



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision Al Kareem

PPS-2023-019

REQUEST	STAFF RECOMMENDATION
One parcel for the development of 146 multifamily dwellings units and 3,000 square feet of commercial development.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Preliminary Plan of Subdivision PPS-2023-019

Location: East of the intersection of Madison Street, Cleveland Avenue, and US 1 (Baltimore Avenue).

Gross Acreage: 0.98

Zone: LMUTC

Gross Floor Area: 3,000 sf

Dwelling Units: 146

Lots: 0

Parcels: 1

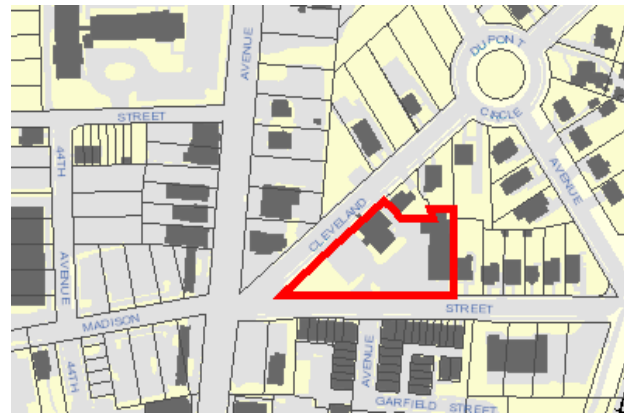
Planning Area: 68

Council District: 03

Municipality: Riverdale Park

Applicant/Address:
Al-Kareem Properties LLC
7939 Norfolk Avenue, Suite 201
Bethesda, MD 20814

Staff Reviewer: Eddie Diaz-Campbell
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Planning Board Date:	02/15/2024
Planning Board Action Limit:	02/22/2024
Mandatory Action Timeframe:	70 days
Staff Report Date:	02/07/2024
Date Accepted:	11/30/2023
Informational Mailing:	04/17/2023 04/20/2023 04/21/2023
Acceptance Mailing:	11/13/2023
Sign Posting Deadline:	01/16/2024

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: Preliminary Plan of Subdivision PPS-2023-019
Al Kareem

OVERVIEW

The site is located east of the intersection of Madison Street, Cleveland Avenue, and US 1 (Baltimore Avenue). The property is recorded as Lot 24, Block 52, on a plat of Riverdale Park, in the Prince George's County Land Records in Plat Book NLP 117 page 60, and totals 0.98 acre. The property is located within the Legacy Mixed-Use Town Center (LMUTC) Zone. In accordance with Section 24-4503 of the Prince George's County Subdivision Regulations, this preliminary plan of subdivision (PPS) is supported by and subject to approved Certificate of Adequacy ADQ-2023-015. The site is subject to the 2004 *Approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* (development plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans, as outlined herein.

The site currently consists of a mortuary (funeral parlor and crematory), which is to be razed. This PPS is evaluated for one parcel for the proposed development of 146 multifamily dwelling units and 3,000 square feet of commercial development. Given the residential use proposed for the subject property, this PPS is required in accordance with Section 24-1401 of the Subdivision Regulations.

Staff recommend **APPROVAL** of the PPS, with conditions, based on the findings contained in this technical staff report.

SETTING

The subject site is located on Tax Map 42 in Grid C4 and is within Planning Area 68. Cleveland Avenue abuts the site to the northeast and properties beyond consist of commercial development in the LUTC Zone, fronting US 1, and single-family detached dwellings within the Residential, Single-Family-65 (RSF-65) Zone. Abutting properties to the north and east consist of single-family detached dwellings within the RSF-65 Zone. Madison Street abuts the subject site to the south and the properties beyond consist of single-family attached dwellings, and commercial development within the LUTC Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	EVALUATED
Zone	LMUTC	LMUTC
Use(s)	Commercial	Residential/Commercial
Acreage	0.98	0.98
Lots	1	0
Parcels	0	1
Dwelling Units	0	146
Nonresidential Gross Floor Area	20,000 square feet	3,000 square feet

The subject PPS was accepted for review on November 30, 2023. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee (SDRC), which held a meeting on December 8, 2023, where comments were provided to the applicant. Revised plans were received on January 11, 2024, which were used for the analysis contained herein.

