



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

SPECIFIC DESIGN PLAN

SDP-0318/02 & DPLS-310

Application	General Data
Project Name: The Preserve at Piscataway, Edelen Village Location: Floral Park Road and Danville Road Applicant/Address: Bailey's Associates, L. P. C/o Greenvest, L. C. 8614 Westwood Center Drive Suite 900 Vienna, Virginia 22182	Date Accepted: 1/25/2006
	Planning Board Action Limit: None
	Plan Acreage: 130.66
	Zone: R-L
	Dwelling Units: N/A
	Square Footage: 6,968
	Planning Area: 84
	Tier: Developing
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 218SE02

Purpose of Application	Notice Dates
Revision to add community building, swimming pool and recreation area. Departure of 43 spaces from 108-space parking requirement.	Adjoining Property Owners Previous Parties of Record Registered Associations: Nov. 15, 2005 (CB-12-2003)
	Sign(s) Posted on Site: April 4, 2006

Staff Recommendation		Staff Reviewer: Ruth Grover, A.I.C.P.	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

April 20, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Specific Design Plan SDP-0318/02 and DPLS-310 and TCPII/46/04
The Preserve at Piscataway—Edelen Village North and South

The Urban Design staff has evaluated the subject specific design plan revision application to add a community building, swimming pool and recreation area to The Preserve at Piscataway development. The staff presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

EVALUATION

The specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-L Zone.
- b. Basic Plans A-9869 and A-9870 (CR-60-1993).
- c. The requirements of Comprehensive Design Plan CDP-9306.
- d. The requirements of Preliminary Plan of Subdivision 4-03027.
- e. The requirements of SDP-0318 and SDP-0318/01
- f. The requirements of the *Landscape Manual*.
- g. The requirements of the Prince George's County Woodland Conservation Ordinance.
- h. Referral comments

FINDINGS

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

1. **Request:** The subject request is to add a community building, a swimming pool, and a recreation area.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-L	R-L
Use(s)	Residential	Residential
Acreage	130.66	130.66
Lots	256	256
Square Footage/GFA	0	6,968
Attached Dwelling Units	108	0

3. **Location:** The site is in Planning Area 84, Council District 9. More specifically, it is located south of the intersection of Danville Road with Floral Park Road. The proposed community building, pool and recreation area are located centrally in the development.
4. **Surroundings and Use:** The subject site is located within Edelen Village North. The community building, pool and recreation area are surrounded by environmentally sensitive homeowners association open space to the northeast, another homeowners association open space parcel and a stick of six townhouses to the northwest, and a parking lot and traffic circle with single-family dwelling units beyond to the southwest and directly south. Two sticks of four townhouses each are located directly to the east, separated by environmentally sensitive homeowners association open space.
5. **Previous Approvals:** On September 14, 1993, the District Council adopted CR-60-1993 approving the master plan and the sectional map amendment for Subregion V in Prince George's County. Comprehensive Design Zone Amendment Three (Zoning Applications A-9869 and A-9870), known as Villages at Piscataway, rezoned 858.7 acres in the R-A Zone to the R-L Zone (Residential-Low Development, 1.0 to 1.5 du/acre) and 19.98 acres to the L-A-C Zone (Local Activity Center–Village Center). The basic plan was approved with 39 conditions and 11 considerations. The base residential density of the R-L Zone was approved as 818 dwelling units; the maximum residential density in the R-L Zone was approved as 1,000 dwelling units.

On March 24, 1994, the Prince George's County Planning Board reviewed and approved Comprehensive Design Plan CDP-9306 for the subject property, known as Villages at Piscataway, as described in PGCPB Resolution No. 94-98(C). The comprehensive design plan (CDP) was approved with 36 conditions. The CDP included the entire 878.7 acres of land zoned R-L and L-A-C to be developed as a village community with a golf course component. The CDP was reconsidered by the Planning Board and approved with revised conditions on November 18, 2004.

On June 17, 2003, the Planning Board approved Preliminary Plan 4-03027 for The Preserve for 836 dwelling units, which includes the area that is the subject of this application. A revised Type I tree conservation plan was included in that approval.

