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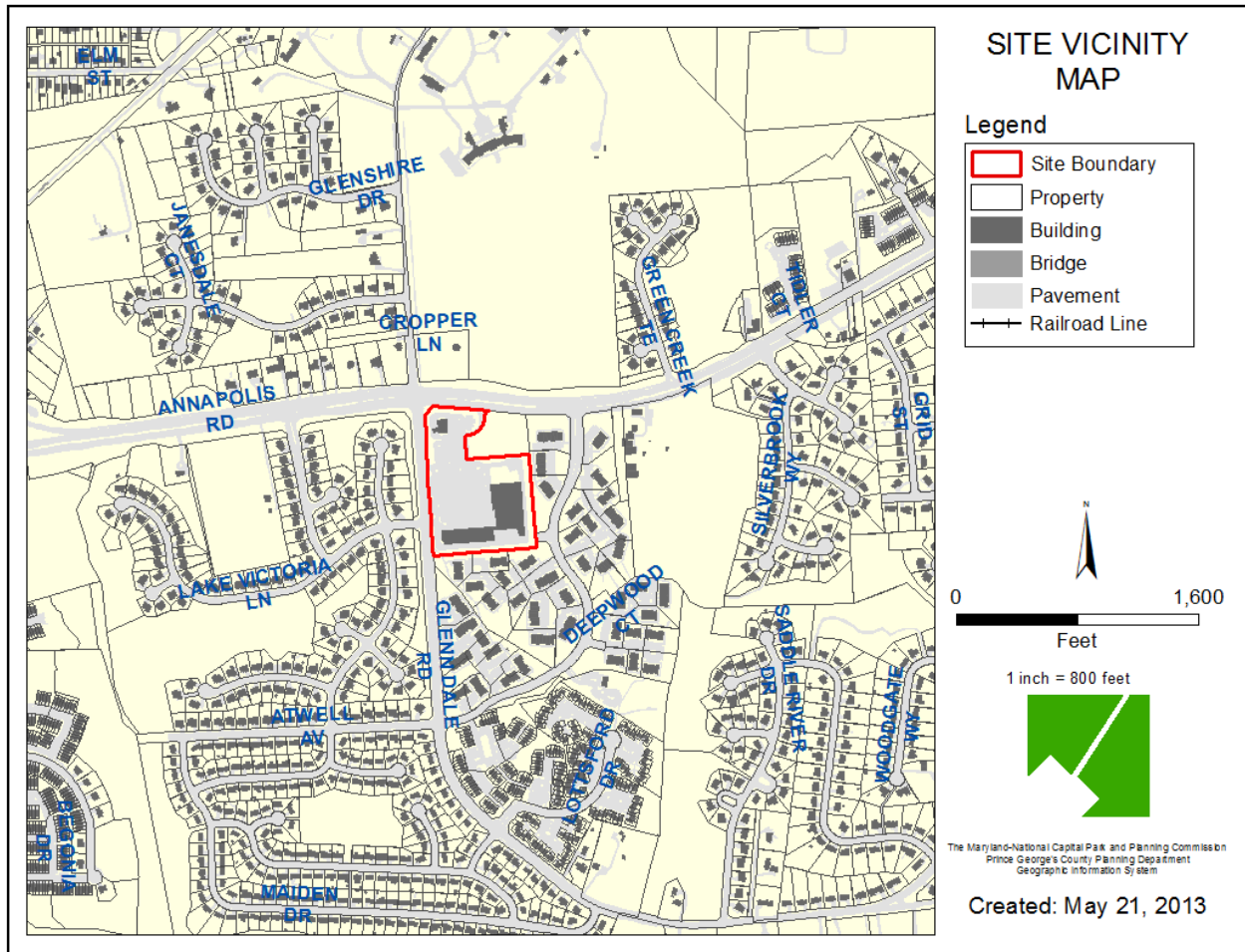
Detailed Site Plan

DSP-89063-07

Application	General Data	
Project Name: Duvall Village Shopping Center, Wal-Mart Location: Southeastern quadrant of the intersection of Annapolis Road (MD 450) and Glenn Dale Road (MD 953). Applicant/Address: Wal-Mart Real Estate Business Trust 2001 Southeast 10th Street Bentonville, AR 72716	Planning Board Hearing Date:	03/06/14
	Staff Report Date:	02/20/14
	Date Accepted:	12/16/13
	Planning Board Action Limit:	03/08/14
	Plan Acreage:	12.25
	Zone:	C-G
	Dwelling Units:	N/A
	Gross Floor Area:	77,916 sq. ft.
	Planning Area:	70
	Tier:	Developing
	Council District:	05
	Election District	13
	Municipality:	NA
	200-Scale Base Map:	206NE10

Purpose of Application	Notice Dates	
A 77,916-square-foot Wal-Mart	Informational Mailing:	03/13/13
	Acceptance Mailing:	12/12/13
	Sign Posting Deadline:	02/04/13

Staff Recommendation		Staff Reviewer: Ruth Grover, MUP, AICP Phone Number: 301-952-4317 E-mail: Ruth.Grover@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-89063-07
Type II Tree Conservation Plan TCPII 113-94-04
Duvall Village Shopping Center, Wal-Mart

The Urban Design staff has completed its review of the subject application 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:

1. The requirements of the Zoning Ordinance as follows:
 - a. Section 27-461 regarding permitted uses in commercial zones;
 - b. Section 27-462 regarding regulations in commercial zones;
 - c. Section 27-285(b) regarding required findings for detailed site plans; and
 - d. Section 27-568, regarding the number of parking spaces required generally.
2. The requirements of Preliminary Plans of Subdivision 4-87104 and 4-02103.
3. The requirements of Detailed Site Plan DSP-89063 and its revisions.
4. The requirements of Final Plat REP 205-19.
5. The requirements of the 2010 *Prince George's County Landscape Manual*.
6. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
7. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
8. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests approval of a 77,916-square-foot Wal-Mart in the Duvall Village Shopping Center in the General Commercial, Existing (C-G) Zone:

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-G	C-G
Use(s)	Integrated Shopping Center	Wal-Mart within an Integrated Shopping Center
Acreage	14.64	14.64
Parcels	2	2
Wal-Mart Square Footage/GFA	56,238	77,916
Existing In-line Retail Square Footage/GFA	4,836	4,836
Bank Square Footage/GFA	26,591	26,591
Total Square Footage/GFA	87,665	109,343