2. **Previous Approvals**—The Maryland Department of Assessments and Taxation records indicate structures have existed on the property since 1910. The subject property was previously platted in 1930 on a plat of Riverdale Park, recorded in Plat Book LIB A page 42, as Lots 5–9 and 15, Block 52.

Special Exception SE-3359 was approved by the Prince George’s County District Council on April 11, 1983, for the addition of a crematory within an existing garage and storage building in the eastern part of the site, adjacent to the funeral home, which is in the central part of the site fronting on Cleveland Avenue.

Preliminary Plan of Subdivision PPS 4-83045 was approved by the Prince George’s County Planning Board on June 9, 1983, for the resubdivision of Lots 1, 5–9 and 15, Block 52 of Riverdale Park. The subject site was platted as Lot 24, Block 52 in Plat Book NLP 117 page 60 pursuant to PPS 4-83045, at which time the property was zoned Commercial-Miscellaneous (C-M) and was evaluated for the existing funeral home and crematory uses on-site.

This PPS, if approved, will supersede PPS 4-83045 for the subject site.

3. **Community Planning**—Pursuant to Section 24-4101(b)(1) of the Subdivision Regulations, consistency with the 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and conformance with the development plan are evaluated, as follows.

Staff find that, pursuant to Section 24-3402(e)(1)(D)(iv), Minor and Major Subdivision, or Resubdivision, Preliminary Plan of Major Subdivision Decision Standards, of the Subdivision Regulations, this application shall conform to the recommendations of the development plan because the development plan’s Certificate of Adoption and Approval states “This *Approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* amends the

1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68*. The Development Plan and accompanying M-U-TC Zoning Map Amendment were approved by the Prince George's County Planning Board by Resolution Number 03-233 on November 13, 2003, and were approved by the Prince George's County Council, by Resolution Number CR-05-2004, on January 20, 2004, after an advertised joint public hearing was held on September 29, 2003." The mix of uses requested by the application is permitted by right.

Staff find that, pursuant to Section 24-4101(b)(1), the proposed PPS is consistent with Plan 2035's Neighborhood Centers (Local) because the proposed multifamily residential use will contribute to the recommended new housing mix of mid-rise residential.

Plan 2035

This application is located in the Riverdale MARC Neighborhood Center (page 18). Neighborhood Centers (Local) are "primarily residential areas that are often lower in density. These areas generally have fewer transit options and offer neighborhood-serving retail and office uses." Plan 2035 recommends a new housing mix of mid-rise and low-rise apartments and condominiums and townhouses. (Table 16, page 108).

The proposed major PPS is consistent with the Neighborhood Centers (Local) because the proposed multifamily residential use will contribute to the recommended new housing mix, which includes mid-rise apartments.

Development Plan

The development plan recommends mixed-use land uses on the subject property. The development plan and associated zoning map amendment (ZMA) were approved by the County Council in January 2004 via CR-5-2004. The development plan designated two town centers: one along the US 1 corridor and the other along the then B&O Railroad Line; the ZMA reclassified the property into the M-U-TC (Mixed-Use Town Center) Zone.

There are no specific building recommendations for the site on Map 3, Riverdale Park Town Center Concept Plan (page 19); however, Table 2 (page 24) shows a triangular portion of the property nearest to US 1 as Location 6, "Intersection of US 1 and Madison Street," and makes the following Public Space Recommendations:

Description	Program	Benefits
Gateway plantings	Add coordinated plantings to the three corners that do not obscure the neighborhood beyond	<ul style="list-style-type: none">• Signifies arrival to Riverdale Park town center.• Gateway to neighborhoods

This recommendation is discussed further in the Parks and Recreation finding of this technical staff report.

