached residential development in the AR Zone and Melwood Road; and to the west by Melwood Road, existing single-family residential development in the AR Zone, and vacant land in the Transportation Activity Center - Edge (TAC-E) Zone, with ongoing development of residential units, as approved in DSP-19062.
5. **Previous Approvals:** The site is the subject of Special Exception SE-1103, approved by the Planning Board on November 20, 1964, for an orphanage (German Orphans Home), and SE-2496, approved by the Prince George's County District Council on April 13, 1971.

The subject site was rezoned from the Residential-Agricultural Zone to the M-X-T Zone under the prior Zoning Ordinance, pursuant to the adoption of the Westphalia Sector Plan and SMA.

On January 5, 2017, the Planning Board approved CSP-15003 (PGCPB Resolution No. 16-142) and Preliminary Plan of Subdivision (PPS) 4-16009 (PGCPB Resolution No. 16-143) for a group residential facility and medical facility. On April 27, 2017, the Planning Board approved DSP-16045 (PGCPB Resolution No. 17-61) for a group residential facility and medical facility, which were never developed.

On May 7, 2020, the Planning Board approved CSP-19004 (PGCPB Resolution No. 2020-62) for development of 475 single-family attached (townhouse) units.

On April 8, 2021, the Planning Board approved PPS 4-19012 (PGCPB Resolution No. 2021-41) for 356 lots and 41 parcels to support the development of 356 single-family attached dwelling units. A variance from Section 25-122(b)(1)(G) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) was granted as part of that approval, for the removal of seven specimen trees. The property received an automatic certificate of adequacy associated with PPS 4-19012, pursuant to Section 24-4503(a)(1) of the Prince George's County Subdivision Regulations, which became effective on April 1, 2022, and is valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c) of the Subdivision Regulations.

On December 9, 2021, the Planning Board approved DSP-19017 (PGCPB Resolution No. 2021-147) for development of 356 single-family attached dwelling units, subject to 3 conditions. Per Section 27-287 of the prior Zoning Ordinance, an approved DSP shall remain valid for three years, if at the end of that time, physical development has not begun. The approved DSP is set to expire on January 6, 2025, with no physical development having occurred. The subject DSP strongly resembles the approved DSP on the site and will allow for a new validity period of three years.

6. **Design Features:** The existing 68.79-acre property is located on the east side of Melwood Road. Its central area includes an existing building, and a series of outbuildings associated with the site's former use as the German Orphan Home of Washington. The remainder of the site is predominantly forested.

This DSP proposes the development of a new townhouse community, in three pods, in the western, central, and eastern areas of the site. The western and central pods connect through a common roadway and sidewalks. The eastern pod is connected to the others by a shared-use path, but is otherwise separated from them by environmental features. Access to the development will be provided at two connection points to Bridle Vale Road, a master-planned primary road, to be constructed as part of the ongoing Parkside development (SDP-1302), to the north of the site. The western and central pods will share one access point to Bridle Vale Road, and the eastern pod will have its own single access point. The development includes an internal system of private roads and alleys, sidewalks, and recreational facilities. A total of 356 single-family attached dwelling units are proposed, with 50 in the western pod, 116 in the central pod, and 190 in the eastern pod.



Figure 1: Illustrative Site Plan

Architecture

Three 2-car garage townhouse unit types are proposed with this DSP, ranging in base finished square footage from 1,943 square feet to 2,203 square feet. The three-story, 20- and 22-foot-wide units will come in multiple façade variations and incorporate a variety of materials, including brick veneer. Gabled roofs, bay windows, dormers, awnings, and other architectural details are included in the façade designs and add appropriate visual interest to the building designs. All models are proposed with various options, including decks and loft spaces. All units will have some brick on the front façade, as shown on a submitted brick frontage exhibit, and the appropriate units are shown as either high-visibility end units, to include three levels finished in brick, or medium visibility, to include one level finished in brick.

