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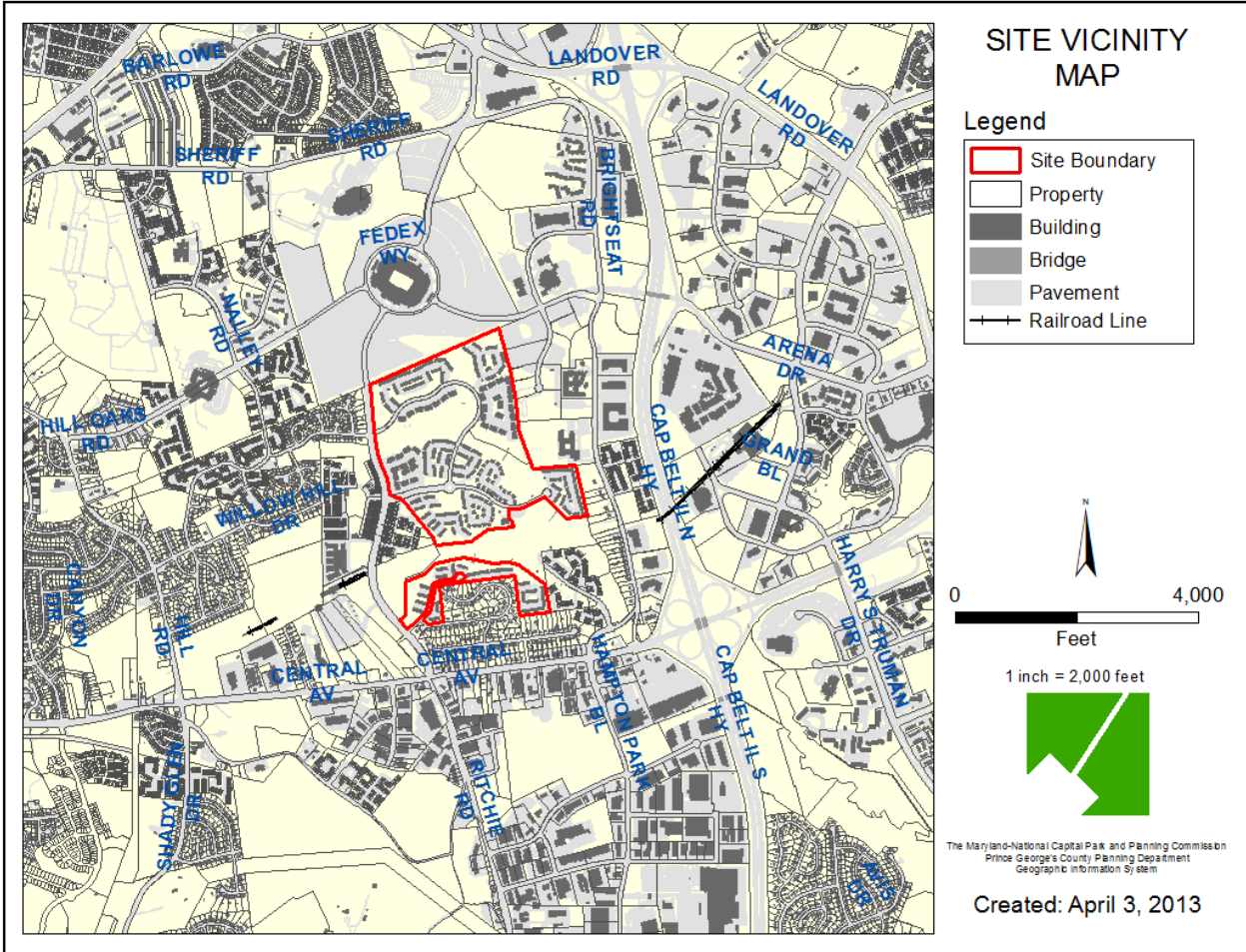
Specific Design Plan

SDP-9201-03

Application	General Data	
Project Name: Villages at Morgan Metro (formerly Summerfield) Location: On the eastern side of Garret A. Morgan Boulevard, approximately one-half mile north of its intersection with Central Avenue (MD 214). Applicant/Address: Hunt Summerfield, LLC 999 Waterside Drive, Suite 2300 Norfolk, VA 23510	Planning Board Hearing Date:	02/20/14
	Staff Report Date:	02/05/14
	Date Accepted:	11/27/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	180.63
	Zone:	R-M
	Dwelling Units:	N/A
	Gross Floor Area:	12,401 sq. ft.
	Planning Area:	72
	Tier:	Developed
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201NE08

Purpose of Application	Notice Dates	
Addition of a pool house, two pools, and a maintenance building and renovation of the existing leasing center.	Informational Mailing:	04/26/13
	Acceptance Mailing:	11/25/13
	Sign Posting Deadline:	01/21/14

Staff Recommendation		Staff Reviewer: Ruth Grover, MUP, AICP Phone Number: (301) 952-4317 email address: 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: Specific Design Plan SDP-9201-03
Type II Tree Conservation Plan TCPII-55-92-01
Villages at Morgan Metro (formerly Summerfield)

The Urban Design staff has completed its review of the subject application and of agency referral comments concerning the plan. This report presents a summary of the plan, evaluation, and findings required for action on the plan, and a recommendation of APPROVAL, with conditions.