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	459	513
including handicapped spaces	17	17 (including 14 handicapped van spaces)
Standard spaces (9.5' x 19')	N/A	445
Compact spaces (8.0' x 16.5')	N/A	51
Loading spaces	4	4

3. **Location:** The site is in Planning Area 70, Council District 5. More specifically, it is located in the southeastern quadrant of the intersection of Annapolis Road (MD 450) and Glenn Dale Road (MD 953).
4. **Surrounding Uses:** The subject property is bounded to the north by Annapolis Road (MD 450); to the west by Glenn Dale Road (MD 953); and to the east and south by single-family detached dwellings in the Residential Urban Development (R-U) Zone.
5. **Previous Approvals:** The subject site, which included the 2.39-acre environmental setting of Historic Site 70-017, Buena Vista, was rezoned from Planned Community/ General Commercial, Existing (R-P-C/C-2) to General Commercial, Existing (C-G) by Zoning Ordinance No. 73-1978 with conditions in 1978, in conjunction with companion cases Zoning Map Amendments A-9232, A-9234, and A-9235 for adjacent properties. Preliminary Plan of Subdivision 4-87104 for Duvall Village Shopping Center was approved by the Prince George's County Planning Board on September 24, 1987. In accordance with a rezoning condition (A-9233), Detailed Site Plan DSP-89063 was approved by the Planning Board on August 16, 1989. The DSP was revised six times thereafter. Detailed Site Plan DSP-89063 was approved by the Planning Board on August 16, 1989. Prince George's County Planning Board Resolution No. 89-44 was subsequently adopted by the Planning Board formalizing that approval. Detailed Site Plan DSP-89063/01 was approved at staff level on August 21, 1990 for minor changes to the

architecture, parking, and landscaping. Detailed Site Plan DSP-89063/03 was approved at staff level on April 6, 1995 for a modification of the historic setting. Detailed Site Plan DSP-89063/05 was approved by the Planning Board on November 6, 2003 for the Educational Systems Federal Credit Union and removal of the historic site and the Maryland-National Capital Park and Planning Commission (M-NCPPC) trail. Prince George's County Planning Board Resolution No. 03-241 was subsequently adopted by the Planning Board on November 13, 2003, formalizing that approval. On March 6, 2003, Parcel A (including Historic Site 70-017, Buena Vista) was subdivided into two parcels by the Planning Board through its approval of Preliminary Plan 4-02103. On February 20, 2002, the historic house was moved from this location, though on May 15, 2002 the Historic Preservation Commission decided to keep a ten-foot by four-foot easement for signage referencing the historic site to be located on the eastern parcel. The site also has an approved Stormwater Management Concept Plan, 19201-2012-00, approved by the Department of Public Works and Transportation (DPW&T) on October 1, 2012 and valid until October 1, 2015.

6. **Design Features:** The subject Wal-Mart is proposed to be part of the existing Duvall Village Shopping Center occupying an existing 56,238-square-foot unit augmented by a 21,678-square-foot addition, for a total of 77,916 square feet. A 4,836-square-foot bank pad site is located along the subject site's Annapolis Road (MD 450) frontage. An existing 26,591-square-foot strip shopping center would extend perpendicularly from the proposed Wal-Mart. Parking would be located in front of the Wal-Mart and the strip center, north of that main parking area and to the west of the pad site occupied by the bank on the northern end of the site.

The subject project, however, also encompasses a vacant Parcel B, recorded in Plat Book 205 at page 19, and located in the northeastern portion of the site, which appears to have been inadvertently omitted in the subject application. As Parcel B was part of the original and continues to be a part of the Duvall Village Shopping Center DSP, a proposed condition in the Recommendation section of this report would require that, prior to signature approval of the plans for the project, the boundary of the project be revised on page 5 of the overall plan and throughout the plan set to include Parcel B.

The proposed architecture of the Wal-Mart is a composite of a remodel of the existing building and an addition on its northern side. The architecture for the Wal-Mart includes a mix of architectural elements including metal, exterior insulation and finishing system (EIFS), concrete masonry units (CMU), and lapboard siding in several colors including red, light brown, dark brown, camel, and white.

The front façade offers a design with a central element with a peaked roof, with the Wal-Mart corporate logo on it, flanked by two areas of camel-colored lap siding punctuated by pilasters supported by double columns, giving some rhythm to this portion of the façade. The only other signage included in the subject application is the addition of a new sign panel on the existing freestanding sign that serves the entire shopping center as described in detail on Sheet 2 of the architectural plan set entitled "Site Signage Location."

To either side of the central element on the front façade is a repetitive rectilinear decorative element constructed of new split face CMU specified to be painted in the camel color, to be ornamented with individual awnings, specified as standing seam metal, flanked in turn by an element that has a parapet roofline, and a combination of camel-colored lap siding and EIFS pilasters. On the far right, or southern end of the façade, a second entrance and a loading area with four roll-up doors is evident, though the portion of the existing shopping center that would

be perpendicular to the proposed Wal-Mart would largely screen them from view. The architecture could be enhanced by replacement of the repetitive rectilinear elements, with a more attractive architectural treatment.

The rear façade is the existing red CMU, with green metal downspouts offering the only visual relief across its entire expansive width. The side elevations offer marginally more in the way of design, with a lighter color CMU at their base, a band separating the two floors, and some detailing in lapboard siding and green standing seam metal roof.

As the architecture for the project has been adequately described on Sheet 1 of the architectural plan set entitled "Elevations," a proposed condition in the Recommendation section of this staff report would require that Sheet 3 entitled "Disclosure" be removed from the plan set as it is superfluous and such disclosure is not needed as part of the DSP. Another proposed condition in the Recommendation section of this staff report would require some improvements in the architecture of the façades discussed above prior to signature approval.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the General Commercial, Existing (C-G) Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-461(b), which governs permitted uses in commercial zones. The proposed Wal-Mart is a permitted use in the C-G Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-462, Regulations, regarding additional regulations for development in commercial zones.
 - c. See Finding 15 regarding the project's conformance with the requirements of Section 27-285(b).
 - d. The proposal is also in conformance with the requirements of Section 27-568, Required number of parking spaces.
8. **Preliminary Plans of Subdivision 4-87104 and 4-02103:** Preliminary Plan 4-02103 was approved by the Planning Board on February 6, 2003. Resolution No. 03-22 was adopted on March 6, 2003, formalizing that approval. Preliminary Plan 4-87104 was approved by the Planning Board on September 24, 1987. Resolution No. 87-433 was subsequently adopted by the Planning Board, formalizing that approval. Each relevant condition of each approval is included in **boldface** type below followed by staff comment:

Preliminary Plan of Subdivision 4-87104:

3. **Prior to issuance of any building permits, all necessary improvements (construction of four lanes, closed section divided highway with auxiliary turn lanes at the intersection between Stations 155 and 180) to the intersection of MD 450 and Glenn Dale Road shall be in place or shall be programmed by the Maryland State Highway Administration or others in conjunction with the Maryland State Highway Administration.**

Comment: In a memorandum dated January 16, 2014, the Transportation Planning Section stated that it is worth noting that, while Condition 3 required improvements to the critical intersection of Annapolis Road (MD 450) at Glenn Dale Road (MD 953), there was no trip cap explicitly identified among any of the conditions of approval. In reviewing the Transportation staff referral, as well as the staff report prepared for the Planning Board hearing of 4-87104, it has been documented in these reports that the transportation analyses required for a finding of adequacy were based on the subject property being developed with 104,050 square feet of retail and 19,850 square feet of office. As of this writing, all of the conditioned improvements have been constructed.

Preliminary Plan of Subdivision 4-02103:

- 1. Development of the subject property shall be consistent with the stormwater management concept plan approved by the Department of Environmental Resources, CSD No. 958006-480.**

Comment: In a memorandum dated February 3, 2014, the Subdivision Review Section stated that General Note 3M on the SDP indicates that the site is subject to Stormwater Management Concept Plan 19201-2012-00, approved October 1, 2012. Additionally, staff is in receipt of Stormwater Management Concept Plan 19201-2012-00, approved October 1, 2012 and valid until October 1, 2015, which supports the site plan note. Apparently, the later approval replaced the earlier approval as the operative stormwater management approval for the site.

- 3. Prior to submission of a Detailed Site Plan, the applicant, the applicant's heirs, successors, or assignees shall consult with Historic Preservation staff regarding the optimum location for the historical marker and its Environmental Setting. (An appropriate location for the historical marker is south and east of the proposed concrete sidewalk, west of and at the foot of the retaining wall and fence).**

Comment: In a memorandum dated December 30, 2014, the archeological coordinator stated that the applicant proposed and had approved by the Historic Preservation Commission (HPC) a small area (ten feet by four feet) at the southwestern corner of Parcel B as the location for the historic marker at the time of preliminary plan approval. Further, she stated that the approved location is shown on the plat (REP-205-19) and that this condition had been satisfied.

- 4. The applicant shall prepare an exhibit showing the proposed size and location of the setting, as well as the text for the historical marker. This exhibit shall be reviewed by Historic Preservation staff, and the new Environmental Setting shall be approved by the Historic Preservation Commission (HPC) prior to approval of the Detailed Site Plan.**

Comment: In a memorandum dated December 30, 2013, the archeological coordinator stated that, at its October 21, 2003 meeting, the HPC voted unanimously (7-0) to approve the size and location of the required historic marker (ten feet by four feet) as shown on the plat, thereby satisfying this condition.

- 5. After the new Environmental Setting for Historic Site 70-017 has been reviewed and approved by HPC, and prior to approval of the first building permit for Parcel B, the applicant/owner of the property shall erect on that approved setting a historical marker with the text that has been approved by the staff of HPC.**

Comment: In a memorandum dated December 30, 2013, the archeological coordinator stated that the HPC approved the removal of the existing environmental setting and replacing it with a historical marker. The applicant is currently working with Historic Preservation staff on the proposed text for the historic marker. The text will be finalized at the time of submittal of a Historic Area Work Permit application for erection of the historical marker. At the archeological coordinator's suggestion, Condition 5 has been carried forward as a proposed condition in the Recommendation section of this staff report.

6. **Prior to signature approval of the Preliminary Plan of Subdivision, TCPI/12/03 shall be revised to:**
 - a. **Show the full extent of the existing woodlands.**
 - b. **Show the current version of the TCP1 notes.**
 - c. **Revise the Woodland Conservation Worksheet to indicate the entire site will be cleared.**
 - d. **Have the revised plan signed and dated by a Qualified Professional.**

Comment: Staff ensured that these requirements were met as required at the time of certificate approval of Preliminary Plan 4-12013.

7. **Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/12/03). The following note shall be placed on the Final Plat of Subdivision:**

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/12/03), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”

Comment: Type II Tree Conservation Plan TCPII/113/94-01 has been submitted with the subject DSP. A review by the Environmental Planning Section indicates that the plan meets all applicable environmental requirements, subject to recommended conditions which have been included in the Recommendation section of this report. Therefore, it may be said that the proposed project is in conformance with TCP1/12/03.

9. **Detailed Site Plan DSP-89063 and its revisions:** Detailed Site Plan DSP-89063 was approved by the Planning Board on August 16, 1989. Resolution No. 89-414 was subsequently adopted by the Planning Board, formalizing that approval. Each relevant condition of that approval is included in **boldface** type below followed by staff comment:
8. **The applicant shall construct an eight-foot-wide hard surface pedestrian/bike trail along the entire frontage of Glenn Dale Road except for the last 50+ feet. This trail shall connect to the intersection with MD Route 450 to the north and the approved six-foot-wide path connection in the Glensford development to the south.**

Comment: In a memorandum dated February 6, 2014, the trails coordinator indicated that this trail was not provided at the time of construction of the original shopping center. Instead, the subject site was improved with a standard five-foot-wide sidewalk along its entire frontage. This condition may have been modified by the Maryland State Highway Administration (SHA) at the time of road construction permitting, although as it is now more than 23 years since that time it would be difficult to determine this conclusively. However, based on his analysis of 2011 aerial photographs for the corridor, it appeared that standard sidewalk along the site's frontage is consistent with frontage improvements elsewhere along Glenn Dale Road (MD 953). In fact, he stated that the entire eastern side of Glenn Dale Road has been improved with standard sidewalk from its intersection with Annapolis Road (MD 450) to just south of its intersection with Lottsford Drive. Therefore, despite the requirement of this prior approval, he recommended no changes to the existing sidewalks at this time and suggested that on-road bicycle facilities be considered comprehensively by SHA for the corridor when it resurfaces or otherwise improves Glenn Dale Road.