Model	Width (feet)	Garage	Base Finished Area (sq. ft.)	Number of Units
Jenkins	20	2-car, rear-loaded	1,943	74
Delilah	22	2-car, rear-loaded	2,150	28
Louisa	22	2-car, front-loaded	2,203	254





Figure 2: Proposed Townhouse Elevations

Lighting

The DSP provides private street and alley lighting throughout the development. The submitted photometric plan shows that there is adequate lighting for pedestrians and vehicles, with minimum spillover at property lines.

Recreational Facilities

PPS 4-19012 determined that on-site recreational facilities are appropriate for the project development to serve the future residents, in accordance with Section 24-134 of the prior Subdivision Regulations, and the standards in the Prince George's County *Parks and Recreation Facilities Guidelines*. The development will include the following recreational facilities spread throughout the community:

- Recreation Facility 1: A tot lot with multiple play features, a racetrack-themed path, benches, a dog waste bag station, trash receptacles, and bicycle racks. The tot lot is enclosed with a decorative fence.

- Recreation Facility 2: A seating area with benches, a wood-burning fire pit, a dog waste bag station, trash receptacles, and bicycle racks.
- Recreation Facility 3: A seating area with picnic tables, a dog waste bag station, trash receptacles, and bicycle racks.
- Recreation Facility 4: A seating area with picnic tables, a dog waste bag station, trash receptacles, and bicycle racks.
- Recreation Facility 5: An outdoor gathering and cooking area with a variety of seating, pergolas, a gazebo, a gas grill and fireplace feature, as well as a dog waste bag station, trash receptacles, and bicycle racks.
- Recreation Facility 6: A tot lot with a play structure, a racetrack-themed path, benches, dog waste bag station, trash receptacles, and bicycle racks. The tot lot is enclosed with a decorative fence.
- Recreation Facility 7: An outdoor gathering and cooking area with benches, a pergola, a grill station, a dog waste bag station, trash receptacles, and bicycle racks.
- Recreation Facility 8: A seating area with benches, a dog waste bag station, trash receptacles, and bicycle racks.
- Recreation Facility 9: A fenced dog park area with separate areas for large and small dogs, each with double-gated access, various canine play features, benches, a dog waste bag station, trash receptacles, and bicycle racks.
- Recreation Facility 10: An 8-foot-wide paved trail, 2,313 feet in length connecting the central and eastern development pods.

An exhibit titled “Recreation Plan Permit Triggers” shows two potential construction schedules for the provision of each recreational facility. The timing for construction of the recreational facilities is dependent on the actual phasing of construction for the development, which is envisioned to begin in either the eastern or western areas of the site, depending on which section of Bridle Vale Road is completed first. Staff find the timing of each of the two potential construction schedules for recreational facility development, as tied to the overall phasing of the townhouse community, to be acceptable. A table noting the timing for recreational facility completion is noted on the coversheet of the DSP.

Signage

The DSP proposes a single monument sign and four corner markers at the entrance to the eastern development pod. The design and materials of the monument sign and corner markers are complimentary. The monument sign includes the name of the development, and the corner markers include small hanging logo signs. No site identity signage is provided at the second entrance to the development. Staff find the signage provided to be acceptable and consistent with Section 27-548(c) of the prior Zoning Ordinance, regarding improvements in the M-X-T Zone.

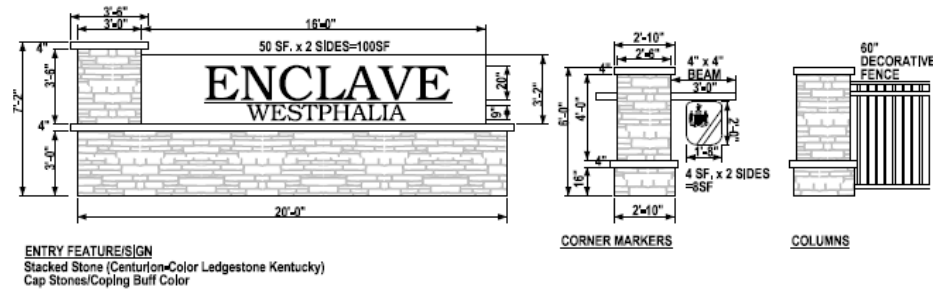


Figure 3: Signage Examples

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** This DSP has been reviewed for compliance with the requirements of the M-X-T and M-I-O Zones 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 single-family attached dwellings, as shown on the DSP, are permitted in the M-X-T Zone.
 - (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 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.**

In its approval of CSP-19004, the Planning Board determined a single residential use is permissive on the subject property, pursuant to Section 27-547(e) of the prior Zoning Ordinance. The single-family attached

development proposed by this DSP is consistent with the single use approved by the CSP.