Based on the concept information available at this time, the proposed project may be consistent with the following applicable Overall Design Principles (pages 26–27) of the development plan which have the goal "to create a human-scale town center through

attractive development that creates a sense of place and supports commercial and residential vitality.”

- **Create a comfortable pedestrian environment and an attractive streetscape.**
- **Provide continuous interest along the sidewalk through animated storefronts and buildings that engage the passerby with visual information, variety, color, and changes in building mass, shading, and lighting.**
- **Enhance pedestrian and area safety by encouraging a strong visual connection between the interiors of buildings and the sidewalk, private oversight of public space, and the provision of uniform pedestrian-oriented lighting.**
- **Provide a sense of enclosure through development that abuts the sidewalk creating a street wall.**
- **Enhance users' interest and enjoyment of the street surroundings by retaining historic details; emphasizing the first story through architectural detailing; designing new structures to signal a hierarchy of massing (base, middle and top), highlighting building openings, defining uses, and clearly delineating public from private uses.**
- **Create an attractive town center by placing on-site parking behind, beside, or beneath buildings.**
- **Soften the streetscape and increase attractiveness through flowers, shade trees, and street furniture.**
- **Increase a sense of place by encouraging public art, fountains, gardens, and other amenities on private development and at gateway and park locations.**

The PPS meets the relevant development plan standards and recommendations, as discussed throughout this technical staff report. The PPS, however, does not determine the building location or other site details.

At the time of permitting, the application will have to conform to applicable development plan mandatory standards when submitting to the Riverdale Park LMUTC Design Review Committee for review and recommendation to the Department of Permitting, Inspections, and Enforcement (DPIE) Director, or else seek departures from the standards pursuant to Section 27-4205(e)(5)(C) of the Zoning Ordinance.

Staff find that, pursuant to Section 24-4101(b)(1), the proposed development conforms to the land use recommendation of the development plan.

Zoning

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from the M-U-TC Zone to the LMUTC Zone, effective April 1, 2022.

4. **Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved until evidence is submitted that a stormwater management (SWM) concept plan has been approved by DPIE. A SWM Concept Plan (50898-2022-0) and associated letter, approved by DPIE on October 6, 2023, were submitted with this PPS. The SWM concept plan shows the use of a sand filter to detain and treat water before it leaves the site.

Staff find that development of the site, in conformance with SWM concept approval and any subsequent revisions, to ensure that no on-site or downstream flooding occurs, satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

5. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the development plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

Park and recreation facilities serving the subject property include the Riverside Drive Park, the Hyattsville-Dietz Park, The Rhode Island Avenue Trolley Trail, and the Riversdale historic site.

Development Plan

The development plan recommends a public space consisting of gateway plantings at the intersection of US 1 and Madison Street, to signify the Riverdale Park Town Center and the neighborhoods (Map 3, page 19, and Table 2, page 24). The applicant should incorporate gateway plantings into the design of the outdoor area located at the intersection of Madison Street and US 1, to ensure it acts as gateway to the community per the recommendations of the development plan. The design of this area will be reviewed at the time of permitting.

Mandatory Dedication

Section 24-4601 of the Subdivision Regulations, which relates to mandatory dedication of parkland, provides for dedication of land, payment of a fee-in-lieu, and/or provision of private on-site recreational facilities to meet the recreational needs of residents of the subdivision. The proposal is for development of 146 multifamily dwelling units. Based on the proposed density of development, 15 percent of the net residential lot area could be required to be dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for public parks, which equates to 0.14 acre. The subject property is not adjacent or contiguous to any property currently owned by M-NCPPC. Therefore, the 0.14 acre of dedicated land would not be sufficient to provide for the types of active recreational activities that are needed.