EVALUATION CRITERIA

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

1. The requirements of Zoning Map Amendment (Basic Plan) A-9518-C.
2. The requirements of Comprehensive Design Plan CDP-8808 and its revisions.
3. The requirements of Preliminary Plan of Subdivision 4-91121.
4. The requirements of Final Plat VJ 165-7.
5. The requirements of Specific Design Plan SDP-9201 and its revisions.
6. The requirements of the Prince George's County Zoning Ordinance, including:
 - a. Section 27-440 regarding permitted uses in residential zones;
 - b. Section 27-441 regarding regulations in residential zones;
 - c. Sections 27-507 through 27-509 regarding purposes, uses, and regulations in the Residential Medium Development (R-M) Zone; and
 - d. Section 27-528 regarding findings for specific design plans.
7. The 2010 *Prince George's County Landscape Manual*.
8. The 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance.

9. The Prince George's County Tree Canopy Coverage Ordinance.
10. Referral comments.

FINDINGS

Based on the analysis of the subject application in light of the evaluation criteria identified above, the Urban Design Section proposes the following findings:

1. **Request:** The request in this case is for the addition of a pool house, two pools, and a maintenance building and renovation of the existing leasing center for the Morgan Metro development, originally approved as the Summerfield development in Specific Design Plan SDP-9201. The development consists of 1,242 dwelling units (672 townhouses, 102 semi-detached, and 468 multifamily units) on 180.63 acres in the Residential Medium Development (R-M) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-M	R-M
Use(s)	Residential	Residential
Acreage	180.63	180.63
Parcels	5	5

Other Development Data

	REQUIRED	PROVIDED
Total parking spaces	2,458	2,875*
Handicap Spaces (included in above total)	35	94

*The site of the proposed maintenance building will displace 16 parking spaces, which will be compensated for and exceeded by the new proposed 23-space parking area, causing a net gain of seven parking spaces for the development.

3. **Location:** The subject site is located in the Villages at Morgan Metro in the Residential Medium Development (R-M) Zone. More specifically, the subject property is located on the eastern side of Garret A. Morgan Boulevard, approximately one-half mile north of its intersection with Central Avenue (MD 214) in Planning Area 72, Council District 5, and the Developed Tier.
4. **Surrounding Uses:** The subject project is bounded to the north by FedEx Field, in the R-M Zone; to the east by single-family detached residential units in the One-Family Detached Residential (R-55) Zone, townhouses and vacant land in the Townhouse (R-T) Zone, a church in the Planned Industrial/Employment Park (I-3) Zone, and a school in the R-55 Zone; to the south by single-family detached residential units in the Rural Residential (R-R) Zone and parkland owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), north of

Parcel A and south of Parcel C, in the R-M Zone; to the southwest by townhouses in the Local Activity Center (L-A-C) Zone; and to the west by Garret A. Morgan Boulevard.

5. **Previous Approvals:** The site is subject to the requirements of Zoning Map Amendment (Basic Plan) A-9518-C, approved by the District Council on April 30, 1991, and those of Comprehensive Design Plans CDP-8808 and CDP-8808-01, approved by the District Council on November 11, 1989 and May 2, 1991, respectively. The site is also subject to the requirements of Preliminary Plan of Subdivision 4-91121, approved by the Planning Board on February 27, 1992, and which approval was formalized in PGCPB Resolution No. 92-38, adopted by the Prince George's County Planning Board on March 19, 1992. Parcel C was recorded in Plat Book VJ 165-7 on March 16, 1993. Parcel A was recorded in Plat Book VJ 165-5 on March 16, 1993. Specific Design Plan SDP-9201 was approved by the District Council on April 27, 1992. Two revisions to the SDP were previously filed including the -01 revision approved on May 2, 1994 at Planning Director level to add a satellite dish, make minor adjustments to the community center architecture to accommodate a cable TV equipment room, provide screen planting around the satellite dish, and other adjustments to landscaping around the community center; and an -02 revision was filed to approve a fence along Summerfield Boulevard, which was subsequently withdrawn. The site is also the subject of Stormwater Management Concept Plan 37619-2012-00, approved for the site on April 2, 2013 and valid until April 2, 2016.
6. **Design Features:** The subject revision to the site plan includes a major renovation to the leasing center, the addition of a maintenance building proximate to the leasing center on the southern side of Ridgefield Boulevard on the southwestern side of the northern portion of the subdivision, the addition of a 3,632-square-foot standard pool and a 784-square-foot children's pool, and an attendant pool house on the southern side of Chatsfield Way in the southeastern portion of the northern portion of the subdivision. The addition of the maintenance building is proposed to displace 19 parking spaces, which will be replaced by the addition of a new parking area including 23 parking spaces, for a net gain of four parking spaces.

The architecture of the three proposed buildings includes a common neutral color scheme. Each building is described in detail below followed by suggested architectural improvements to the buildings that would result in an even more aesthetically pleasing addition to the Villages at Morgan Metro development.

The Leasing Center

The 9,140-square-foot leasing center, 300 square feet larger than the existing 8,840-square-foot leasing center on the property, has architecture which creates visual interest in its form and massing, fenestration pattern, the limited application of vinyl shingles to the watertable, and use of stone to complement the vinyl siding otherwise sheathing the façades. Staff is concerned, however, regarding the choice of all vinyl product and the exclusion of the enhanced shingle treatment on the central portion of the rear façade as further explained below.