- b. Section 27-548, M-X-T Zone regulations, establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed as follows:

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR

(2) With the use of the optional method of development—8.0 FAR

Since the overall development proposes more than 20 residential dwelling units, the site qualifies for the optional method of development bonus incentives in Section 27-545(b) of the prior Zoning Ordinance, which permits the applicant to increase the proposed FAR to a maximum of 1.40. This DSP provides a FAR of 0.25, which is acceptable.

(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.

This standard is not applicable, as only a single use is proposed, pursuant to Section 27-547(e) and CSP-19004.

(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.

This DSP shows the dimensions for the location, coverage, and height of relevant improvements proposed.

(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.

Landscaping, screening, and buffering is provided pursuant to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in Finding 10.

(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 proposed 356 townhouses will have an approximate gross floor area of 760,530 square feet, yielding a FAR of 0.25.

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

This requirement is not applicable to the subject DSP, as there are no private structures proposed above or below public rights-of-way.

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

The 356 townhouses will have frontage on and direct vehicular access to private streets, with connections to Bridle Vale Road, a future public street, as approved by PPS 4-19012.

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

this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

The proposed townhouse development will have no group of buildings greater than 8, and the minimum lot size is 1,600 square feet. The smallest unit type will be a minimum of 20 feet wide and 1,943 square feet in living area. Sidewalks will be located on both sides of all streets. An illustrative exhibit included with the DSP shows locations where 60, 80, and 100 percent of the full front façades will be constructed of brick or similar material. A tracking table is included on the DSP, to identify specific lots where this minimum treatment is provided, and where it is to be exceeded for highly visible units.

- (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.**

This requirement is not applicable, as multifamily buildings are not proposed.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.**

The subject property was placed in the M-X-T Zone through the Westphalia Sector Plan and SMA, for which a land use planning study was conducted. This plan includes a general recommended development pattern for Westphalia, of which the general design principles of Policy 5–Residential Areas (pages 30–32) apply to this DSP, as follows:

Design new low- to medium-density residential neighborhoods that are varied in housing styles and architecture and promote best practices for residential design.

As is stated in Finding 6, the proposed development is a medium-density, single-family attached, residential neighborhood of 356 units. The proposed density is less than the approved CSP for the subject property.

Design residential developments that connect and appropriately transition to pre-existing communities and neighboring commercial areas.

Street and pedestrian connections are provided throughout the development, and to future abutting neighborhoods.

Design an efficient, safe, and interconnected street system.

The proposed circulation plan provides a safe and efficient street system for vehicular and pedestrian traffic through the use of trails, sidewalks, and crosswalks.

Create a system of open space and parks and preserve sensitive environmental features.

The neighborhood is to be developed in three pods and designed to preserve sensitive environmental features.

Provide a variety of single family attached residential lot sizes in and near the Westphalia Town Center.

Three home model types are provided with a variety of sizes, options, and architectural treatments. As such, the development is generally consistent with the design principles for residential areas in Westphalia.

- 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 set forth in Section 27-542 of the prior Zoning Ordinance, and the proposed development will contribute to the orderly implementation of the Westphalia Sector Plan.

(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

As is discussed in Finding 7.b. above, regarding the DSP's conformance with Section 27-548(j) of the prior Zoning Ordinance, the subject property was placed in the M-X-T Zone through the Westphalia Sector Plan and SMA. The proposed development is in conformance with the recommended development pattern for Westphalia, and with the applicable design principles of Policy 5–Residential Areas (pages 30–32).