The recreational guidelines for Prince George's County also set standards based on population. The projected population for the development is 358 new residents. Based on the projected population for the development, the typical recreational needs include outdoor sitting and eating areas, fitness areas, open play areas, and basketball and/or tennis courts. Per Section 24-4601(b)(4)(C) of the Subdivision Regulations, the Planning Board may approve the provision of recreation facilities in place of parkland dedication. The applicant is proposing an outdoor seating area, adjacent to the commercial space near the intersection of US 1 and Madison Street; outdoor seating in the central courtyard; interior spaces on the ground floor including a media room and lounge; and an upper-level interior

lounge with adjacent outdoor amenity area, that includes a kitchen and seating areas. However, the outdoor seating area near the intersection, if associated with and/or reserved for commercial use, should not be used to satisfy the mandatory parkland dedication requirements.

The on-site recreational facilities should be evaluated, per the *Park and Recreation Facilities Guidelines*, at the time of the recreational facility agreement (RFA) review. Recreational facilities should include a mix of active and passive facilities to serve varied users and interests.

Based on the preceding findings, staff find the provision of mandatory dedication of parkland should be met through the provision of on-site recreational facilities, in accordance with Section 24-4601(b)(4)(C), subject to the conditions recommended in this technical staff report.

6. **Transportation (pedestrian, bicycle, and vehicular)**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the development plan, the Prince George’s County Zoning Ordinance, and the Subdivision Regulations, to provide the appropriate transportation recommendations.

Master Plan Right of Way

The subject site has frontage along Cleveland Avenue and Madison Street, neither of which are designated as master plan roadways. The site plan depicts a right-of-way of 50 feet for both Cleveland Avenue and Madison Street, which staff find to conform to the development plan recommendations and is acceptable. There is no additional dedication required with this PPS.

Master Plan Pedestrian and Bike Facilities

There are no master-planned bicycle or pedestrian facilities that impact the subject site. The MPOT provides policy guidance regarding multimodal transportation, and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

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 road 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.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The development plan recommends the following design guideline which is relevant to pedestrian and bicycle amenities:

- **Streetscape improvements shall be designed in conformance with the Streetscape standards in the Public Space Section (page 34).**

Streetscape improvements will be reviewed at the time of permit. However, the approved SWM concept plan submitted with the PPS shows 5-foot-wide sidewalks along both frontages of the property, and shows several marked crosswalks and Americans with Disabilities Act accessible curb ramps to facilitate pedestrian movement to and from the site and building. There are no master-planned on-road bicycle facilities adjacent to the site, however, five inverted U-style bicycle racks are shown near the building entrance to accommodate multimodal use. Staff recommend that, at the time of permitting, the applicant include all details and locations of the proposed multimodal infrastructure and streetscape improvements, as required by the development plan, on the permit site plan. Staff find that the conceptually proposed and recommended pedestrian and bicycle facilities support the goals and intent of the development plan.

The development plan provides design standards for the Town of Riverdale Park. Transportation-related design standards within the development plan include those related to access and circulation as well as those related to provision and design of parking. The proposed access and circulation are found to be compliant with the design standards at the time of this PPS, and will be further analyzed for compliance at the time of permit review. Compliance with all applicable standards of the development plan must be demonstrated on the permit site plan.

Zoning Ordinance Development Standards - Access and Circulation

Pursuant to Section 27-4205(e)(3) of the Zoning Ordinance, the development standards of the development plan are applicable to property in the LMUTC Zone. Therefore, the development standards of Section 27-6000 are inapplicable to the subject application, including Section 27-6200 for roadway access, circulation, and mobility.

Section 27-4205(e)(3) also states that “development within the LMUTC shall also comply with any applicable and valid Conceptual Site Plan, Preliminary Plan of Subdivision, Special Permit, permit issued in conformance with the Town Center Development Plan, Special Exception, or Detailed Site Plan, in accordance with Section 27-1700, Transitional Provisions.” The subject site has no prior approvals that require compliance. Prior PPS 4-83045 will be superseded by the subject PPS, and the use approved by prior Special Exception SE-3359 will be removed from the site.