Detailed Site Plan DSP-89063/05 was approved by the Planning Board on November 6, 2003 for the Educational Systems Federal Credit Union and removal of the historic site and the M-NCPPC trail. Prince George's County Planning Board Resolution No. 03-241 was subsequently adopted by the Planning Board on November 13, 2003, formalizing that approval. Condition 3 of that approval, relevant to this approval, is included in **boldface** type below followed by staff comment:

3. **Prior to issuance of the Historic Area Work Permit for erection of the historic marker, the applicants and the applicants' heirs, successors, and/or assignees shall submit the text for the historic marker to be reviewed and approved by the Historic Preservation Commission.**

Comment: In a memorandum dated December 30, 2013, the archeology planner coordinator suggested that this condition be brought forward to the subject approval. Staff has included it in the Recommendation section of this staff report.

10. **Final Plat REP 205-19:** Parcel C was recorded in Plat Book REP 205-19 on February 14, 2005. The following plat note included in **boldface** type below and followed by staff comment is relevant to the approval of the subject DSP:

1. **Access to parcel "B" along the Annapolis Road frontage is denied and all access to Parcel "B" shall be through the common access easement pursuant to Section 24-128 (b) (9) of the Prince George's County Subdivision Regulations.**

Comment: In a memorandum dated February 6, 2014, the Subdivision Section stated that the record plat delineated the common access easement on Parcel C and indicated a denial of access along the Annapolis Road (MD 450) frontage on a portion of Parcel C. Further, they stated that the subject DSP correctly shows the location of the common access easement and indicates the denial of access along the frontage of Annapolis Road. They said, however, that the DSP should be revised to provide shading or hatching to more clearly identify the common access easement on the site plan and that Note 1 of the record plat should be added as a general note on the DSP.

A proposed condition in the Recommendation section of this staff report would require that, prior to signature approval, the DSP be revised to more clearly graphically identify the common easement on the site plan and that Note 1 of the record plat shall be added as a general note to the DSP.

11. **2010 Prince George's County Landscape Manual:** The proposed development is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3(a), Landscaped Strip Requirements; and Section 4.7, Buffering Incompatible Uses of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Pursuant to County Council Bill CB-17-2013, the project is exempt from the requirements of Section 4.3(c), Interior Planting of Parking Lots.

The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in general compliance with the applicable sections of the Landscape Manual.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the entire site is more than 40,000 square feet in area, more than 5,000 square feet of woodland was disturbed, and has previously approved Type I and Type II tree conservation plans (TCPI/TCPII).

The Environmental Planning Section completed a review of submitted TCPII-113-94-01 and found that the plan is in compliance with the WCO, provided certain conditions are included in the approval. As they have been included in the Recommendation section of this staff report, it may be said that the project conforms to the relevant requirements of the WCO.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Pursuant to Council Bill CB-19-2013, the subject project is exempt from the requirements of the Tree Canopy Coverage Ordinance.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation Section**—In emailed comments received December 30, 2013, the Historic Preservation Section stated that the review of the subject project revealed that Historic Site 70-017 (Buena Vista) is located on Parcel B, part of the subject site. Though the house has been demolished, they stated that there is a ten- by four-foot environmental setting for an interpretive sign, which has never been erected, perhaps because the building expansion approved in DSP-89063/05, as formalized in PGCPB Resolution No. 03-241, was never completed. A proposed condition in the Recommendation section of this staff report would require that the interpretive sign be erected prior to issuance of the first building permit for the subject project.
- b. **Archeological Review**—In a memorandum dated December 30, 2013, the archeological planner coordinator offered the following background to the archeological aspects of the project:

With the adoption and approval of the 1981 *Prince George's County Historic Sites and Districts Plan*, Buena Vista, a Greek Revival-style plantation house of wood frame construction built in the mid-1850s, was designated as Historic Site 70-017. Its location was a 16.8-acre parcel of land at 4811 Glenn Dale Road in the Glenn Dale area. In December 1994, the Historic Preservation Commission (HPC) established a smaller environmental setting for Buena Vista (2.39 acres). In the late 1990s, a shopping center was constructed on the remainder of the 16.8-acre parcel, and the developers sought a plan for restoration and reuse of the Buena Vista house. After several proposals for

renovation and use of the house failed, the owner/developer of the shopping center (Manekin) reached an agreement with Henry and Nora Wixon, by which the house was legally conveyed to the Wixons and was then moved in February 2002 to the Wixons' 25-acre farm approximately one mile to the northeast. The HPC and staff worked with the Wixons and their architect in reviewing the plans for relocation, restoration, and addition to the Buena Vista house.

In her December 20, 2013 memorandum regarding the DSP-89063-07, Duvall Shopping Center Wal-Mart site, the archeological planner coordinator offered the following recommended archeologically-related findings regarding the subject project:

- (1) In May 2001, the HPC approved Historic Area Work Permit 9-01 for the relocation and proposed addition to the Buena Vista house with several conditions. Condition 2 of that approval is the following:

“At the next phase of development plans for the Duvall Village Shopping Center, or at the time of the amendment of the Detailed Site Plan, the Historic Preservation Commission shall redetermine and reduce the Environmental Setting of Historic Site 70-017(Site of Buena Vista) to include a small area of ground in the vicinity of the site, upon which a historical marker, visible to passersby, shall be erected by the owner of the property.”
- (2) In early 2003, the applicant submitted Preliminary Plan of Subdivision 4-02103 for the Duvall Village Shopping Center, including Parcel B, the former location of the Buena Vista house. This plan proposed a small (ten- by four-foot) area at the southwestern corner of Parcel B as the proposed location of the required historic marker (i.e., the proposed environmental setting of the Site of Buena Vista). Historic Preservation staff suggested a minor change in its location. In March 2003, the Planning Board approved Preliminary Plan 4-02103 as formalized by the adoption of PGCPB Resolution No. 03-22. See Finding 8 for a discussion of archeologically-related Conditions 3, 4, and 5 of that approval.
- (3) The applicant revised the proposed location of the historical marker (i.e., the proposed environmental setting) as suggested by Historic Preservation staff and as noted in Condition 3 of PGCPB Resolution No. 03-22, which was shown on DSP-89063/05. The applicant then submitted a request for determination of environmental setting for this location.
- (4) At the October 21, 2003 HPC meeting, the Commissioners reviewed the background of the case and the conditions of development that relate to the change in the historic site since the relocation of the Buena Vista house. Staff suggested that, as the ten- by four-foot area proposed as the environmental setting was sufficient and appropriate for the erection of a historical marker, was very close to the original location of the Buena Vista house, and would be clearly visible to passersby, it constituted an appropriate environmental setting of Historic Site 70-017 (Buena Vista).
- (5) Staff recommended that the HPC approve the size and location of the required historical marker, ten feet by four feet, as shown on the plan for DSP-89063/05, with the condition that the text for the marker be finalized and approved by HPC

prior to the submittal of an application for a historic area work permit for erection of the marker.