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

The proposed development is largely screened from adjacent developments by woodlands and environmental features to be retained around its periphery. This new residential neighborhood will be physically integrated into the larger Westphalia development and surrounding developments through its connection with Bridle Vale Road.

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

The development is compatible with existing development and proposed development in the vicinity. Appropriate buffering through retained woodlands and landscaping is provided on the site's eastern, western, and southern boundaries. The Parkside community, under development to the north of the subject site, includes similar residential (townhouse) uses and is compatible with this subject project.

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

The architecture, landscape, recreational amenities, preserved natural areas, and signage for this townhouse community reflect a cohesive development of continued 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 development is to be constructed in a single phase, with the timing of construction dependent on the completion of Bridle Vale Road. The DSP anticipates development to begin on either the eastern- or western-most pods first, dependent upon which side of the property has road access made available first.

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

Five-foot-wide sidewalks are shown along all streets, and wider recreational paths, including a paved path connecting the central and western development pods, are provided throughout the neighborhood.

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

High-quality urban design and amenities are provided at an appropriate human scale. Recreation and gathering spaces, such as the proposed playgrounds, dog park, and sitting areas incorporate quality landscaping materials and furnishings. Staff find that the pedestrian activity areas pay adequate attention to human-scale and high-quality urban design.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending its finding during its review of subdivision plats.**

This finding was made at the time of CSP-19004 approval.

- (10) On a 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).**

The Planning Board's approval of PPS 4-19012 (PGCPB Resolution No. 2021-41), on April 8, 2021, included findings of adequacy relative to public facilities, of which this DSP is in conformance.

- (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.**

This site contains approximately 68.79 gross acres, and therefore, is not subject to this requirement. A mixed-use planned community is not proposed.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the prior Zoning Ordinance, and as cross-referenced in Section 27-283 of the prior Zoning Ordinance. Provided minor revisions are completed to the DSP, as recommended, the proposed plan meets all of the site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation, adequate lighting, and landscaping. Specifically, analyses of the site design guidelines as they relate to circulation, parking, architecture,

landscaping, and other amenities within the M-X-T Zone have been stated in Finding 7 of this technical staff report.

- e. In accordance with Section 27-574, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the prior Zoning Ordinance.

This DSP includes parking for individual townhouse units, and on-street parking for visitors and at recreation facilities. The number of parking spaces required was calculated in accordance with Section 27-574(b). The first step in determining the number of required parking spaces is to calculate the peak parking demand. Section 27-574(b)(1) of the prior Zoning Ordinance provides the following:

- (1) Determine the number of parking spaces required for each use proposed, based on the requirements of Section 27-568. These parking spaces are to be considered as the greatest number of spaces which are occupied in any one hour and are known as the peak parking demand for each use. At less than this peak, the number of spaces being occupied is assumed to be directly proportionate to the number occupied during the peak (i.e., at eighty percent (80%) of the peak demand, eighty percent (80%) of the peak parking demand spaces are being occupied).**

The applicant has provided a parking tabulation indicating the 356 dwellings require 2.04 parking spaces per unit, or a total of 727 spaces, consistent with Section 27-568 of the prior Zoning Ordinance. The applicant's submission shows a total of 1,560 spaces. Specifically, 136 parking spaces are shown on-street, 712 parking spaces in garages, and 712 parking spaces in driveways. While the amount of parking is well above what is required, the excess parking spaces are located within garages or driveways where site circulation will not be negatively impacted. Based on Section 27-568(a) of the prior Zoning Ordinance, staff find on-site parking to be sufficient for the subject application.

- f. In accordance with Section 27-548.54(e)(2)(D) of the prior Zoning Ordinance, which provides requirements for height of structures within the M-I-O Zone, the height of all structures proposed by this DSP shall not exceed a height limitation of 247 feet. The DSP notes that the maximum height of the proposed townhomes will be 50 feet.
8. **Conceptual Site Plan CSP-19004:** The Planning Board approved CSP-19004 on May 7, 2020 (PGCPB Resolution No. 2020-62), for development of 475 single-family attached (townhouse) units, with 3 conditions. The applicable conditions were previously addressed and are not applicable to the review of this DSP.