The central portion of the front façade architecture contains the front entrance, emphasized by a four-columned portico, with a cupola-type feature atop, and glass entry doors with sidelights, flanked by a matching pair of side light windows. The remainder of the central portion has three double-high windows with four lights over eight and split stone specified on the watertable. The wings on either side of the central portion have double six-over-six light windows, four to the left and two to the right of the central portion of the front façade. Surrounding these additional windows is a mix of shingles and siding applied together with the use of four decorative pilasters on the flanking side to the right. The right and left side elevations demonstrate a similar treatment to the front façade, with fenestration and use of varying materials creating visual interest. The

rear façade, however, suffers from the lack of inclusion of a shingle product on the watertable of the central portion of that façade.

Staff recommends that the vinyl product be substituted by a cementitious product for the siding, shingle, and trim products currently specified as vinyl as it will look and wear better over the long term.

The Sports Complex Pool House

The architecture of the 1,678-square-foot pool house is simple in its design and creates visual interest by the fenestration pattern and the use of trim in a contrasting material to create vertical elements on the eastern and western elevations. The northern and southern elevations of this building are, however, almost unadorned and the entire building would benefit by the addition of the split stone specified for the central portion of the front façade of the leasing center. A proposed condition in the Recommendation section of this staff report would accomplish this improvement to the architecture of the pool house. The pool complex also includes a standard pool measuring 3,632 square feet and a children's pool measuring 784 square feet.

The Maintenance Facility

The 1,583-square-foot maintenance facility is a modest rectilinear structure with a hipped roof proposed to utilize a weathered wood architectural shingle and a wide fascia board extending around the building. The design of the building is very plain and fenestration is limited to two six-light rectilinear windows with wrapped frames on the eastern elevation and paired pedestrian access paneled doors and garage roll up doors for loading on the northern façade. The northern façade evidences more architectural treatment than the other façades, including the fenestration pattern, together with four pilasters which serve as vertical accents on the façade. The application of shingles on the watertable is noticeably absent from the southern façade, which is basically a blank wall. The shingles, siding, and trim are all proposed to be composed of vinyl.

The building utilizes a variety of neutral colors. The shingles on the watertable and the weathered wood architectural shingles specified for the roof are both a deep brown, the vinyl siding proposed is a more medium brown, with the trim, fascia board, and pilasters all in a beige tone. The only departure from the color scheme is the four doors on the northern elevation, which are treated in a reddish brown color.

A proposed condition in the Recommendation section of this staff report would require the replacement of the specified vinyl siding with a cementitious equivalent, a more durable and preferred material. The recommended condition would also require that the shingled treatment on the watertable be extended along the southern elevation.

Parking

Ten parking spaces, including one van-accessible handicapped parking space, are included in front of the leasing center. Thirteen parking spaces are provided on the eastern side of the leasing center and in front of the proposed maintenance building. An 83-space parking lot is provided on the eastern side of the pool complex which includes three handicapped parking spaces. The site of the proposed maintenance building will displace 19 parking spaces, which will be compensated for and exceeded by the new proposed 23-space parking area, causing a net gain of four parking spaces.

7. **Zoning Map Amendment (Basic Plan) A-9518-C:** The subject request does not affect previous findings of conformance to the requirements of Basic Plan Alternate A-9518-C.

8. **Comprehensive Design Plan CDP-8808 and its revisions:** The subject request does not affect previous findings of conformance to the requirements of the approval of CDP-8808 and its revisions.
9. **Preliminary Plan of Subdivision 4- 91121:** Preliminary Plan of Subdivision 4-91121 was approved by the Planning Board on February 27, 1992, which approval was formalized in PGCPB Resolution No. 92-38, adopted by the Planning Board on March 19, 1992. Each condition of that approval relevant to the subject revision application is included in **boldface** type below followed by staff comment:

1. **Prior to the issuance of any building permits, except those for model homes, the applicant, his heirs, successors and/or assigns, shall provide sufficient financial guarantees as determined by the Department of Public Works and Transportation (DPW&T) and the State Highway Administration (SHA) to fund the following construction listed in a., b., and c. below:**

a. **Ritchie Road Intersection at MD 214**

1. **Extend Ritchie Road from MD 214 to the first intersection with the access road to Parcel G in the following manner. The mainline typical section has been determined by DPW&T with outside section treatments (e.g., curb and gutter backing and slopes) in the ultimate location. The geometry of the north leg of Ritchie Road at MD 214 shall be determined by DPW&T but shall contain as a minimum: three northbound mainline lanes and four southbound approach lanes. Striping, taper requirements, and turn lane lengths will be determined by DPW&T. The remaining sections of Ritchie Road through the subject property have been determined by DPW&T.**
2. **Provide new exclusive eastbound and westbound right-turn lanes and a new exclusive eastbound left-turn lane on MD 214. All turn lane lengths shall be determined by SHA.**
3. **Provide dual left-turn lanes, a through lane and an exclusive right-turn lane from the south leg of Ritchie Road. Turn lane lengths and allowable transition of through lanes shall be jointly determined by DPW&T and SHA.**
4. **Modify the existing signal to provide for the additional fourth leg.**

Construction of the improvements on MD 214 shall be substantially completed within one year of their commencement. The above described improvements shall occur no later than three years after the issuance of the first building permit.

b. **Brightseat Road Intersection at MD 214**

1. **Provide dual left-turn lanes, three through lanes and an exclusive right-turn lane on the westbound approach of MD 214.**
2. **Provide a fourth eastbound through lane from west of Brightseat Road to the outer directional ramp accessing southbound**

Interstate-95. This lane shall originate at a point approved by SHA but begin not less than 500 feet prior to the stop line of the intersection (not including taper).