- (6) The resolution of approval for DSP-89063/05 (PGCPB No. 03-241) contains one condition, Condition 3, which relates to the historic site. See Finding 9 for a discussion of that requirement.

In conclusion, the archeological planner coordinator offered the following, suggesting that a condition be attached to the approval regarding a trigger for approval by the Historic Preservation Commission of the text to be placed on the historic marker:

- (1) At its October 21, 2003 meeting, the Historic Preservation Commission voted unanimously to approve the size and location of the required historical marker, ten feet by four feet, as shown on the plan for DSP-89063/05, with the condition that the text for the marker be finalized and approved by the Historic Preservation Commission prior to submittal of the historic area work permit for erection of the marker.
- (2) The applicant should submit text for the historical marker through the submission of an application for a historic area work permit.
- (3) Condition 3 of PGCPB Resolution No. 03-241 should be carried forward with this application.
- (4) The applicant should make the following corrections to the detailed site plan:
 - (a) Sheet 4, Note R should read: “The Site of Buena Vista (70-017) and its ten- by four-foot environmental setting is located on Parcel B.”
 - (b) On Sheets 5, 7, 9, 11, 13, and 16, show the location of the site of Buena Vista and its ten- by four-foot environmental setting (as shown on Plat REP 205-19) and label the historic site “The Site of Buena Vista (70-017).”

Comment: The archeological planner coordinator’s suggestions and proposed conditions have been included in the Recommendation section of this staff report.

- c. **Community Planning Division**—In a memorandum dated January 30, 2014, the Community Planning Division stated that the subject project is consistent with the 2002 *Prince George’s County Approved General Plan* Urban Design policies for the Developing Tier and conforms to the community design recommendations of the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* (area master plan). More specifically, they stated that the area master plan recognizes the Duvall Village Shopping Center as one of eight commercially-zoned areas within the sector plan area that should incorporate green building standards and should reuse existing commercial space, such as blighted or vacant buildings.

The Community Planning Division offered the following planning comments regarding the subject project:

- (1) There are no area master plan issues associated with this application. The area master plan states that, based on the condition of existing commercial areas and recently completed, pending, and planned development, commercial zoning amendments should focus on facilitating redevelopment in targeted commercially zoned areas, such as Duvall Village.
- (2) The shopping center is currently underutilized as there are a number of vacant spaces. The proposed request in this application would enhance the utilization of the existing shopping center, provide a sense of stability, and reduce or eliminate the use of vacant space by “seasonal/temporary” retailers. The area master plan provided these additional recommendations for commercial/employment center design that may be relevant to this application:
 - **Provide landscaped parking areas:** Landscaping should be incorporated into parking areas to soften edges and screen surface lots from public streets and internal pathways...Landscaping can also visually break up large areas of empty space and reduce heat effects in summer months.
 - **Create internal pedestrian pathways that connect parking areas to building entrances:** Special attention should be paid to moving pedestrians safely from parking areas to building entrances. Traditional parking lot design forces pedestrians to walk along parking aisles, creating potential conflicts with vehicles trying to exit and enter parking spaces. Separate pathways should be provided to remove pedestrians from the vehicular aisle area, connecting directly to pedestrian crosswalks and sidewalks that lead to building entrances.
 - **Incorporate internal access drives to reduce the number of curb cuts onto major roadways:** Internal traffic should be considered in the context of circulation patterns on adjacent properties and roadways. Access points for vehicles should be minimized to reduce the number of driveways connecting to roadways, which often lead to traffic hazards. Internal connections should be provided to allow vehicles to travel between adjacent commercial properties without having to enter a major roadway, then exit again within a short distance.
 - **Provide adequate screening for utility and service features:** Service and utility areas should not be visible from public rights-of-way and should not block building access, views, or pedestrian pathways. Screening devices should be compatible with the design character of the shopping center.
 - **Provide functional and attractive outdoor lighting:** Outdoor lighting should provide adequate illumination for building entrances, walkways, and parking areas, but should be sensitive to impacts on adjacent properties or into the sky. Lighting standards and fixtures should be human-scaled and compatible with the design character of the shopping center.

- **Ensure security and safety:** All parking lots and building entrances should have high degrees of visibility, appropriate lighting, and walkways. The use of crime prevention through environmental design (CPTED) is strongly encouraged.
- **Use high quality materials with compatible colors and textures:** Buildings should complement the design character of nearby properties. Materials, colors, and textures should create visual interest and contribute to a harmonious design.
- **Use design elements to break up long façades:** Windows, doors, and changes in textures can all be used to break long façades into smaller units that seem more inviting.
- **Create a unified signage system:** Buildings that are part of the same shopping center should have coordinated signage that emphasizes the visual design character of the center. Although signs do not have to have the same lettering, they should be of similar sizes and shapes. Signs with internal illumination, LCD (liquid crystal display) screens, or flashing/scrolling effects are not appropriate.
- **Promote energy efficient design:** If feasible, building design should incorporate energy-saving elements, such as solar panels, wastewater recycling, water-saving fixtures, and energy-efficient windows and HVAC (heating, ventilation, and air conditioning) systems.

In conclusion, Community Planning staff supports the expansion of the proposed Wal-Mart at Duvall Village as it is in conformance with the area master plan recommendations for the shopping center. The expansion would cover an existing grassy portion of the site and would not impose on any other existing structures. The proposal fills a retail vacancy in the shopping center and would serve as a necessary anchor. The economic benefits of the proposed Wal-Mart are also substantial, as it could bring many new jobs to the community.

- d. **Transportation Planning Section**—In a memorandum dated January 16, 2014, the Transportation Planning Section stated that they had reviewed the subject project and offered the following background to the transportation-related aspects of the project:

The property has been the subject of two preliminary plans of subdivision approvals, as well as, a DSP review and approval. See Finding 8 for a discussion of transportation-related Condition 3 of the approval of Preliminary Plan 4-87104.

The Transportation Planning Section went on to state that, on November 14, 2002, the Planning Board approved Preliminary Plan 4-02103 (PGCPB Resolution No. 03-22) with ten conditions. This preliminary plan was approved with a development density of 114,139 square feet of commercial development. Based on the staff report for this application, Preliminary Plan 4-02103 represented a resubdivision of an existing parcel and, because the parcel is partially developed and has an approved level of development which was the subject of an adequacy test in 1987 and no further development is proposed, the Planning Board deemed the application to have no net impact on surrounding roadways.