Based on the preceding findings, the vehicular, pedestrian, and bicycle transportation facilities will serve the proposed subdivision; meet the findings required of Subtitles 24 and 27; and conform to the development plan and MPOT, with the recommended conditions.

7. **Public Facilities**—This PPS was reviewed for conformance to the development plan, in accordance with Section 24-4101(b)(1). The development plan does not contain any specific goals or policies regarding public facility adequacy, and there is nothing in the development plan or the subject PPS which would lead to a finding of inconsistency with public facility recommendations. The analysis completed with approved ADQ-2023-015 demonstrated that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. The development plan does not recommend any police, fire and emergency medical service facilities, schools, parks, or libraries on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, none of which affect this site.

The subject property is located in Sustainable Growth Tier I and is served by public water and sewer, as required by Section 24-4404 of the Subdivision Regulations. Pursuant to Section 24-4405 of the Subdivision Regulations, the 2018 Water and Sewer Plan placed this property in water and sewer Category 3, "Community Systems." Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer.

8. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

"Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748."

In accordance with Section 24-4205 of the Subdivision Regulations, all roads, public or private, shall have a public utility easement (PUE) at least 10 feet in width. The PUE shall be located outside the sidewalk where a sidewalk is constructed, or where the Subdivision Regulations or Subtitle 27 require a sidewalk. The PUE must also be contiguous to the right-of-way. The subject site has frontage along the existing public rights-of-way of Madison Street and Cleveland Avenue. The existing plat for the property (Lot 24) dedicated 10-foot-wide utility easements along these rights-of-way to the public utility companies. The utility easements are denoted on the PPS pursuant to the existing plat. A new final plat will be required, should this PPS be approved, and the required 10-foot-wide PUEs should continue to be shown on the new plat as dedicated PUEs.

9. **Historic**—The development plan contains goals and policies related to historic preservation (pages 5–9), which state (page 9):

"...those interested in developing the town centers should look to Riverdale Park's architectural heritage as a template for quality development...New architecture on the street should not be restricted to one particular style, as this would not accurately reflect the historical development of the town.... New development should seek to incorporate that variety into the buildings and streetscapes while also being sensitive to the residential character of the surrounding town and the historic fabric of its core."

The applicant should demonstrate that the architecture of the subject project is compatible with the variety and quality of architectural styles in Riverdale Park with the submittal of the building permit application to the Riverdale Park Local Design Review Committee.

The building on the subject property is known as the Chambers Funeral Home and is documented within the Maryland Inventory of Historic Properties (PG:68-6). It is a three-story, Second Empire-style building, with a mansard roof, and is a contributing resource within the Riverdale Park National Register Historic District (PG:68-4). The structure was one of the earliest dwellings constructed by the Riverdale Park Company and

was converted to a funeral home circa 1935. The property was recorded on a Maryland Inventory of Historic Properties form in 1974. Due to the age of this record, the record should be updated.

Prior to issuance of a demolition permit, the buildings should be documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. This form should be submitted in a draft to the Prince George's County Planning Board, Historic Preservation staff, for review and approval, and the final form should be submitted to the Maryland Historical Trust.

10. **Environmental**—Staff find the PPS is in conformance with the Environmental Regulations in Section 24-4300 and Section 27-6800, subject to the recommended conditions.

The following applications and associated plans were previously reviewed for the subject site:

Review Case Number	Associated Tree Conservation Plan or Natural Resources Inventory Number	Authority	Status	Action Date	Resolution Number
NA	NRI-108-2023	Staff	Approved	9-22-2023	N/A
NA	S-136-2023	Staff	Approved	9-12-2025	N/A
PPS-2023-019	N/A	Planning Board	Pending	N/A	N/A

Grandfathering

The project is subject to the environmental regulations and woodland conservation requirements contained in Subtitles 24, 25, and 27, because the application is for a new preliminary plan of subdivision.

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Prince George's Plan 2035

The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan 2035* and is within the Established Communities of Growth Policy Area.