9. **Preliminary Plan of Subdivision 4-19012:** The Planning Board approved PPS 4-19012 on April 8, 2021 (PGCPB Resolution No. 2021-41), for 356 lots and 41 parcels to support development of 356 single-family attached dwelling units. The approval is subject to 23 conditions, of which the following are applicable to the review of this DSP:

3. **Development of the site shall be in conformance with the pending Stormwater Management Concept Plan (59055-2019-01) and any subsequent revisions.**

The site design provided with the DSP is consistent with the approved Stormwater Management (SWM) Concept Plan, 59055-2019-00. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has issued an updated SWM concept approval letter for SWM Concept Plan 59055-2019-00, which is valid until August 16, 2027.

5. **Prior to acceptance of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall depict the following pedestrian and bicycle facilities:**

- a. **Standard five-foot-wide sidewalks along both sides of all roads, public or private, excluding alleys.**
- b. **Continental style crosswalks crossing both points of vehicle entry along Bridle Vale Road (P-615), unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**
- c. **Perpendicular or parallel Americans with Disabilities Act curb ramps and marked crosswalks at all locations where sidewalks intersect with roads or streets.**
- d. **Outdoor bicycle parking at all community recreational areas.**
- e. **A minimum eight-foot-wide shared-use path connecting the sidewalk to Road "A" and surrounding the Proposed Pond No. 4.**
- f. **A minimum eight-foot-wide shared-use path connecting the sidewalk along Road "B" with the sidewalk along Road "G".**

Five-foot-wide sidewalks, crosswalks, curb ramps, bicycle parking, and an 8-foot-wide shared-use path are provided, as required. The 8-foot-wide shared-use path required with Condition 5.e. has been increased to 10 feet wide, per staff recommendation. Staff find these facilities to be appropriately sited.

7. **In accordance with Section 24-135(b) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall provide adequate, private on-site recreational facilities.**

8. **The private 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 Park and Recreation Facilities Guidelines, at the time of detailed site plan.**

The DSP provides a series of recreational facilities, as detailed in Finding 6. Staff has found the value of facilities provided exceeds the minimum dollar value of facilities required, as determined at the time of PPS. Recreational facilities are properly sited and determined to be adequate to serve the proposed development.

13. **Total development within the subject property shall be limited to uses which generate no more than 249 AM peak-hour trips and 285 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The DSP proposes 356 dwelling units, which is consistent with the total unit quantity contemplated in the approved PPS, and consequently, the trip cap will not be exceeded.

20. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-006-2016-03).**

The proposed development is in conformance with the approved Type 1 tree conservation plan. Furthermore, a Type 2 Tree Conservation Plan, TCP2-032-2021-02, is included with the subject DSP, which staff recommend be approved, with conditions.

10. **2010 Prince George's County Landscape Manual:** This site is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The landscape plans included with the DSP are in conformance with the applicable requirements.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property had a tree conservation plan that was accepted for review on or before June 30, 2024, and shall conform to the environmental regulations of the 2010 WCO. TCP2-023-2021-01 was submitted with the current application.

Based on the submitted TCP2, the overall site contains a total of 50.35 acres of net tract woodlands and 2.35 acres of wooded floodplain. The plan proposes to clear 31.35 acres of net tract woodlands, and zero acre of wooded floodplain. The resulting woodland conservation requirement is 17.80 acres, which is proposed to be met with 19.00 acres of woodland preservation. A woodland and wildlife habitat conservation easement was recorded for this application (Liber 47387 folio 596). The revisions proposed with DSP-19017-01 directly impact this recorded easement. The easement shall be vacated and

restated prior to signature approval of the TCP2. Technical revisions are required for the TCP2, which are conditioned herein.

Specimen Trees

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

A variance approving the removal of seven specimen trees was included in the Planning Board’s approval of PPS 4-19012. No additional specimen trees are proposed to be removed with this application.

12. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance. Properties zoned RMF-20 are required to provide a minimum of 20 percent of the net tract area to be covered by tree canopy. The subject site has 66.44 net tract acres in size and 13.29 acres of tree canopy must be provided. The site plan proposes approximately 19 acres of TCC on the site, exceeding the requirement. According to the TCC worksheet provided with the landscape plan, all TCC credit is associated with preserved areas of woodlands. No credit is taken for any landscape plantings.
13. **Referral Comments:** The subject application was referred to the following agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic**—In a memorandum dated October 14, 2024 (Stabler to Myerholtz), incorporated herein by reference, the Historic Preservation staff provided an overview of previously completed archeological investigations and concluded no additional investigations are needed on the site. All artifacts recovered from the site were conveyed to the Maryland Archeological Conservation Laboratory, in September 2024.
 - b. **Community Planning**—In a memorandum dated October 9, 2024 (Calomese to Myerholtz), incorporated herein by reference, the Community Planning Division analyzed the goals, policies, and strategies of the 2007 *Approved Westphalia Sector Plan* (sector plan) and indicated that the proposed project has no sector plan conformance issues, nor conformance issues with the applicable requirements of the M-I-O Zone, for height, associated with the Conical Surface of the Right Runway of Joint Base Andrews. Community Planning staff noted that the proposal is subject to the sector plan, which recommends Low-Density Residential and Public/Private Open Space land uses on the subject property. The sector plan is silent on the definition of Low-Density Residential and Public/Private Open Space. However, the 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) defines Residential Low (Low-Density Residential) as residential areas, primarily single-family detached dwellings, between greater than 0.5 and less than or equal to 3.5 dwelling units per acre. The application proposes approximately 5.175 dwelling units per acre. While the density proposed by this application does not conform

with low-density as defined by Plan 2035, the proposed development meets the spirit and intent of the sector plan and Plan 2035. Further, in approving CSP-19004, the Planning Board found the proposed density to be in conformance with the design guidelines intended to implement the concepts recommended by the Westphalia Sector Plan and SMA.

- c. **Transportation Planning**—In a memorandum dated October 22, 2024 (Ryan to Myerholtz), incorporated herein by reference, the Transportation Planning Section provided analysis of the previous conditions of approval. The proposed development will provide a 70-foot-wide area for roadway dedication, in the far western portion of the site associated with alignment of master-planned right-of-way C-636. Access to the development will be from a future master-planned road, P-615, also known as Bridle Vale Road, which is to be constructed with the Parkside development to the north, per PPS 4-16001. Since Bridle Vale Road is not yet constructed, permitting and development on the subject site will be directly linked to the completion of Bridle Vale Road, to provide access. In general, the DSP is acceptable from the standpoint of vehicular transportation.

Sidewalks, crosswalks, wider shared-use paths, shared-lane markings, bicycle signage along planned P-615, and strategically placed bicycle racks contribute to the master plan recommendations and PPS conditions. The applicant's submission includes 10-foot-wide shared-use paths surrounding the SWM ponds. Additional 8-foot-wide shared-use paths are provided as a pedestrian path between the two pods of development, as well as the previously mentioned shared-use path which leads to the planned Melwood Legacy Trail. These features will allow for greater and safer pedestrian movement throughout the site. Staff find the pedestrian and bicycle transportation site access and circulation of this plan is acceptable from the standpoint of bicycle and pedestrian transportation.

- d. **Environmental Planning**—In a memorandum dated October 23, 2024 (Kirchhof to Myerholtz), incorporated herein by reference, the Environmental Planning Section provided responses to relevant previous conditions of approval and the following summarized comments:

The application has an approved Natural Resources Inventory, NRI-090-05-03. The TCP2 and DSP show all the required information correctly, in conformance with the NRI. Marlboro clays are mapped in the northwestern corner of the site, and a soils report was reviewed by DPIE, who concluded that there are no safety concerns with the soils, at the time of DSP. DPIE could require an additional soils evaluation at the time of issuance of a grading or building permit.