In the application that is currently pending, the applicant is proposing the expansion of an existing building (vacant grocery store) within a shopping center. The proposed expansion of 21,678 square feet (of which 12,519 square feet was previously approved) would bring the total area of development within the shopping center to 109,342 square feet. In light of the fact that the proposed shopping center expansion will fall below the development thresholds that were the subject of previous approvals, staff concludes that there will be no net increase in off-site traffic.

The Transportation Planning Section then offered the following comments regarding internal circulation on the site:

The expansion of the existing development that is being sought will have no impact on access to the site. All of the previous access points will remain and there will be no new access point provided. Regarding on-site circulation, staff has no issues.

In conclusion, the Transportation Planning Section stated that, from the standpoint of transportation, they would suggest that the subject plan is acceptable and meets the finding required for a DSP as described in Section 27-285 of the Zoning Ordinance. Further, they stated that, in accordance with their review, there are no transportation planning issues that require resolution prior to issuance of building permits for the project, but that the applicant should be advised that SHA may require that other transportation planning considerations be addressed before they issue the required access permit.

- e. **Subdivision Review Section**—In a memorandum dated February 3, 2014, the Subdivision Section stated that the subject property is known as Parcel C and located on Tax Map 45 in Grid C-4. Further, they noted that the site is currently improved with a 4,835-square-foot bank, a 26,591-square-foot retail center, and a 56,238-square-foot vacant store, and that the applicant proposes a 21,678-square-foot addition to the 56,238-square-foot vacant store, making the total gross floor area of development on the site 109,342 square feet.

Further, the Subdivision Section stated that the site is subject to the requirements of the approval of Preliminary Plan of Subdivision 4-02103 approved by the Planning Board on March 6, 2003 and which approval was formalized in PGCPB Resolution No. 03-22, and made subject to ten conditions, all of which are relevant to this approval. See Finding 8 for a full discussion of those conditions. The approval also contained 15 findings. See Finding 8 also for a full discussion of Finding 8 of the preliminary plan approval, which is relevant to the subject project.

The Subdivision Section then noted that Parcel C was recorded in Plat Book REP 205-19 on February 14, 2005. They also noted that the subject DSP correctly shows the bearings and distances and ten-foot-wide public utility easements on Parcel C, except for the southern property line. In that regard, they said that the DSP should show the bearings and distances on the southern property line for Parcel C as reflected on the record plat.

Comment: A proposed condition in the Recommendation section of the staff report would require that, prior to signature approval, the DSP be revised along the southern property line for Parcel C to mirror the record plat.

Further, the Subdivision Section indicated that the record plat contains notes, including Note 1 which is relevant to the subject review. See Finding 9 for a full discussion of that note.

In closing, the Subdivision Section stated that DSP-89063-07 is in substantial conformance to the requirements of approved Preliminary Plans 4-02103 and 4-87104 and record plats, if the comments they offered have been addressed; and that failure of the site plan and record plats to match, including bearings, distances, and lot sizes, will result in permits being placed on hold until the plans are corrected.

Comment: As the Subdivision Section's comments are proposed to be addressed by conditions in the Recommendation section of this staff report, it may be said that DSP-89063-07 is in substantial conformance to the requirements of approved Preliminary Plans of Subdivision 4-02103 and 4-87104.

- f. **Trails**—In a memorandum dated February 6, 2014, the trails coordinator stated that he reviewed the subject DSP for trail-related issues of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements, and indicated that Prince George's County rights-of-way and sidewalks were an issue.

More particularly, the trails coordinator noted that the Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians:

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The area master plan makes two recommendations for Glenn Dale Road (MD 953) with both bicycle facilities and sidewalks on pages 171 and 172 of the master plan, respectively, as follows:

- **Glenn Dale Road (MD 953): On-road bicycle facilities. Will improve non-motorized access to the WB&A Trail, the MD 450 sidepath, and the former Glenn Dale Hospital site.**
- **Glenn Dale Road: Construct standard or wide sidewalks.**

The subject site's frontage has been improved with the required right-of-way dedication and a standard sidewalk. The sidewalk accommodates pedestrians along the frontage of the subject site and provides access to the existing master plan trail along Annapolis Road (MD 450).

The original approval for the subject site included Condition 8 requiring a trail along Glenn Dale Road. See Finding 8 for a discussion of that condition.

The trails coordinator went on to analyze the internal pedestrian facilities in his memorandum dated January 6, 2014. More particularly, he offered the following:

- Crosswalks have been provided from the handicapped spaces to the building entrance or nearby sidewalks;
- A designated walkway has been striped leading from the public sidewalk along Glenn Dale Road to the proposed extension of the Wal-Mart building;
- A pedestrian zone is also designated immediately in front of the building entrance.

The trails coordinator stated that he supported the provision and retention of the above facilities and that, in recognition of the existing master plan trail along MD 450, a small amount of bicycle parking is recommended near the entrance to the Wal-Mart.

In conclusion, the trails coordinator stated that, from the standpoint of non-motorized transportation, the site plan is acceptable, fulfills the intent of the applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a DSP as described in Section 27-285 of the Zoning Ordinance if a condition requiring bicycle rack(s) accommodating a minimum of five bicycle parking spaces are located conveniently to the entrance of the subject Wal-Mart.

A proposed condition in the Recommendation section of this staff report would require the bicycle parking suggested by the trails coordinator and supported by the area master plan's transportation goal of encouraging alternative means of transportation be indicated on the plans prior to certificate approval of the plans.

- g. **Environmental Planning Section**—In a memorandum received February 10, 2014, the Environmental Planning Section offered the following background for the project:

This site was previously reviewed by the Environmental Planning Section for Preliminary Plan of Subdivision 4-02103 and associated Type I Tree Conservation Plan TCPI-012-03. Detailed Site Plan DSP-89063 and Type II Tree Conservation Plan TCPII-113-94 were also reviewed for the site. The preliminary plan and TCPI were approved with conditions, which are found in PGCPB Resolution No. 03-22. There have been several revisions to the DSP since the original DSP and TCPII was approved in 1989. The most recent approval was DSP-89063/05.

The site is not subject to the environmental regulations in Subtitles 25 and 27 of the Prince George's County Code that became effective on September 1, 2010 and February 1, 2012.