On June 24, 2004, the Planning Board approved SDP-0318. That SDP approved the lot layout, landscaping, and recreational facilities, as stated in PGCPB Resolution No. 04-135.

On January 1, 2006, the Planning Board approved SDP-0318/01 for the addition of townhomes to the approved architecture for Edelen Village of the Preserve at Piscataway. That approval was formalized in PGCPB Resolution No. 06-14, adopted February 16, 2006.

6. **Design Features:** The community center is proposed as a two-story building to include shower and locker room facilities, a 1,140-square-foot exercise room, an office, bathroom facilities, a warming kitchen, and a 1,225-square-foot multipurpose room for community meetings on the upper level, with mechanical rooms and storage on the lower level. The design of the community building is partially a function of the topography of the site. Whereas two stories are visible in the rear elevation, only one or one and one-half stories are visible on the front elevation. The building includes a varied roofline utilizing metal roofing material. Brick is utilized on the lower portion or first story of the building. In the front, brick is utilized on the visible portion of the lower story and on the rear, on the entire first story. Cementitious siding (hardi-plank) is utilized for the remainder of the façades. Fenestration includes a variety of window and door openings with a keystone design over most windows and pilasters running up either side of the door and an oversized window opening. A circular window on the tower portion of the front façade offers additional visual interest.

The final pool design includes a 25-meter, six-lane competition pool and a separate tot pool. Other recreational facilities include a half-basketball court and a preteen playground. The preteen playground in turn includes a six-foot merry-go-round, four double bay metal monopole swings, and a combination play structure. Four 5-foot-long park benches with backs are provided in the preteen playground, bolted to a concrete base. “Resilient rubber accessible surface” is specified under the play structures and 12-inch engineered wood fiber is specified for the remainder of the preteen playground surface. Six-by-six timber edging is included around the entire circumference of the preteen play area, and asphalt walks are planned to lead through the recreational area from a concrete walk leading to the parking lot.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-L Zone, the site plan design guidelines, and the required finding for a departure from parking and loading standards of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-514.09, which governs permitted uses in residential zones. The proposed community building, swimming pool, and recreation area are permitted uses in the R-L Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-514.09, Regulations, regarding additional regulations for development in residential zones.
8. **Basic Plan:** The basic plan relevant to the proposed project was approved by the District Council as part of a sectional map amendment (CR-60-1993). Staff has reviewed the subject SDP against the requirements of the basic plan and finds it generally to be in conformance with its requirements. The applicable basic plans are A-9869 and A-9870.
9. **Comprehensive Design Plan:** The comprehensive design plan for the project, approved by the Prince George’s County Planning Board via PGCPB Resolution No. 94-98, reiterates many of the basic plan concerns. Staff has reviewed the subject SDP against the requirements of the comprehensive design plan approval and finds it to be in conformance with its requirements. Below, each relevant condition of the CDP is bolded and staff’s comments follow.
- 1. **Prior to signature approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:**

- b. **The following architectural standards for civic and institutional buildings, for structures in Bailey Village, and for all residential and commercial structures surrounding village greens shall be added to the text:**
- (2) **All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village not covered by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.**

Comment: The proposed community building meets these requirements. Specifically, brick, a natural material, is proposed to be utilized on the base of the building and hardiplank siding is considered “equal”—or superior—to Restoration series vinyl siding.

- (3) **All buildings shall be designed with special attention to architectural details, which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.**

Comment: The proposed community building is well detailed and meets this condition. More specifically, the architectural detail on the community building includes a variety of fenestration involving rectilinear, circular, and semicircular elements in the window and door openings. This is complemented by the use of trim both around the various door and window openings and elsewhere on the building. Brick topped by trim is used to detail the base of the building and a combination of shingle and metal roofing details the varied roofline of the community building.

- d. **No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village or where visible from public streets, parkland or the golf course. Chain-link fences generally used to enclose recreation facilities shall be black vinyl-coated. All fences shall be painted or stained.**

Comment: A condition below ensures that chain-link fences used to enclose the recreational area are black vinyl-clad.

Architectural Elements

Facade Modulation/Articulation shall reference the historic scale, facades and details in the historic architecture of the region. Architectural details or elements such as reverse gables, offsets, front, rear and side porches, both screened and unscreened, sunrooms, bay windows, and multiple wall planes should be combined and utilized to provide architectural character within the community.