- 3. Widen Brightseat Road, partially within the 375-foot long median, to provide four southbound approach lanes.**
- 4. Modify the existing traffic signal to account for change in intersection geometry.**

Construction of the above-referenced improvements for which the applicant is responsible shall take place concurrent with and prior to the completion of those SHA improvements to MD 214 between Brightseat Road and west of Campus Way.

c. Hill Road/Shady Glen Drive Intersection at MD 214

- 1. Provide an exclusive right-turn lane on westbound MD 214 beginning at a point to be determined by SHA.**
- 2. Provide a fourth northbound lane on Shady Glen Drive and a second receiving lane on Hill Road. The required distance of all northbound turn lanes shall be determined by DPW&T.**

These improvements to the intersection of Hill Road/Shady Glen Drive at MD 214 may be modified by SHA and DPW&T, but in any event shall not exceed a total cost of \$180,000.00 to the applicant, his heirs, successors and/or assigns. In the event the applicant, his heirs, successors and/or assigns, and the County mutually agree to a cash payment for the improvement of Hill Road/Shady Glen Drive intersection in lieu of construction of these improvements by the applicant, the applicant, his heirs, successors and/or assigns, may pay to DPW&T said amount and thereafter be excused from any other obligation toward this intersection.

- 2. Dedicate for transportation purposes all right-of-way necessary on the subject property for the extension of the Addison Road Metro Line to Largo (PT-1) as determined by the Transportation and Public Facilities Planning Division (based on input by MDOT) at the time of Final Plat approval.**
- 3. The applicant, his heirs, successors, and/or assigns, will provide to the Transportation and Public Facilities Planning Division and the Department of Parks and Recreation a study showing proposed grading for PT-1 alignment, prior to approval of the Specific Design Plan.**
- 4. Dedicate a 50-foot wide stub with appropriate flares for a future connection between Street G and Hillview Road as determined by the Transportation and Public Facilities Planning Division at the time of Final Plat approval. The Preliminary Plat shall be revised prior to signature approval to show this stub.**

Comment: The site is currently improved with residential buildings and the property has record plats. The proposed PT 1 metro alignment (Addison Road Metro Line to Largo) is located on Parcel B, south of the site and is recorded in Plat Book VJ 165-6. Parcel B is not included within the limits of the subject SDP, which does not propose any changes to road connections or

alignment. In comments dated January 7, 2014, the Transportation Planning Section indicated that the subject project conforms to the transportation-related requirements of the preliminary plan.

5. **Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/25/90). The following note shall be placed on the Final Plat:**

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/25/90) 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.”

6. **A Type II Tree Conservation Plan shall be approved for this site by the Planning Board at the time of Specific Design Plan approval.**

Comment: In emailed comments dated January 31, 2014, the Environmental Planning Section indicated that the subject project conforms to the requirements of the Type I tree conservation plan (TCPI), and a companion Type II tree conservation plan (TCPII) is recommended for approval, subject to conditions. Should the TCPII be approved together with the SDP, it may be said that the project conforms to the requirement of Condition 6 of Preliminary Plan 4-91121.

7. **Development of this subdivision must be in accordance with the approved Stormwater Management Concept Plan (CDS #89459). The stormwater management ponds shall be shown on the Preliminary Plat prior to signature approval.**

Comment: In a memorandum dated December 27, 2013, the Department of Permitting, Inspections and Enforcement (DPIE) stated that the proposed site development is consistent with Stormwater Management Concept Plan 37619-2012, approved April 2, 2013. DPIE subsequently indicated to staff that Stormwater Management Concept Plan 37619-2012 is a revision of Stormwater Plan 89459, in conformance with the requirement of Condition 7 of Preliminary Plan 4-91121.

10. **The developer, his heirs, successors and/or assigns, shall execute and record a formal agreement before submitting the Final Plat to the Subdivision Office to provide said recreational facilities (to Department of Parks and Recreation standards), and shall submit a performance bond or other suitable financial guarantee (suitability to be judged by the General Counsel’s Office of The M-NCPPC) within two weeks prior to apply for building permits. The public park and associated recreational facilities to be constructed therein shall be constructed prior to September 30, 1993.**

Comment: The site is subject to a recreational facilities agreement for public facilities recorded in Liber 8583 at Folio 976.

11. **The developer, his heirs, successors and/or assigns, shall satisfy the Planning Board that there are adequate provisions to assure retention and all future maintenance of the proposed private recreational facilities.**

Comment: The site is subject to a recreational facilities agreement for private facilities recorded in Liber 8417 at Folio 877.

13. All six-foot and eight-foot trails shall be shown and labeled on the Preliminary Plat prior to signature approval and on the Final Plat and shall be in conformance with the approved Comprehensive Design Plan (CDP-8808/01).

14. For trails in the public rights-of-way, bond shall be posted with the Department of Public Works and Transportation (DPW&T).

Comment: In a revised memorandum dated January 30, 2014, the trails coordinator stated that the subject SDP fulfills all prior conditions of approval, including Conditions 13 and 14 of Preliminary Plan 4-91121.