Development Plan

The development plan does not contain an environmental policies section and contains no relevant policies regarding natural resources relevant to this site.

Conformance with the 2017 Green Infrastructure Plan

The 2017 *Countywide Green Infrastructure Plan* was approved with the adoption of the *Approved Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved *Countywide Green Infrastructure Plan*, there are no mapped regulated or evaluation areas on or abutting to this property.

ENVIRONMENTAL REVIEW

Existing Conditions/Natural Resource Inventory

Section 27-6802 requires an approved Natural Resources Inventory (NRI) plan with the PPS. Approved NRI-108-2023 was submitted with the application. This site is not associated with any regulated environmental features (REFs), such as streams, wetlands, or associated buffers. No 100-year regulated County floodplain is mapped on-site. No primary management area (PMA), which is comprised of REFs, 100-year floodplain, and any adjacent steep slopes, is mapped on-site. This site is not within a Tier II catchment area. According to the Maryland Department of Natural Resources Wildlife and Heritage Service, there are no records for rare, threatened, or endangered species mapped on-site. No woodlands, specimen, champion, or historic trees exist on-site.

Woodland Conservation

The site is exempt from the provisions of the woodland conservation ordinance (WCO) because the property contains less than 10,000 square feet of woodlands and has no previous tree conservation plan approval. A standard letter of exemption from the WCO was issued for this site (S-136-2023), which expires on September 12, 2025. No additional information is required regarding woodland conservation.

Specimen Trees

Section 25-122(b)(1)(G) 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. 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 Environmental Technical Manual (ETM)."

There are no specimen trees, champion trees, or trees that are part of a historic site, or are associated with a historic structure on this property.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

Regulated environmental features are required to be preserved, and/or restored to the fullest extent possible, under Section 24-4300 of the Environmental Standards of the Subdivision Regulations. This site is not associated with any REF.

Erosion and Sediment Control

Section 24-4303(d)(7) of the Subdivision Regulations requires the approval of a concept grading, erosion and sediment control plan, by the Soil Conservation District prior to final approval of the PPS (minor or major), if required by Subtitle 32: Water Resources Protection and Grading Code, of this Code. The applicant submitted an email dated September 14, 2023, from the Prince George's County Soil Conservation District stating that a concept grading and sediment control plan is not required for this project. No further information is required.

Soils

Section 24-4101(c) of the Subdivision Regulations states that the Planning Board shall restrict, or prohibit, the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to: a) natural conditions, including but not limited to

flooding, erosive stream action, high water table, unstable soils, severe slopes, or soils that are unstable either because they are highly erodible, prone to significant movement, deformation (factor of safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include the Urban Land-Beltsville Complex (0–5 percent slopes) and the Urban Land-Christiana-Downer Complex (5–15 percent slopes).

Marlboro clay was not identified on this property; however, unsafe soils containing Christiana complexes are mapped on-site. A geotechnical review was not requested with this PPS (as the site was considered mostly flat) but one may be required for review by the County with a future development application, in conformance with CB-94-2004.

- 11. Urban Design**—The subject PPS proposes one parcel for 146 multifamily dwellings units and 3,000 square feet of commercial development. The use is permitted by right on this property per the applicable development plan. The proposed development will not be required to have a detailed site plan (DET) review, per Sections 27-1704(j) and 27-4205(e) of the Zoning Ordinance. Conformance with the development plan regulations is required for the proposed development and will be reviewed by the Riverdale Park Local Design Review Committee to ensure that the development plan's goals and design principles, and standards and guidelines are met, including but not limited to the following:

- Uses permitted in accordance with the development plan;
- Site Design: Build-to Line (page 32);
- Site Design: Building Placement and Streetscape (page 34);
- Site Design: Fencing, Screening and Buffering (page 35);
- Site Design: Access and Circulation (page 37);
- Site Design: Services, Utilities and Stormwater Management (page 38);
- Site Design: Parking and Loading Provision (page 39);
- Site Design: Parking and Loading Design (page 40);
- Site Design: Signage (page 42);
- Site Design: Lighting (page 43);
- Site Design: Landscaping (page 44);
- Building Design: Building Height (page 45);
- Building Design: Architecture (page 47);
- Building Design: Noise Mitigation (page 53);
- Building Design: Building Openings (page 54);
- Building Design: Signage (page 56); and,
- Public Space: Streetscape (page 56).