Comment: The facades of the community building reflect these architectural elements and have been found generally acceptable.

Gables atop brick facade walls shall be finished in brick, wood, stucco or a dryvit type material.

Comment: The proposed community building meets this requirement.

Architectural Materials

Building walls may be built of:

- 1. Smooth cut cedar shingles (4"-6" exposed to the weather)**
- 2. Wood Clapboard (4"-6" inches exposed to the weather)**
- 3. Wood beaded siding (7" exposed to the weather)**
- 4. Wood board and batten siding**
- 5. Masonite Superside hardboard siding, or equal, with smooth or textured pine finish, (not more than 7" exposed to the weather)**
- 6. Brick in a horizontal running band pattern with no more than 11" raked joints**
- 7. Fieldstone set in an uncoursed ledgerstone pattern.**
- 8. Dryvit or equal**
- 9. Restoration Series vinyl siding, or equal (4"-6" exposed to the weather)**
- 10. Alcoa Aluminum siding, or equal (4"-6" exposed to the weather)**

Comment: Plans for the community building indicate the use of brick and hardiplank. The hardiplank is a superior material to the masonite cited above.

Rooflines: Roofs shall be simple and symmetrically pitched (except in the case of a true salt box). The roof pitch on the main structure shall be between 8:12 and 14:12. Intermixing of gable and hipped roofs is required to promote a visually exciting and animated streetscape. Roofs shall overhang

a gable end a minimum of 8"; however, larger overhangs shall be provided on larger houses in the development. Skylights, solar panels, vent stacks, and other roof protrusions shall not be placed on a roof facing a street nor shall they be visually obtrusive from nearby streets.

Roofs may be built of cedar shakes, standing seam, slate, copper, artificial slate or asphalt composition shingle in black, dark brown, dark grey or grey/green colors.

Comment: Plans indicate shingles, but a condition below requires clarification as to type and color.

Architectural Material Detail

(Item numbers below refer to Sections on page 35 of CDP text).

5. **Chimney enclosures which protrude from a facade shall be brick, stone or stucco.**

Comment: No exterior chimney enclosures are proposed.

6. **A consistent vocabulary of window types shall be used for each house or building. For the most part, windows will be square or vertical in proportion. No more than one semi-circular, circular, octagonal, or hexagonal shall be used in any one facade. Bay windows on facades which face a street shall not be permitted on the second floor.**

Comment: The proposed community building meets this requirement.

10. **Preliminary Plan of Subdivision 4-03027:** The Planning Board approved Preliminary Plan 4-03027 on June 17, 2003. Resolution PGCPB 03-122 was adopted on June 17, 2003, and is applicable to the subject property. The proposed project has been evaluated against the requirements of that approval and found to be generally in conformance.
11. **Specific Design Plans SDP-0318 and SDP-0318/01:** Staff has reviewed the proposed against the requirements of Specific Design Plan SDP-0318 and SDP-0318/01 and found it to be generally in conformance with the requirements of those approvals.
12. **Landscape Manual:** The subject project has been reviewed against the relevant requirements of the *Landscape Manual* and found to be generally in conformance.
13. **Woodland Conservation Ordinance:** In a memorandum dated April 14, 2006, the Environmental Planning Section stated that the site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size, it has more than 10,000 square feet of woodland, and that a tree conservation plan is required for the project. In the same memorandum, the Environmental Planning Section recommended approval of TCPII/46/04 subject to conditions. Since the recommended conditions have been included below, it may be said that the subject project is in conformance with the requirements of the Woodland Conservation Ordinance.

14. **Referral Comments:**

Permits—In comments dated February 27, 2006, the Permit Review Section requested that top and bottom wall elevations for the retaining walls around the pool area, the height of the proposed fence, and four parking spaces for the basketball court be provided. They also requested that the court be included within the parking schedule and the request for departure to be amended to include the additional spaces. These concerns have either been addressed by revisions to the plans or in the recommended conditions below.