17. Development of this site shall be in conformance with the approved Comprehensive Design Plan (CDP-8808/01).

Comment: The proposed revision application for SDP-9201 does not affect previous findings of conformance to the requirements of the approval of Comprehensive Design Plan CDP-8808-01.

10. **Final Plat VJ 165-7:** Parcel C was recorded in Plat Book VJ 165-7 on March 16, 1993. Parcel A was recorded in Plat Book VJ 165-5 on March 16, 1993. The plats contain the same eight notes and the notes relevant to the subject approval are included in **boldface** type below followed by staff comment:

6. A request for variation to sections 24-129 and 24-130 of the Subdivision Regulations of the Prince George's County code were granted by the Prince George's County Planning Board.

Comment: Parcel C does not have and is not adjacent to any environmental features. Parcel B has a 100-year floodplain and conservation easement located at the northern portion of the parcel. As the SDP does not show the floodplain and conservation easement, it cannot be determined if the proposed pool and pool house would impact the floodplain and conservation easement. The SDP should be revised to delineate the floodplain and conservation easement on Parcel B as reflected on the record plat. The Environmental Planning Section has reviewed the plan and determined that there are no impacts to the floodplain and conservation from the proposed pool on Parcel B. However, a proposed condition in the Recommendation section of this staff report would require that the floodplain and conservation easement be indicated on the SDP prior to certificate approval, and that Note 6 should be added to the general notes on the SDP.

8. This plat is subject to 25' building restriction line setback from 100 year floodplain in accordance with Section 24-129(a)(4) and (5) of the Prince George's County Code.

Comment: Parcel C does not have and is not adjacent to 100-floodplain. The 25-foot-wide building restriction line is not delineated on the SDP for Parcel C. The record plat shows a 100-foot building setback and a 200-foot noise mitigation zone at the southern portion of Parcel C. A proposed condition in the Recommendation section of this staff report would require that, prior to certificate approval, the SDP be revised to show the building setback and noise mitigation zone on Parcel C as reflected on the plat.

Parcel A has a 100-year floodplain and conservation easement located at the northern portion of the parcel. The 25-foot-wide building restriction line setback is not delineated on the record plat for Parcel A. The SDP should be revised to delineate the floodplain and conservation easement on Parcel A as reflected on the record plat.

11. **Specific Design Plan SDP-9201 and its revisions:** Specific Design Plan SDP-9201 was approved by the District Council in April 27, 1992. Two revisions to the SDP were previously filed including the -01 revision approved on May 2, 1994 at Planning Director level to add a satellite dish, make minor adjustments to the community center architecture to accommodate a cable TV equipment room, provide screen planting around the satellite dish, and other adjustments to landscaping around the community center; and an -02 revision was filed to approve a fence along Summerfield Boulevard, which was subsequently withdrawn. The subject revision application does not change the previous findings of conformance with the requirements of these approvals.
12. **The Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Residential Medium Development (R-M) Zone and the site plan design guidelines of the Zoning Ordinance. Staff has the following to offer regarding the relevant sections of the Zoning Ordinance cited below:
 - a. **Sections 27-507 through 27-509**—The subject application conforms to the requirements of Section 27-507, Purposes; Section 27-508, Uses; and Section 27-509, Regulations of the Zoning Ordinance regarding the R-M Zone. The subject residential development is a permitted use in the R-M Zone.
 - b. **Section 27-528**—The subject application is in conformance with Section 27-528, which sets forth the required findings for approval of a SDP. See Finding 16 below for a detailed response to each required finding.
13. **The 2010 Prince George's County Landscape Manual:** The project is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) on the legally described parcel where the improvements are being made. As the property appears to be a single parcel (Parcel C), the Landscape Manual applies. However, as the new construction proposed does not involve an increase in the gross floor area of a multifamily building resulting in a total cumulative increase of more than ten percent of the existing square footage on the property, the property is exempt from the requirements of Section 4.1 per Section 1.1(e)(2), Applicability. Section 4.2, however, is applicable to the project along the proposed parking lot abutting a public street per Section 4.2(c)(2). Section 4.3 is applicable because the project includes the provision of additional parking spaces, the parking area measures more than 7,000 square feet, and is within 30 feet of a property line. Section 4.4 is applicable to the subject project, as it is to all development. Section 4.6 is applicable to the project. Section 4.7 may apply where the parking (a structure) is to be located closer to a property line than in the original approval. Section 4.9 applies to all new required plantings to be installed on the property. Staff has reviewed the submitted landscape plan for the project against the above applicable requirements of the Landscape Manual and finds it to be in conformance.
14. **The 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** In emailed comments dated January 31, 2014, the Environmental Planning Section stated that the subject project is grandfathered under the requirements of the 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance. In addition, they

outlined a number of technical corrections that would have to be made to the submitted TCPH in order to bring the project into conformance with the requirements of the Woodland Conservation Ordinance. As those technical corrections have been included as a proposed condition in the Recommendation section of this staff report, it may be said that the subject project conforms to the relevant requirements of the 1989 Woodland Conservation Ordinance.

