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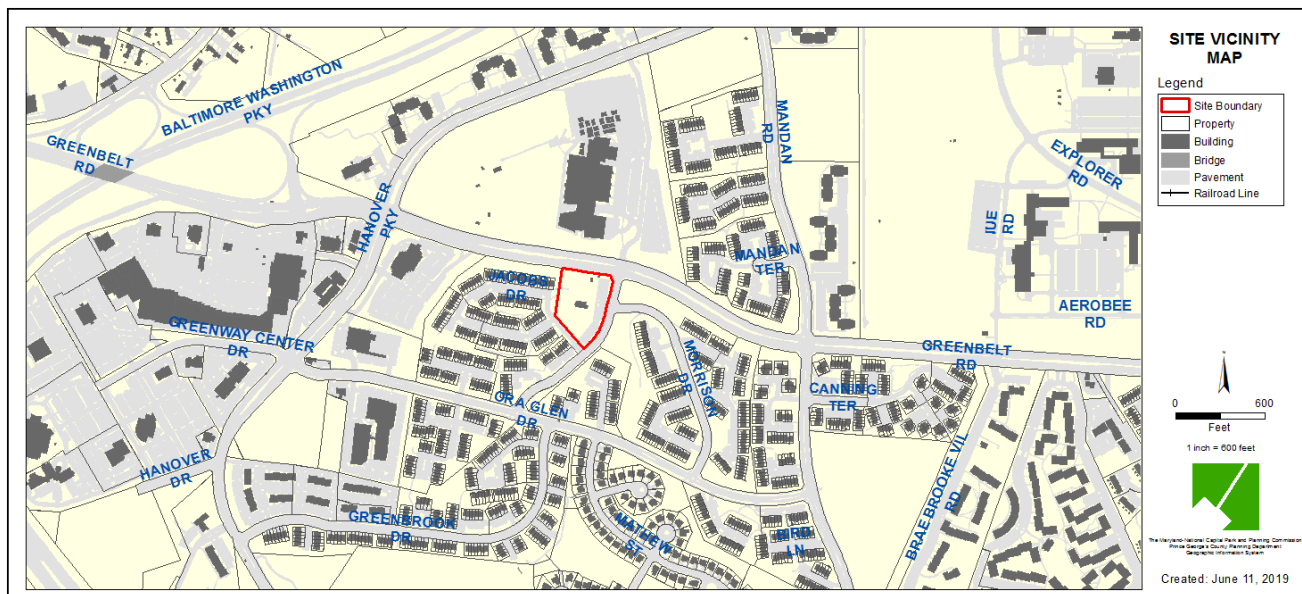
Detailed Site Plan

DSP-81010-02

Application	General Data	
Project Name: Glen Ora, Parcel R (Windsor Green Community Center) Location: On the south side of MD 193 (Greenbelt Road), in the southwest quadrant of its intersection with Frankfort Drive. Applicant/Address: Windsor Green Homeowners Association 7474 Frankfort Drive Greenbelt, MD 20770	Planning Board Hearing Date:	07/18/19
	Staff Report Date:	06/28/19
	Date Accepted:	05/09/19
	Planning Board Action Limit:	07/18/19
	Plan Acreage:	3.32
	Zone:	R-30
	Dwelling Units:	N/A
	Gross Floor Area:	3,698 sq. ft.
	Planning Area:	67
	Council District:	04
	Election District:	21
	Municipality:	Greenbelt
	200-Scale Base Map:	210NE07

Purpose of Application	Notice Dates	
Construction of an 848-square-foot addition to an existing community building and associated improvements on Parcel R.	Informational Mailing:	01/03/19
	Acceptance Mailing:	04/19/19
	Sign Posting Deadline:	06/18/19

Staff Recommendation		Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-81010-02
Glen Ora, Parcel R (Windsor Green Community Center)

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

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the Multifamily Low Density Residential (R-30) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-79176;
- c. The requirements of Detailed Site Plan DSP-81010 and its amendment;
- 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, and;
- g. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design Section recommends the following findings:

1. **Request:** The subject application proposes construction of an 848-square-foot addition to an existing community building on Parcel R, removal of two existing tennis courts and the retaining wall along MD 193 (Greenbelt Road), the addition of new recreational amenities, landscaping, and stormwater management (SWM) facilities, and relocation of the existing maintenance yard. The detailed site plan (DSP) is required pursuant to Section 27-434(e) of the Prince George's County Zoning Ordinance, which requires approval of a DSP for a community building and

recreational facilities associated with attached dwellings in the Multifamily Low Density Residential (R-30) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-30	R-30
Use	Residential Community Building	Residential Community Building
Acreage	3.32	3.32
Gross Floor Area (GFA)	2,850 sq. ft.	3,698 sq. ft.
Parcels/Lots	1	1

OTHER DEVELOPMENT DATA

Parking Spaces Required:

Total Spaces Provided:

Community Building (by use)

Office Use – 1/250 for first 2,000 sq. ft.

1 space/400 sq. ft. for above 2,000 sq. ft.

Office (1 space/250 sq. ft.) - 221 sq. ft.

1

1/250 for first 2,000 sq. ft.

Club Room (1 space/3 seats) - 30 seats

10

1 space/4 seats

Pool (1 space/7 occupants) - 80 occupants

12

1/80 sq. ft.

Tennis Courts (4 spaces/court) - 3 tennis courts

12

1/80 sq. ft.

Picnic Area (1 space/table) - 6 picnic tables

6

Total Number of Parking Spaces Required

41

Parking Spaces Provided

Standard Spaces (9.5 feet x 19 feet)

42

Compact Spaces (8 feet x 16.5 feet)

29

Handicap-Accessible Parking Spaces (3 required)

4

(2 van, 2 regular)

Total Parking Spaces Provided

75

3. **Location:** The project is located on the south side of MD 193, in the southwest quadrant of its intersection with Frankfort Drive, in Planning Area 67, and Council District 4.
4. **Surrounding Uses:** The site is bounded to the north and east by the public rights-of-way of MD 193 and Frankfort Drive, respectively. To the north, beyond MD 193, is Eleanor Roosevelt High School, and to the south and west are single-family attached homes in the R-30-zoned Windsor Green community.
5. **Previous Approvals:** The site, known as Parcel R, was recorded in the Prince George's County Land Records in Plat Book NLP 111-1 on August 25, 1981. Parcel R is included in a larger property that was the subject of Special Exception, SE-2243 which was approved in 1970 by the

Prince George's County Planning Board, to allow an excess of the bedroom percentages related to a proposal for multifamily buildings. This approval does not impact that application, as it was never constructed.

Subsequently, Preliminary Plan of Subdivision PPS 4-79176 was approved in 1980, to develop the site with 380 townhouses on 51.6 acres, and included recreational facilities on Parcel R. Detailed Site Plan DSP-81010 was approved on July 9, 1981 for development of the community building on Parcel R and was amended one time at the Planning Director level. In accordance with Permit 3994-82-CGU, a certificate of occupancy was issued and the 2,850-square-foot building began use in approximately 1982. No further permit records are available.

This site is the subject of SWM Concept Plan 60658-2018-00, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and is valid until April 9, 2022.

6. **Design Features:** The property was developed in the early 1980s with 380 single-family attached residential homes, 2,850-square-foot community center building, and recreational facilities on Parcel R. The subject application proposes an 848-square-foot building addition to the existing community building, and revisions to the recreational amenities and maintenance yard, landscaping, and SWM facilities. Specifically, the building addition will include a new multipurpose room, additional office space, and a new entryway. The development includes a Great Lawn space for a future picnic pavilion and grill area, relocation of the existing maintenance yard to the northern portion of the parking compound, removal of a retaining wall along MD 193, and installation of new landscaping, hardscaping, fencing, and site furniture around the facility.

Access to the parcel is from Frankfort Drive to the east, which accesses the existing parking lot along the eastern side of the property. The development included in this DSP on Parcel R will be constructed in a single phase and can generally be described as follows:

Community Building

The proposed 3,698-square-foot community building is located in the central portion of the parcel, with parking located east and south of the building, between it and Frankfort Drive. The proposed plaza space, Great Lawn, tot lot, and one existing tennis court (to remain) are located on the northern side of the building. Two existing tennis courts (to remain) are located to the west of the building, and the existing pool facilities (to remain) are located to the south.

The architectural design of the community center building is generally rectangular and includes a multitiered roofline, with the front of the facility facing Frankfort Drive and MD 193. The proposed existing building and building addition range from 17 to 19 feet in height and have been designed to incorporate a variety of materials, including aluminum siding, brick, stone, and glass, creating a clean and contemporary design, which will complement the surrounding uses.