Environmental Planning—In a memorandum dated April 14, 2006, the Environmental Planning Section stated that the specific design plan for The Preserve at Piscataway Edelen Village containing 130.66 acres in the R-L Zone is located in Planning Area 84, primarily south of Floral Park Road and west of Danville Road. According to current air photos, about 18 percent of the site is wooded. Floral Park Road and Piscataway Road are designated historic roads. There are no nearby noise sources. The proposed use is not expected to be a noise generator. There are streams, wetlands and floodplain associated with Piscataway Creek in the Potomac River watershed on-site. No species listed by the State of Maryland as rare, threatened or endangered are known to occur in the general region. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series. Marlboro Clay is known to occur on the site. The site is in the Developing Tier according to the General Plan.

Environmental conditions attached to previous approvals on the site include:

- Conditions relating to woodland conservation, including forest stand delineations and tree conservation plans;
- Wetlands;
- Floodplain;
- Stormwater management;
- Soils including steep slopes and Marlboro clay;
- Specimen trees;
- Wildlife management;
- Conservation easements.

Environmental Planning Section staff reviewed the subject project with respect to the environmental conditions attaching to previous approvals on the site and recommended certain actions. Urban Design Review staff has included these recommendations as appropriate in the recommended conditions below.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. The Subregion V master plan indicates that there are substantial areas designated as natural reserve on the site. As noted on page 136 of the Subregion V master plan:

“The Natural Reserve Area is composed of areas having physical features which exhibit severe constraints to development or which are important to sensitive ecological systems. Natural Reserve Areas must be preserved in their natural state.”

The Subregion V Master Plan elaborates on page 139:

“The Natural Reserve Areas, containing floodplain and other areas unsuitable for development should be restricted from development except for agricultural, recreational and other similar uses. Land grading should be discouraged. When disturbance is permitted, all necessary conditions should be imposed.”

To be in conformance with the Subregion V Master Plan, new development should preserve to the greatest extent possible the areas shown as natural reserve. For the purposes of this review, the natural reserve includes the expanded stream buffer and any isolated sensitive environmental features.

The specific design plan and Type II tree conservation plan show streams on the site, the required minimum 50-foot stream buffers, wetlands, the required 25-foot wetland buffers, 100-year floodplains, all slopes exceeding 25 percent, all slopes between 15 and 25 percent, and the expanded stream buffers.

The SDP proposes impacts to stream buffers and wetland buffers. Impacts to these buffers are prohibited by Section 24-130 of the Subdivision Regulations unless the Planning Board grants a variation to the Subdivision Regulations in accordance with Section 24-113. All of the impacts proposed on SDP-0318/01 were granted variations by the Planning Board during the review and approval of Preliminary Plan 4-03027.

Comment: No further action regarding sensitive environmental features is required in regard to this SDP review.

2. This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and has more than 10,000 square feet of woodland. A tree conservation plan is required.

A forest stand delineation was reviewed with CDP-9306. A revised forest stand delineation was reviewed with 4-94017. A Type I Tree Conservation Plan (TCPI/9/94) was approved with CDP-9306. A revision to the Type I Tree Conservation Plan (TCPI/9/94-01) was approved with 4-94017. A revision to the Type I Tree Conservation Plan (TCPI/9/94-02) was approved with 4-03027. The Type I tree conservation plan provides for all woodland conservation requirements to be met on-site and does not allow woodland conservation areas on lots less than 20,000 square feet in area, the use of fee-in-lieu, or the use of an off-site easement.

A revised Type II Tree Conservation Plan (TCPII/46/04-01) was submitted with this application. This TCPII includes only 126.16 acres of the entire 773.2-acre project. This

portion contains 81.33 acres of upland woodland and 62.44 acres of floodplain woodland. The plan proposes clearing 50.49 acres of upland woodland, clearing of 2.41 acres of floodplain woodland, and clearing 3.51 acres off-site. The plan proposes preservation of 28.93 acres and afforestation of 2.56 acres for a total of 31.49 acres.

The design of the woodland conservation areas is in complete conformance with TCPI/9/94-02. Except for areas where variation requests were approved during the approval of Preliminary Plan of Subdivision 4-03027, all priority woodland areas are to be preserved. Many areas where grading and clearing of woodland of expanded stream buffers has been approved will be reforested.