15. **Referral Comments:**

- a. **Historic Preservation Section**—In a memorandum dated December 13, 2013, the Historic Preservation Section stated that the subject application would have no effect on identified historic sites, resources, or districts.
- b. **Archeological Review**—In a memorandum dated December 9, 2013, the archeology planner coordinator stated that a Phase 1 archeological survey was conducted on the subject property in 1991, resulting in the identification of no archeological sites and with no further archeological work recommended. Noting that the site was extensively graded and disturbed during the initial construction of these features and that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low, she stated that the subject proposal would not impact any historic sites, historic resources, documented properties, or known archeological sites.
- c. **Community Planning Division**—In a memorandum dated January 22, 2014, the Community Planning Division stated that the subject project is not inconsistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier and the regional center designation for the Morgan Boulevard Metro Station. Further, they stated the proposed addition of a pool house, two pools, a maintenance building, and renovation of the leasing center conform to the 2010 *Approved Subregion 4 Master Plan and Adopted Sectional Map Amendment* land use recommendations.
- d. **Transportation Planning Section**—In a memorandum dated January 7, 2014, the Transportation Planning Section stated that they reviewed the subject project and the approval history of the project for transportation-related conditions and found that all of the transportation-related conditions had been previously met, including improvements at three nearby intersections. They also stated that, as the proposed improvements are to serve the residents of the existing development only, no additional traffic is anticipated. The Transportation Planning Section concluded that the submitted plans were acceptable from a standpoint of access and circulation. Further, they stated that the required finding for a SDP that “the development will be adequately served within a reasonable period of time” with existing or programmed public facilities, or facilities otherwise provided as part of the development, could be made as all of the improvements required by the relevant preliminary plan approval had been made and that the project, when completed, is not expected to generate any additional traffic.
- e. **Subdivision Review Section**—In a memorandum dated January 30, 2014, the Subdivision Review Section offered the following:

The subject property is located on Tax Map 67 in Grid B-2, is 23.58 acres, and is zoned R-M. The applicant is revising the SDP for the purpose of renovating the existing leasing center, and adding two pools, a pool house, and a maintenance building to the site. The

existing leasing center and the proposed two pools and pool house that are associated with the sports complex are located on Parcel C (1.03 acres).

The site is subject to the requirements of approved Preliminary Plan of Subdivision 4-91121, as formalized in PGCPB Resolution No. 92-38 adopted on March 19, 1992. The resolution contains 17 conditions. See Finding 9 for a discussion of Conditions 1 through 7, 10, 11, 13, 14, and 17 of Preliminary Plan 4-91121, which are relevant to the subject project. See Finding 10 for a discussion of Final Plat VJ 165-7, Notes 6 and 8, which are also relevant to the subject project. Parcel C was recorded in Plat Book VJ 165-7 on March 16, 1993. Parcel A was recorded in Plat Book VJ 165-5 on March 16, 1993.

The SDP should be revised to correctly label Parcels A and C, show the bearings and distances, and the ten-foot-wide public utility easement as reflected on the record plats.

The Subdivision Section also noted that the SDP has numerous technical inconsistencies that must to be corrected and suggested that, prior to certification of the SDP, the following technical corrections be made:

- (1) Show the correct boundaries, bearings and distances, lot size, and label for Parcels A and C as reflected on the record plat.
- (2) Delineate a 100-foot building setback and a 200-foot noise mitigation zone on Parcel C as reflected on the record plat.
- (3) Delineate a 100-year floodplain and conservation easement on Parcel A as reflected on the record plat.

In closing, the Subdivision Section stated that SDP-9201-03 is in substantial conformance with approved Preliminary Plan 4-91121 and the record plats, if the above comments 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: The Subdivision Section's suggested technical corrections have been included as proposed conditions in the Recommendation section of this technical staff report.

- f. **Trails**—In a revised memorandum dated January 30, 2014, the trails coordinator stated that the subject project was originally approved with an extensive network of internal sidewalks and trails to provide access throughout the community, to its recreational facilities, and to Morgan Boulevard, which provides a mix of sidewalks and trails along roadways and within homeowner association land or parkland. Further, the trails coordinator stated that the improvements contemplated by the subject revision application do not negatively impact any sidewalk or trail facilities. He noted that, although the proposed pool facilities would eliminate one existing trail connection, other existing sidewalk and trail connections in the vicinity retain the overall connectivity of the network and no additional connections are needed to preserve the usefulness of the existing trail network.

In conclusion, the trails coordinator stated that, from the standpoint of non-motorized transportation, the plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the required findings for SDPs. Further, he stated that the existing sidewalk and trail network accommodate pedestrian movements around the existing community and that elimination of the identified trail connection would not negatively impact pedestrian access, as an existing sidewalk and another trail proximate to the proposed pool location make the necessary pedestrian connections in the vicinity.

In a subsequent email received February 4, 2014, the trails coordinator stated that he agreed with the Health Department's referral comment and the Urban Design Section's verbal comments that bicycle parking should be provided at the pool facility. The reasons he stated for their inclusion were its location near the existing and extensive trail network in the Villages at Morgan Metro, the recreational nature of the improvements, and the fact that many children and some adults will want to ride their bikes to the pool in the summer. The trails coordinator then proposed a condition that would require the inclusion of bicycle racks at the pool facility.

Comment: The trail's coordinator's proposed condition requiring bicycle racks at the pool facility has been included in the Recommendation section of this staff report.