A proposed decorative trellis and pillars emphasize the entrance and ample fenestration is proposed on all sides, with backlit awnings proposed over the windows of the building. The building includes a landscaped courtyard and plaza space on the northern side of the building, which is directly adjacent to the recreational facilities.

Recreational Facilities

PPS 4-79176 determined that on-site private recreational facilities are appropriate for the project development to serve the future residents, in accordance with Section 24-118(b) of the Prince George's County Subdivision Regulations.

In accordance with the construction of recreational facilities on Parcel R, a recreational facility package was established and included the following:

- Five Full-Sized Tennis Courts
- One Clubhouse
- One Swimming Pool
- One Tot Pool
- One Sitting and Picnic Area
- Associated Parking Area

The recreational facilities are being revised with this DSP, as follows: remove two tennis courts, and add an open lawn area, a grill area and picnic pavilion, a bocce ball court, a grass volleyball court, new site furnishings, new playground equipment, fencing, landscaping, and two trellises at the entrance to a proposed hardscaped plaza space that can be used for community functions. The recreational value of the proposed facilities exceeds the recreational value of the previous recreational facilities located on the site by approximately \$50,000 to \$75,000. Staff recommends approval of these proposed revisions and enhancements. Most of the details of these facilities have been provided with the DSP; however, the details and specifications of the proposed game tables and bocce ball court have not been provided, and should be shown. A condition has been included in the Recommendation section of this report requiring the applicant to provide the details and specifications for all the site improvements.

Lighting

The DSP shows pole-mounted lighting in the parking area near the community center, in the plaza area, and near the recreational facilities and will provide a balanced lighting pattern. This light will provide patrons with a bright, safe atmosphere, while not causing a glare onto adjoining properties.

Signage

Two existing building-mounted signs are located on the southern and eastern elevations of the building, near the main entrance of the community center building. The building-mounted signs are approximately 4 and 9 square feet in size. The signs are not illuminated, have a rectangular shape, and feature the name of the facility in black letters on a white background.

The DSP is proposing one, 10.5-square-foot, freestanding monument sign on the eastern side of the building at the main entrance way to the plaza space. The sign is 1.5 feet tall and features the name of the facility. The sign includes raised letters on a patina-coated copper sign and is mounted on top of a 6-inch, stone-veneered garden wall. The 6-foot-wide sign is generally acceptable; however, it is noted that the sign is not clearly labeled on the site plan. Therefore, a condition has been included herein requiring the applicant to add labeling.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-30 Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in residential zones. The residential community center is permitted in the R-30 Zone.
 - b. The subject application is in conformance with the requirements of Section 27-442, of the Zoning Ordinance, which contains regulations for the R-30 Zone. For instance, the proposed building height ranges from 17 to 19 feet and is within the maximum allowed height of 40 feet.
 - c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283. For example, the subject development provides amenities that are functional and constructed of durable, low-maintenance materials; pedestrian access is provided to the site from the public right-of-way; and the architecture proposed for the building employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.