The primary management area (PMA) impacts, as proposed, are in conformance with the prior approvals (PPS 4-19012 and DSP-19017) and the modification proposed with DSP-19017-01. Since DSP-19017-01 will expire on January 6, 2025, the modifications to the PMA impacts are being evaluated with DSP-24004. The analysis of the impacts are as follows:

Impact 1

Impact 1 was approved with PPS 4-19012, for 4,268 square feet (0.10 acre) for a stormwater outfall and its required grading. This impact was reduced with DSP-19017, to 4,258 square feet (0.10 acre). With DSP-19017-01, this impact has increased by 3,323 square feet (0.076 acre), for a total permanent impact of 7,581 square feet (0.17 acre). This additional impact is requested to meet the requirements of DPIE and the Prince George's County Soil Conservation District (PGSCD) by bringing the outfall closer to the stream so that it will not be a source of future erosion. The outfall was redesigned, and the limit of disturbance was set to minimize the area to be disturbed. There is an understanding that while the stormwater concept plan has expired, the locations of the outfalls should not change significantly. Revised PMA Impact 1 is supported as proposed.

Impact 6

Impact 6 was approved with PPS 4-19012, for 15,520 square feet (0.36 acre) of impacts for a non-woody buffer and a stormwater outfall. This impact was not modified with DSP-19017, as the stormwater facility and outfall were stated to be fully designed, so no additional impacts were expected. Non-woody buffers for stormwater facilities are a standard DPIE and PGSCD requirement. The applicant is expected to design the stormwater for the site in such a way that the non-woody buffer does not impact the PMA. With DSP-19017-01, the applicant is requesting an additional 433 square feet (0.01 acre) of impacts, to extend the rip-rap to the stream, as required by DPIE and PGSCD. This additional impact results in a total of 15,953 square feet (0.37 acre) of PMA impacts. The modification to this impact is not a result of an increase in the non-woody buffer. There is an understanding that while the stormwater concept plan has expired, the locations of the outfalls should not change significantly. Revised Impact 6 is supported as proposed.

Impact 7

Impact 7 was approved with PPS 4-19012, for 7,809 square feet (0.18 acre) of impacts for a non-woody buffer and a stormwater outfall. This impact was not modified with DSP-19017, as the stormwater facility and outfall were stated to be fully designed, so no additional impacts were expected. Non-woody buffers for stormwater facilities are a standard DPIE and PGSCD requirement. The applicant is expected to design the stormwater for the site in such a way that the non-woody buffer does not impact the PMA. With DSP-19017-01, the applicant is requesting an additional 2,841 square feet (0.065 acre) of impacts, to provide an expanded non-woody buffer as a result of the dimensions of the pond, as required by DPIE and PGSCD. This additional impact results in a total of 10,650 square feet (0.24 acre) of PMA impacts. The applicant's statement of justification identifies this increase as a temporary impact, which is incorrect. A PMA impact for a non-woody buffer, as the name implies, cannot be wooded or replanted. These buffers are subject to a maintenance requirement and must be mowed regularly to prevent vegetation.

As such, this impact is considered permanent. Environmental Planning staff do not support non-woody buffer impacts for stormwater facilities without express written correspondence from DPIE. A meeting with the applicant occurred on October 8, 2024, where additional information on the required documentation to support the non-woody buffer was provided. The applicant provided an email from DPIE, dated October 10, 2024, on the status of the revised SWM concept plan and that the changes were acceptable. Based on this email, the non-woody buffer impacts are unavoidable and supported as proposed.

The applicant has submitted SWM Concept Plan 59055-2019-00, which was approved by DPIE on August 16, 2021, and SWM Concept Letter 59055-2019-01, which was approved on June 10, 2022. This SWM concept plan proposes three different types of best management practices: micro-bioretenion ponds, dry wells, and submerged gravel wetlands. These management practices are proposed to improve surface and ground water quality. The TCP2 shows different stormwater facilities and outfalls. In the resubmission materials, the applicant provided a revised SWM concept letter indicating that the SWM concept plan, while still in review, is valid until August 16, 2027. Prior to certification of TCP2-032-2021-02, the applicant shall submit the approved revised SWM concept plan.