- g. **Permit Review Section**—In a memorandum dated December 16, 2013, the Permit Review Section stated that they had no comment on the subject project.
- h. **Public Facilities**—In a memorandum dated December 27, 2013, the Special Projects Section of the Countywide Planning Division stated that, in accordance with Section 27-528(a)(2) of the Zoning Ordinance, the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Prince George's County Capital Improvement Program (CIP) or provided as part of private development. More specifically, they offered the following comments:
 - (1) **Police Facilities:** With respect to police facilities, the Special Projects Section stated that the proposed development is within the service area of Police District III, Landover. Further, they analyzed that, based on 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department, the July 1, 2013 U.S. Census Bureau figure for county population of 881,138, and the requirement that 141 square feet of facility space be provided for each 1,000 residents, or a minimum of 124,240 square feet of police facilities should be provided, that the 267,660 square feet provided meets and exceeds the requirement.
 - (2) **Fire and Rescue Service:** The Special Projects Section stated, with respect to fire and rescue service, that the proposed development is within the seven-minute required response time for the first due fire station using the *Seven-Minute Travel Times and Fire Station Locations Map* provided by the Prince George's County Fire/EMS Department, and that the Fire/EMS Chief reported that the Fire/EMS Department has adequate equipment to meet the requisite standards as stated in County Council Bill CB-56-2005.

- (3) **Capital Improvement Program (CIP):** With respect to the CIP, the Special Projects Section noted that the approved Prince George's County Fiscal Year 2014–2019 CIP provides funding for the rehabilitation of Kentland Fire/EMS Station, Company 846, at 10400 Campus Way South, in conformance with the guidance of the 2008 *Approved Public Safety Facilities Master Plan*.
- (4) **School Facilities and Water and Sewerage Findings:** Noting that the proposed development would be exempt from a review for schools because it is a nonresidential use, the Special Projects Section concluded that, per the 2008 *Water and Sewer Plan*, the proposed development is in water and sewer Category 3, Community System.

- i. **Environmental Planning Section**—In emailed comments received January 31, 2014, the Environmental Planning Section offered the following:

The Environmental Planning Section has reviewed Type II Tree Conservation Plan TCPH-55-92-01 submitted with SDP-9201-03. The TCP revision associated with this application is the -01 revision. The Environmental Planning Section recommends approval of SDP-9201-03 and TCPH-55-92-01 subject to the condition noted below.

The proposal is for renovations and external upgrades to the existing leasing center, including upgrades to the parking area. The proposal also includes the addition of a maintenance building, pools, and pool house adjacent to the existing community center building. The proposal will impact areas of woodland conservation shown on the previously approved TCPH. The TCPH submitted with this application has been revised to reflect the proposed changes and to account for the proposed impacts to areas of woodland conservation.

The project is grandfathered under the 1989 Woodland Conservation Ordinance. The gross tract area of the site is 231.7 acres and there are 36.0 acres of floodplain, resulting in a net tract area of the site of 195.70 acres. The woodland conservation requirement for the project is calculated based on a woodland conservation threshold of 25 percent of the net tract area, or 48.93 acres. There is no replacement requirement for on-site clearing, which was not established until the 1993 Woodland Conservation Ordinance. The previously approved TCPH showed the entire woodland conservation requirement to be met on-site with a combination of preservation and reforestation. The current application proposes clearing of 0.59 acre of previously preserved and selective clearing areas. The current application proposes on-site reforestation/replacement of 0.10 acre. The revised TCP will provide 48.48 acres of on-site woodland conservation (34.29 acres of preservation and 14.19 acres of reforestation) and 0.45 acre of fee-in-lieu (\$0.30 per square foot), or off-site woodland conservation, which fulfills the total requirement of 48.93 acres. Because the amount of off-site woodland conservation required is less than one acre, satisfaction of the requirement through either off-site woodland conservation transfer credits or fee-in-lieu is acceptable.

The plan requires some technical changes to be made in conformance with the Woodland Conservation Ordinance. The current revision only affects Sheets 1, 9, and 10 of the existing TCPH set. The revision proposes the addition of Sheets 18 and 19; however, the information shown on proposed Sheet 18 would be more appropriately added to the cover sheet (Sheet 1). Sheet 19 should be renumbered as Sheet 18. Because the revision only affects a few sheets of the plan set, a note or a revision table should be added to the

coversheet of the plan which identifies the specific site revision included with the -01 revision, and specifically listing the sheets that were revised. The final plan approval must include a resubmittal of all TCP plan sheets for signature. The TCPII approval block must be revised to type-in the correct spelling of the previous approval signature. The TCPII was originally approved by Lonnie Darr on July 22, 1992. The SDP approval block must be revised to type-in all previous approval information. The labels for the proposed clearing and proposed reforestation areas on submitted Sheet 18 must be shown on Sheet 1 and revised to accurately reflect the areas of clearing and reforestation being proposed.

The planting proposed to meet reforestation credits must be revised to include additional plant units to meet the required reforestation planting density of 1,000 seedlings per acre, or an equivalent of one seedling credit per one-half-inch caliper of larger stock. The Tree Conservation Data table shown on Sheet 1 must be revised to reflect the correct total woodland conservation proposed. The table indicates that 48.58 acres of woodland conservation has been provided; however, the sum of the preservation (34.29 acres) and reforestation (14.19 acres) totals 48.48 acres. The difference must be accounted for with off-site or fee-in-lieu. The TCPII General Site Information table located above the data table on Sheet 1 must be revised to reflect the amount of woodland conservation shown on the plan (48.48 acres) and to add a line for the proposed off-site or fee-in-lieu area. The sheet currently labeled as Sheet 19 must be revised to account for the additional planting density for reforestation credits. The planting schedule must be updated accordingly. A note must be added below the woodland conservation worksheet to specify that the woodland conservation not met on-site shall be met off-site or with fee-in-lieu. A limit of disturbance must be shown surrounding the proposed work on all plan views. The sheet currently labeled as Sheet 19 must be revised to include the standard TCPII and SDP approval blocks.