The cover sheet for the TCPII shows the location of each previously approved Specific Design Plan and their companion Type II Tree Conservation plans. A tracking chart clearly calculates the overall woodland conservation for the project. The overall project remains in compliance with Consideration 4 of A-9869 & A-9870, CR-60-1999, September 14, 1993, and provides for woodland conservation of 35 percent as well as the preservation of a large contiguous wooded area in the southern portion of the site.

Comment: The revised Type II Tree Conservation Plan, TCPII/46/04-01 meets the requirements of the Woodland Conservation Ordinance and the *Green Infrastructure Plan*.

3. Marlboro clay is known to occur on the site. A soils report was submitted with 4-96047. That study indicated that Marlboro clay occurs on the site between elevations of 40 to 55 feet. A more detailed study was submitted with SDP-9804. Because of the elevation of the clay and local topography, slope failure is not an issue. Footers for foundations cannot be set in Marlboro clay. Marlboro clay is unsuited as a subbase material for roads. Due to the elevation in this portion of the property, Marlboro clay should not be a factor for foundations or roads.

Comment: No further action regarding Marlboro clay is required with regard to the review of this SDP.

4. Floral Park Road and Piscataway Road are designated historic roads. Proposed applications on or adjacent to scenic and historic roads are reviewed for conformance with "Design Guidelines and Standards for Scenic and Historic Roads," prepared by the Prince George's County Department of Public Works and Transportation.

As noted in Condition 4 of the Comprehensive Design Plan (CDP-9306) for the subject property known as the Villages at Piscataway as described in PGCPB Resolution No. 94-98(C), all permits for road construction in this area are subject to review and approval by the Historic Preservation Commission.

Comment: Previous Condition 4 of PGCPB No. 94-98(C) should be carried forward and addressed by the Historic Preservation Commission.

5. The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series. Condition 17 of PGCPB Resolution No. 94-213, File No. 4-94017, June 24, 1994, was specifically included to require future review of areas where highly erodible soils occur on slopes in excess of 15 percent. Aura, Beltsville, Elkton, and Othello soils are highly erodible.

Discussion: This information is provided for the applicant's benefit. No further action is needed as it relates to this preliminary plan of subdivision review. The Prince George's County Department of Environmental Resources will require a soils report in conformance with CB-94-2004 during the permit process review.

6. A Stormwater Management Concept Plan, CSD 8008470-1994-01, has been approved by the Prince George's County Department of Environmental Resources.

Comment: No further action regarding the stormwater management is required with regard to this specific design plan review

The Environmental Planning Section's comments have been included in the recommendation section of this report.

Department of Environmental Resources (DER)—In an e-mail dated March 2, 2006, DER revised their comment to state that they had received plans from the project engineer and determined that they are consistent with approved stormwater concept 11081-2004.

15. **Departure from Parking and Loading Standards**—DPLS-310 requests a reduction in the parking requirement from 108 to 65 spaces. The applicant made the following arguments in favor of his request:

- Swimming pool is only open for three months of the year and during that time is used predominantly on weekend afternoons.
- The subdivision will not have a swim team.
- A number of swimmers will walk to the pool.
- The community center will be utilized in the late afternoon or evening when the swimming pool has fewer attendees or is closed.
- The meeting rooms will only be sporadically used; the larger one only in the evening.
- The 25-seat meeting room was added at the request of M-NCPPC.
- Less parking reduces impervious surface and is therefore more environmentally friendly.
- The reduction in parking allows the development of the pre-teen play area and half basketball court that can be used more months of the year than the swimming pool.

Staff has reviewed the subject request against the required findings for a departure from parking and loading spaces contained in Section 27-588(a)(8). Each required finding is listed in boldface type below and is followed by staff's comments:

- (i) **The purposes of this Part (Section 27-550) will be served by the applicant's request.**

Comment: The purposes of as stated in Section 27-550 of the Zoning office are to:

- Require off-street parking and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;

- Aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;
- Protect the residential character of residential areas; and
- Provide parking and loading areas that are convenient and increase amenities in the Regional District.