A review of the information available indicates that wetlands, streams, 100-year floodplain, and steep and severe slopes are not found to occur on the property. This site is located within the Western Branch sub-watershed which is part of the Patuxent Watershed. According to the Sensitive Species Project Review Area (SSSPRA) map prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property. The site contains approximately 0.78 acre of woodland and 2.32 acres of

reforested woodland according the currently approved TCPII. This site is located in the Developing Tier as reflected in the *Prince George's County Approved General Plan* (General Plan). According to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), the predominant soils found to occur on-site include Collington-Wist-Urban land complexes; Sassafras-Urban land complexes; Udorthents, highway; Urban land-Collington-Wist complex; and Urban land-Sassafras complex. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property. The site has frontage on Glen Dale Road, which is designated as a collector in the 2009 *Approved Countywide Master Plan of Transportation* and is not regulated for noise; however, Annapolis Road (MD 450) is a master-planned arterial roadway within close proximity to the site that is regulated for noise. Both of these roads are designated as scenic and historic roads according to PG Atlas. The site is not located in the Joint Base Andrews imaginary runway surface area. The site is located in the Developing Tier of the General Plan.

The Environmental Planning Section then offered the following environmental review of the subject project.

- (1) The site has a forest stand delineation (FSD) that was submitted as part of the DSP review in 1994. The FSD showed that the site originally contained 1.68 acres of fragmented woodland areas. The FSD stated that numerous specimen trees existed on-site, but no total was provided.

A natural resources inventory (NRI) is not required at this time because the site is grandfathered from the current environmental regulations contained in Subtitle 27 with regard to the submittal requirements for a NRI.

- (2) The site is subject to the Woodland Conservation Ordinance because it has a previously approved tree conservation plan. The previously approved TCPII was also submitted to fulfill the landscape requirements of the site and thus shows woodland conservation treatment areas and required landscape buffers with associated plantings. Based on a review of the DSP, it appears that there will be no change in the approved limits of disturbance (LOD) on the TCP, indicating that the previously approved 0.78 acre of preservation and 2.32 acres of woodland planting will remain intact on the site; however, these areas have not been sufficiently identified and labeled on the plan. The TCPII will need to be revised to clarify some information, and restore information approved on the previous plan.

The plan shows a very large label on Parcel B. This previously approved plan showed that this parcel contained woodland preservation and a significant amount of woodland planting; however, the label makes these areas unreadable due to its opaque placement on the plan. Additionally, none of the approved woodland conservation treatment areas identifying the 0.78 acre of woodland preservation and 2.32 acres of woodland afforestation are identified. Revise the TCPII to identify and demonstrate where the required 3.10 acres of preservation and reforestation/afforestation will be provided on the site. Identify these woodland conservation areas on the revised TCPII, and distinguish the preservation and reforestation/afforestation areas from the landscaped areas. Demonstrate on the plan that the total acreage required for these two woodland conservation types has been satisfied.

- (3) According to the NRCS Web Soil Survey, the predominant soils found to occur on-site include the Collington-Wist-Urban land complex, 0 to 5 percent slopes; Collington-Wist-Urban land complex, 15 to 25 percent slopes; Sassafras-Urban land complex, 0 to 5 percent slopes; Sassafras-Urban land complex, 5 to 15 percent slopes; Udorthents, highway, 0 to 65 percent slopes; Urban land-Collington-Wist complex, 0 to 5 percent slopes; and Urban land-Sassafras complex, 0 to 5 percent slopes. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property.

Comment: This information is provided for the applicant's benefit. The county may require a soils report in conformance with Council Bill CB-94-2004 during the building permit review process.

- (4) The stormwater management design is conceptually and technically required to be reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPIE) to address surface water runoff issues in accordance with Subtitle 32, Water Quality Resources and Grading Code, which requires that environmental site design be implemented to the maximum extent practicable. An approved Stormwater Management Concept Plan (19201-2012-00) shows three micro bioretention areas, an existing underground stormwater detention area, and two existing infiltration trenches throughout the development. The fee-in-lieu of providing on-site attenuation/quality control measures for the site is \$1,120.00 and the permit expires October 1, 2015.

The LOD shown on the approved stormwater management concept plan along the northeastern corner of Parcel C differs significantly from that shown on the DSP and TCPII for the proposed addition. Specifically, the LOD shown on the approved concept plan shows clearing in the existing afforestation area on-site that is shown to be retained on the TCPII. Furthermore, the approved stormwater management concept plan shows a proposed retaining wall in the afforestation area that is not reflected on the DSP and TCPII.

The Environmental Planning Section then suggested that the TCPII should be revised to match the approved concept plan by expanding the LOD and adding the retaining wall to the plan, or obtain a new stormwater management concept approval based on the TCPII LOD.

Comment: Proposed conditions in the Recommendation section of this staff report have been included to address the Environmental Planning Section's concerns as outlined above.

- h. **Prince George's County Fire/EMS Department**—In a memorandum dated February 6, 2014, the Fire/EMS Department offered comment on private road design, needed accessibility, and the location and performance of fire hydrants.
- i. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 31, 2014, DPIE stated that, in response to Detailed Site Plan DSP-89063-07, they wanted to offer the following referral comments:

- The property is located in the southeastern quadrant of Annapolis Road (MD 450) and Glenn Dale Road (MD 953). Glenn Dale Road and Annapolis Road are state-maintained highways; therefore, coordination with SHA is required and the project does not directly impact any county-maintained roadways;
- The proposed development is not consistent with the requirements of approved Stormwater Management Concept Plan 19201-2012 dated October 1, 2021.

Comment: A proposed condition in the Recommendation section of this technical staff report would require that, prior to signature approval, the applicant revise the site plan and/or stormwater management concept plan so they are able to garner and submit to the Planning Board (or its designee) a writing that the proposed site plan is consistent with an approved stormwater management concept plan for the site.

- j. **Prince George's County Police Department**—In a memorandum dated January 6, 2014, the Police Department stated that, after reviewing the plans and visiting the site, they found no crime prevention through environmental design (CPTED) issues that needed attention. They noted, however, that the trees located next to the existing pole-mounted light fixture near the loading dock are in need of pruning or removal, as they block light transmission to the service roadway and loading dock areas. He said that this is an example of both a lack of site maintenance and improper selection and placement of selected trees planted.

Comment: A proposed condition in the Recommendation section of this report would require that, prior to signature approval of the plans, the applicant provide evidence that the trees interfering with the proper functioning of the light fixtures have been appropriately pruned. Conformance to this requirement shall be determined by the Planning Board or its designee.