Any departure from the strict application of any standard or guideline of the development plan would require approval of the Planning Board in accordance with Section 27-4205(e)(5)(C) of the Zoning Ordinance.

Conformance with the 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 require a grading permit or propose 5,000 square feet or greater of gross floor area or disturbance. Properties that are zoned LMUTC are required to provide a minimum of 10 percent of the gross tract area in TCC. The subject site is 0.98 acre and will be required to provide a minimum of 0.098 acre (approximately 4,268.88 square feet) of the tract area in TCC. Conformance with this requirement will be evaluated at the time of permit review.

12. **Citizen Feedback**—At the time of the writing of this technical staff report, staff have not received any correspondence from members of the community regarding this project.
13. **Referral to Municipalities**—The subject property is located within the municipal boundaries of the City of Riverdale Park and is within one mile of the municipal boundaries of Edmonston, Hyattsville, College Park, and University Park. The PPS application was referred to both Riverdale Park and adjacent municipalities for review and comment on November 30, 2023. At the time of the writing of this technical staff report, no correspondence has been received from Riverdale Park or the adjacent municipalities.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Development of the site shall be in conformance with Stormwater Management Concept Plan 50898-2022-0, and any subsequent revisions.
2. Prior to approval, the final plat of subdivision shall include:
 - a. Dedication of 10-foot-wide public utility easements along all abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision.
3. Prior to issuance of a demolition permit, the building at 5801 Cleveland Avenue shall be thoroughly documented on a Maryland Inventory of Historic Properties form by a 36CFR61-certified consultant. The form shall be submitted in a draft to the Historic Preservation staff of the Prince George's County Planning Department, for review and approval, and the final form shall be submitted to the Maryland Historical Trust.
4. In accordance with Section 24-4601 of the Prince George's County Subdivision Regulations, the applicant, and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for and provide adequate on-site recreational facilities to include a mix of active and passive facilities to serve varied users and interests.
5. The on-site recreational facilities shall be reviewed by 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, with the review of the recreational facilities agreement (RFA). The associated details shall be included as exhibit(s) to the RFA, and all facilities shall be constructed prior to use and occupancy of the residential building.
6. Prior to submission of the final plat of subdivision, the applicant, and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities

agreements (RFA), for approval, to the Development Review Division (DRD) of the Prince George's County Planning Department for construction of on-site recreational facilities. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Book and page of the RFA shall be noted on the final plat, prior to plat recordation.

7. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.
8. Prior to signature approval of the preliminary plan of subdivision, the plan shall be modified as follows:
 - a. Correct the name of the owner/applicant/client to "Al-Kareem Properties LLC" (including hyphen and omitting comma).
 - b. Revise General Note 20 to state the existing non-residential gross floor area of 20,000 square feet (to be razed) as well as the proposed non-residential gross floor area of 3,000 square feet.
 - c. Revise General Note 21 to include the approval date of the stormwater management concept plan.
9. In conformance with the 2009 *Countywide Master Plan of Transportation* and the 2004 *Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* (development plan), the applicant shall provide the following facilities, and shall show the following facilities on the permit site plan prior to its approval:
 - a. Minimum 5-foot-wide sidewalk along the entire frontage of the building.
 - b. All associated crosswalks and Americans with Disabilities Act accessible curb ramps at all site access points and connections to adjacent properties.
 - c. All details of the multimodal infrastructure and streetscape amenities proposed to meet the requirements of the development plan.

STAFF RECOMMENDS:

- Approval of Preliminary Plan of Subdivision PPS-2023-019