It is noted that the maintenance and service area is being revised with this application and is located on the northern portion of the parking compound, near the intersection of Frankfort Drive and MD-193. It is adequately screened by a proposed 8-foot-high, sight-tight fence and new vegetation. However, due to the fence's location within the required front yard, it must be reduced to 6 feet, per Section 27-420 of the Zoning Ordinance, and as conditioned in this report.
8. **Preliminary Plan of Subdivision 4-79176:** PPS 4-79176 was approved for development of 380 townhouses on 51.6 acres. The subject application is for revisions to homeowners association Parcel R, which contains recreational facilities that serve the overall development. The submitted DSP correctly reflects the lot size, bearings, and distances described on the record plat for Parcel R. The proposed revisions will not alter conformance to the PPS approval, as the property will continue to be used for its intended purpose.
9. **Detailed Site Plan DSP-81010 and its amendment:** DSP-81010 was approved on July 9, 1981 for development of a recreation area on Parcel R and was amended one time. No records could be found for the previous approvals. However, the proposed revisions to the existing community center building can be found to be in general conformance with the DSP, as they are improvements to the existing facilities or equal replacements to recreational amenities.
10. **2010 Prince George's County Landscape Manual:** The DSP is subject to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) due to the increase of more than 10 percent of the gross floor area of the building. Specifically, Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual apply. The required plantings and schedules have been provided and are in conformance with the Landscape Manual. The application is exempt from Section 4.3, Parking Lot Requirements, because it does not propose an increase in impervious area for parking and/or loading spaces.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject DSP is exempt from the Woodland and Wildlife Habitat Conservation Ordinance because the site is less than 40,000 square feet and has no previous tree conservation plan approvals. A Letter of Exemption (S-015-2019) has been issued and is valid until February 15, 2021. A Natural Resources Inventory Equivalency Letter (NRI-011-2019) has also been issued because there are no regulated environmental features on the subject property. The NRI equivalency letter is valid until February 15, 2024.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The subject DSP is exempt from the Tree Canopy Coverage Ordinance because it does not propose any gross floor area or ground disturbance of more than 5,000 square feet.
13. **Referral Comments:** Due to the limited nature of this request, the subject application's referral was limited. The referral comments are summarized as follows:
 - a. **Transportation Planning**—In a memorandum dated May 31, 2019 (Masog to Bishop), incorporated herein by reference, the Transportation Planning Section provided the following summarized determinations related to transportation and trails requirements and included a discussion of relevant requirements for approval:

This community was developed during the 1980s, access and circulation are acceptable, and no changes are proposed. The traffic-related requirements were addressed during the overall review of PPS 4-79176. MD 193 is a master plan arterial facility. Adequate right-of-way was dedicated pursuant to the PPS, so no further dedication is required of this site.

The plan raises no active transportation (bicycle and pedestrian) issues and has been revised to show the location of a bicycle rack near the community building.

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.
 - b. **Subdivision Review**—In a memorandum dated June 10, 2019 (Onyebuchi to Bishop), incorporated herein by reference, Subdivision Review staff offered an analysis of the DSP's conformance with the PPS conditions, which are incorporated into Finding 8 above. The Subdivision Section issues have either been addressed through revisions to the plans or through conditions included in the Recommendation section of this report.
 - c. **Permits**—In a memorandum dated June 14, 2019 (Linkins to Bishop), incorporated herein by reference, Permit Review staff offered an analysis of the DSP's conformance with permit-related issues that have either been addressed through revisions to the plans or are included as conditions in the Recommendation section of this report.
 - d. **Environmental Planning**—In a memorandum dated June 10, 2019 (Juba to Bishop), incorporated herein by reference, Environmental Planning staff provided a comprehensive analysis of the DSP and noted that unsafe soils containing Christiana complexes are found on-site, but no areas of existing steep slopes are associated with these soils. An approved SWM Concept Plan (60658-2018-00) was submitted with the subject application, is in conformance with the current code, and is valid until

April 9, 2022. The Environmental Planning Section recommended approval of the application, with no conditions.

- e. **City of Greenbelt**—In a memorandum dated June 18, 2019 (Jordan to Bishop), incorporated herein by reference, the City of Greenbelt stated that its City Council discussed the DSP at a work session on April 1, 2019. The City Council had some concerns with the location of the proposed maintenance yard, but the applicant has satisfactorily addressed them through landscaping and screening. The council voted unanimously on June 17, 2019 to support DSP-081010-02 for Windsor Green Community Center, with no additional conditions.
 - f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated June 18, 2019 (Giles to Bishop), incorporated herein by reference, DPIE offered numerous comments on the subject application, which have been provided to the applicant. These will be addressed during DPIE's separate permitting process. DPIE did state that the proposed DSP is consistent with the approved Site Development Concept Plan, 60658-2018, dated April 9, 2019.
 - g. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject application.
 - h. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not provide comments on the subject application.
14. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use. In addition, since the site contains no regulated environmental features, the finding required by Section 27-285(b)(4) need not be made in this case.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-81010-02, Glen Ora, Parcel R (Windsor Green Community Center), subject to the following condition:

- 1. Prior to certification, the applicant shall revise the detailed site plan as follows or provide the specified documentation:
 - a. Add the plat reference of the property to the general notes.
 - b. Provide details and specifications for all site improvements.
 - c. Clearly label the monument sign and entry gateway feature on all plans.
 - d. Reduce the height of the fences to 6 feet when located in any required yard, as required by Section 27-420 of the Prince George's County Zoning Ordinance.