- k. **Prince George's County Health Department**—In a memorandum dated January 15, 2014, the Health Department completed a desktop health impact assessment review of the DSP submission for the above-referenced site and has the following comments/recommendations:

- (1) Research suggests that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light on existing residential areas that are located behind and beside the site.
- (2) Increased traffic volumes in the area can be expected as a result of the inclusion of the Wal-Mart on the site. Scientific reports have found that road traffic is considered a chronic environmental stressor and may impact people living in the adjacent communities. In addition, there should be clearly marked pedestrian crossings in the roads between the community and shopping center.
- (3) Indicate the dust control procedures to be implemented during the construction phase of this project. No dust should be allowed to cross over property lines and impact adjacent properties.

- (4) Indicate the noise control procedures to be implemented during the construction phase of this project. No construction noise should be allowed to adversely impact activities on the adjacent properties.
- (5) Barriers should be created between the shopping center and the adjacent communities to eliminate the migration of trash and refuse to the adjacent communities from the shopping center.

Comment: Conditions are proposed below in response to the Health Department's suggestions in those areas where the Planning Board has appropriate authority.

- l. **Maryland State Highway Administration (SHA)**—In a memorandum dated January 8, 2014, SHA offered numerous comments that have either been addressed through revisions to the plans, in the Recommendation section of this staff report, or through SHA's separate permitting process.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—In emailed comments received December 26, 2013, WSSC offered standard comments, comments regarding existing and proposed pipe labeling, existing water and sewer on-site and on-site connections, existing water and sewer easements on-site, the possibility that some water and sewer lines on-site may require abandonment and relocation, and that site utility on-site review is required for water and sewer service.
 - n. **Verizon**—In an email dated January 3, 2014, a representative of Verizon stated that they would like a ten-foot-wide public utility easement, indicated free and clear of any obstructions adjacent and parallel to and contiguous with all public rights-of-way.
 - o. **Baltimore Gas and Electric (BG&E)**—At the time of this writing, we have not received comment from BG&E regarding the subject project.
15. Based on the above and in accordance with Section 27-285(b) of the Zoning Ordinance, the detailed site plan 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.

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-89063-07 and Type II Tree Conservation Plan TCPII 113-94-04 for Duvall Village Shopping Center, Wal-Mart, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall make the following revisions to the plans and provide the specified additional documentation:
 - a. Sheet 4, Note R shall be revised to read: "The Site of Buena Vista (70-017) and its ten- by four-foot environmental setting is located on Parcel B."

- b. Sheets 5, 7, 9, 11, 13, and 16 shall show the location of the site of Buena Vista and its ten- by four-foot environmental setting (as shown on Plat REP 205-19) and shall label the historic site as “The Site of Buena Vista (70-017).”
- c. The applicant shall revise the plans to provide parking for a minimum of five bicycles at a location convenient to the entrance of the subject Wal-Mart. The location and design of the racks shall be approved by the Planning Board or its designee.
- d. The applicant shall revise the plans to clearly indicate all items requiring screening and the screening required by Section 4.4 of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The final approval of the screening shall be approved by the Planning Board or its designee to conform to the requirements of the Landscape Manual.
- e. A list of any energy-saving elements, such as solar panels, wastewater recycling, water-saving fixtures, and energy-efficient windows and heating, ventilation, and air conditioning (HVAC) systems shall be provided as a note on the plans.
- f. The applicant shall revise the plans so that the southern property line of Parcel C as represented on the DSP mirrors the southern property line on the record plat recorded in Plat Book REP 205-19.
- g. The applicant shall revise the stormwater management concept plan and obtain documentation from the Department of Permitting, Inspections and Enforcement (DPIE) stating that the proposed development is in conformance to the requirements of that revised stormwater management concept plan. If the applicant wishes to revise the site plan to conform to the existing approved stormwater management concept plan, the applicant shall pursue a formal revision to the plan.
- h. The DSP shall be revised to more clearly graphically identify the common access easement on the site plan, and Note 1 from the record plat recorded in Plat Book REP 205-19 shall be added as a general note to the DSP.
- i. The applicant shall remove the Tree Canopy Coverage Ordinance schedule from the plan set as the project is exempt from its requirements.
- j. The applicant shall remove the architectural disclosure sheet from the plan set.
- k. The architecture shall be revised in consultation with the Urban Design staff to replace the repetitive rectilinear decorative elements flanking the main entrance on the front elevation with more attractive decorative elements, such as lattices and/or ornamental masonry.
- l. The Type II tree conservation plan (TCPII) shall be revised to clearly show the previously approved plantings and woodland conservation areas. Specifically, the areas on Parcel B and the plantings along the western boundary of Parcel C shall be shown and labeled appropriately with the correct woodland conservation type and acreage.
- m. The TCPII shall be revised to show the proposed building footprint to be consistent with the footprint shown on the DSP.

- n. The TCPII shall be revised to identify and demonstrate where the required 3.10 acres of preservation and reforestation/afforestation will be provided on the site. Identify these woodland conservation areas on the revised TCPII and distinguish the preservation and reforestation/afforestation areas from the landscaped areas. Demonstrate on the plan that the total acreage required for these two woodland conservation types has been satisfied.
 - o. The approval block on the TCPII shall be revised to correctly show the previous approvals typed in the box with the correct dates as follows:

00	PGCPB95-100	4/027/95
01	H. Miller	6/27/95
02	H. Miller	6/10/99
03	L. Shirley	10/29/03
 - p. The TCPII shall be revised to reflect the design shown on the concept plan consistent with the proposed DSP and TCPII. Revise the TCPII worksheet as necessary.
 - q. The boundary of the project shall be revised on page 5 (Overall Plan) of the DSP and throughout the plan set to include Parcel B.
 - r. The asphalt pedestrian pathway currently striped from the southern access to the property to the building shall be revised to a concrete standard sidewalk.
- 2. Any new outdoor lighting provided for the site shall be functional and attractive and shall provide adequate illumination without causing negative off-site impacts. Existing overgrown vegetation proximate to the existing outdoor light fixtures shall be pruned so as to not interfere with their proper functioning.
 - 3. Prior to issuance of the historic area work permit for erection of the historic marker, the applicant and the applicant's heirs, successors, and/or assignees shall submit the text for the historic marker to be reviewed and approved by the Historic Preservation Commission.
 - 4. Prior to approval of the next building permit for Parcel C, the applicant/owner of the property shall erect on the approved setting a historical marker with the text that has been approved by the Historic Preservation Commission.