- e. **Subdivision**—In a memorandum dated October 21, 2024 (Vantandoost to Myerholtz), incorporated herein by reference, it was noted that the development proposed by this DSP is within the limitations established with PPS 4-19012. A review of relative conditions of approval is provided noting no major conformance issues.
- f. **Prince George's County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR did not provide any comments on the subject application.
- g. **Prince George's County Fire/EMS Department**—In a memorandum dated September 26, 2024 (Reilly to Myerholtz), incorporated herein by reference, the Fire Department provided a recommendation for fire lane markings and signage to be displayed throughout the site, and for on-street parking restrictions, all of which have been reflected on the DSP.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not provide any comments on the subject application.
- i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide any comments on the subject application.
- j. **Prince George's County Health Department**—In a memorandum dated September 23, 2024 (Adepoju to Myerholtz), incorporated herein by reference, the Health Department provided a recommendation for use of dust and noise controls during construction, all of which have been reflected on the DSP.

- k. **Washington Suburban Sanitary Commission (WSSC)**—In plan notes and a memorandum dated September 24, 2024 (Pramanik to Myerholtz), incorporated herein by reference, WSSC provided water, sewer, and associated easement conditions to be addressed prior to development of the site.
- 14. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed conditions below, will represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
- 15. As required by Section 27-285(b)(2) of the prior Zoning Ordinance, this DSP is also in general conformance with the approved CSP.
- 16. Section 27-285(b)(3) of the prior Zoning Ordinance is not applicable because this is not a DSP for infrastructure only.
- 17. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, this DSP preserves and restores the subject property's regulated environmental features (REF) to the fullest extent possible, in accordance with Section 24-130(b)(5) of the prior Subdivision Regulations.

The REF on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the tree conservation plan submitted for review.

Impacts for construction of roadways, SWM outfall structures, razing of existing structures, and proposed trails were approved under PPS 4-19012. With DSP-19017, PMA Impacts 2, 5, 6, and 7 remained the same from the PPS approval. Impacts 1, 3, and 4 were modified and approved with DSP-19017. Regarding DSP-19017-01 and DSP-24004, modifications to previously approved PMA Impacts 1, 6, and 7 are supported as proposed.
- 18. **Community Feedback:** At the time of the writing of this technical staff report, the Prince George's County Planning Department had not received any written correspondence from the community regarding the subject application.

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-24004, and Type 2 Tree Conservation Plan TCP2-032-2021-02, for Enclave at Westphalia, subject to the following conditions:

- 1. Prior to certification, the detailed site plan (DSP) shall be revised as follows:
 - a. Update the coversheet to reflect the 10-foot-wide shared-use path surrounding Proposed Pond No. 4, as shown on Sheet 3 of the DSP.
 - b. Submit the approval for the revised stormwater management concept plan for the record.

2. Prior to certification of the detailed site plan, the landscape plan shall be revised as follows:
 - a. Correct the label of total acres in the tree canopy coverage schedule, for Section 25-128 of the Prince George's County Code, to state net tract acres.
3. Prior to certification of the detailed site plan (DSP), the photometric plan shall be revised as follows:
 - a. Update the shared-use path surrounding Proposed Pond No. 4 to be 10 feet wide, consistent with the landscape plan and DSP.
4. Prior to certification of the detailed site plan (DSP), the Type 2 tree conservation plan (TCP2) shall be revised as follows, in accordance with the Environmental Technical Manual:
 - a. Within the Environmental Planning Section approval block, provide the Development Review Division case number DSP-19017 along the -00 line, and DSP-19017-01 along the -01-revision line, on each sheet. Indicate the reason for revision as "Modifications to PMA Impacts" on each sheet.
 - b. Provide the Forest Conservation Act reporting table and feature capture plan.
 - c. The Woodland and Wildlife Habitat Conservation Easement recorded on-site shall be amended and restated and recorded in the Prince George's County Land Records, prior to signature approval of the TCP2, with the recording Liber and folio added to the TCP2.