Urban Design staff is of the opinion that the 65 off-street parking spaces that would be provided should the departure be granted would be sufficient to serve the community building and recreation area. The facts supporting this opinion include that many people will walk from their residences to the amenities and some people will utilize two of the facilities at once. Similarly, the departure would not create traffic congestion on the public streets because the 65 parking spaces offered should be sufficient for the proposed use. By the same reasoning, granting the departure should not negatively impact residential character, as the parking provided is sufficient. Lastly, granting the departure would provide convenient parking and would certainly increase amenities by adding a pool, community building, and recreational area to the Villages at Piscataway development.

(ii) The departure is the minimum necessary, given the specific circumstances of the request.

Comment: The departure is the minimum necessary as 65 is the maximum number of spaces that can be provided if the project is to fulfill its current design program including a pool, community building, and recreational area.

(iii) The departure is necessary in order to alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949.

Comment: This finding is inapplicable to the subject development.

(iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and

Comment: All methods for calculating the number of spaces according to the provisions of the Zoning Ordinance have been used or found impractical.

(v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

Comment: Since the parking offered appears to be sufficient because a number of people will walk to the facilities from their residences or will be arriving at the common area to utilize not one, but several, of the community amenities, parking and loading needs of adjacent residential areas should not be infringed upon if the departure is granted.

- d. The mandatory considerations listed in Section 27-588 are listed in bold type below and are followed by staff's comments:

- (i) **The parking and loading conditions within the general vicinity of the subject property including numbers and locations of available on-and off-street spaces within five hundred (500) feet of the subject property:**

Comment: Although staff has considered parking and loading conditions within 500 feet of the subject property, additional parking within this radius has no impact on the subject project as sufficient parking will be provided in the immediate locale of the proposed common facilities and attendees should not have to park in the surrounding area.

- (ii) **The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity:**

Comment: Recommendations of the applicable area master plan were considered at the time of the approval of the subject specific design plan and found to be met.

- (iii) **The recommendations of a municipality (within which the property lies) regarding the departure; and**

Comment: This consideration is not applicable to the subject project, as it does not lie within the boundaries of a municipality.

- (iv) **Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

Comment: There are no public parking facilities proposed in the county's Capital Improvement Program within the general vicinity of the property. Therefore, this consideration is inapplicable to the subject project.

- e. The optional considerations listed in Section 27-588 are listed in bold type below and are followed by staff's comments:

- (i) **Public transportation available in the area;**

Comment: Public transportation is not currently available in the area. It is possible, however, that as development goes forward in the Preserve at Piscataway that bus service may be extended to it.

- (ii) **Any alternative design solutions to off-street facilities which might yield additional spaces;**

Comment: The applicant in this case has considered alternative design solutions to off-street facilities but has ruled them out because of expense or impracticability.

- (iii) **The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property.**

Comment: The notion of shared use raised by this consideration is not in issue in the subject project.

- (iv) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will get increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

Comment: The development of multifamily dwellings is not proposed in the subject project.

16. As required by Section 27-521 of the Zoning Ordinance:

- a. The specific design plan conforms to the approved comprehensive design plan, and the applicable standards of the *Landscape Manual*.
- b. The Transportation Planning Section has verbally informed Urban Design staff that approval of the community building, swimming pool, and recreation area will have no effect on the previous finding that the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.
- c. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties as demonstrated by a finding of conformance by the Department of Environmental Resources with the approved stormwater management concept plan.
- d. The plan is in conformance with an approved tree conservation plan.

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 specific design plan SDP-0318/02 and TCPII/46/04 subject to the following condition:

1. Prior to signature approval of the plans, the applicant shall revise the plans or provide the additional documentation as follows:
 - a. A note shall be added to the plans that the proposed project shall be developed in conformance with the approved stormwater management concept plan.
 - b. A note shall be added to the plan that the fencing utilized to enclose the recreational area shall be estate fencing with details and specifications to be approved by the Urban Design Section as designee of the Planning Board prior to signature approval.
 - c. A note shall be added to the plans that the roof of the community building shall be built of asphalt composition shingles of a black, dark brown, dark grey or grey-green color.

In addition, the Urban Design staff recommends that the Planning Board adopt the findings of this report and approve Departure from Parking and Loading Standards, DPLS-310, authorizing a reduction in the parking requirement for the subject application by 43 spaces, from 108 to 65 spaces.