The Environmental Planning Section then proposed a condition to remedy these technical deficiencies, which has been included in the Recommendation section of this staff report.

- j. **Prince George's County Fire/EMS Department**—In a memorandum dated January 8, 2014, the Fire/EMS Department offered information regarding private road design, needed accessibility, and the location and performance of fire hydrants.
- k. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 27, 2013, the Site and Road Plan Review Division of DPIE stated that all improvements within the public rights-of-way, as dedicated for public use to Prince George's County, must be designed in accordance with the requirements of the Prince George's County Road Ordinance, Department of Public Works and Transportation (DPW&T) specifications and standards, and the Americans with Disabilities Act (ADA). They also stated that the proposed development is consistent with approved Stormwater Management Concept Plan 37619-2012 dated April 2, 2013 and effective until April 2, 2016. In separate comments dated January 2, 2014, the Traffic Engineering Section of DPIE suggested that sight distance be checked for all mid-block crossings, and offered additional comments noted on the plans and returned in digital format to the applicant.

Comment: DPIE's comments will be addressed through their separate permitting process.

1. **Prince George's County Police Department**—In a memorandum dated December 23, 2013, Police Department stated that there are crime prevention through environmental design (CPTED) issues that need attention. More specifically, they stated that the trees located next to the existing pole-mounted light fixtures in the leasing center's front parking lot are in need of pruning, or removal, as they are creating dark and shadowed areas in the parking lot. They also stated that the lighting of the community center needs evaluation and/or repair.

Comment: A proposed condition in the Recommendation section of this staff report would require that, prior to signature approval, the trees located proximate to the existing pole-mounted lights be pruned so that they may function as intended to light the parking lot and that the applicant provide evidence that the lighting proximate to the community center is in good working order and sufficient in accordance with CPTED concerns.

- m. **Prince George's County Health Department**—In a memorandum dated December 24, 2013, the Health Department stated that it had completed a health impact assessment review of the SDP submission for the Villages at Morgan Metro, evaluating the proposal for conformance with the priorities outlined in the Prince George's County Health Improvement Plan 2011–2014, and offered the following comments and recommendations:

- (1) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. The plan lacks details confirming that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

Comment: A proposed condition in the Recommendation section of this staff report would require that all proposed exterior light fixtures be shielded and positioned so as to minimize light trespass caused by spill light as suggested by this comment.

- (2) As a water conservation measure, the developer should consider design for and implementation of water reuse practices for the proposed pool buildings and leasing facility.

Comment: The applicant's representatives have indicated that it is the applicant's intention to employ water reuse practices as recommended.

- (3) Scientific research has demonstrated that a high-quality pedestrian environment can support walking and hiking both for utilitarian purposes and for pleasure, leading to positive health outcomes. The plans should include details clearly indicating the proximity of walking/biking trails and the presence of bicycle racks in order to demonstrate how development of the site will provide for safe and easy pedestrian/biker access to nearby community amenities.

Comment: Revised plans received from the applicant indicated ample pedestrian and bicycle facilities and connections as noted in revised referral comments received from the trails coordinator, except for bike racks at the pool complex. More specifically, the trails coordinator stated that the development was laid out with an extensive network of internal sidewalks and trails that provide access throughout the community to the internal recreational facilities and to Morgan Boulevard. The network of trails provides a mix of sidewalks and trails along roadways and trails within homeowner association land or

parkland. Further, he noted that the addition of the proposed pool facilities will eliminate one existing trail connection, that other existing sidewalk and trail connections in the vicinity will retain the overall connectivity of the network, and that no additional trails are necessary in order to preserve connectivity and usefulness of the existing trail network. A proposed condition in the Recommendation section of this staff report would require bike racks be added to the plan prior to signature approval.

- (4) The site is proximate to the Metrorail train line and, therefore, subject to associated noise impacts to users of the proposed recreational amenities. Noise can be detrimental to health with respect to hearing impairment, sleep disturbance, cardiovascular effects, psycho-physiologic effects, psychiatric symptoms, and fetal development. Sleep disturbances have been associated with a variety of health problems, such as functional impairment, medical disability, and increased use of medical services even among those with no previous health problems. Indicate details regarding the modifications, adaptations, and/or mitigation to be provided, as necessary, to minimize the potential adverse health impacts of noise on the susceptible population.

Comment: The Environmental Planning Section reviews plans in order to maintain a maximum of 65 dBA Ldn noise levels in outdoor activity areas. That section did not indicate that levels were expected to exceed the permitted level in their emailed comments dated January 31, 2014 and, therefore, did not suggest any noise attenuation measures for the project.

- (5) The public health value of access to active recreational facilities has been well documented. This office strongly supports the addition of the proposed swimming pool amenities.
- (6) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties.
- (7) During the construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties.

Comment: A proposed condition in the Recommendation section of this staff report would require that notes be added to the subject SDP prior to signature approval stating that the applicant shall conform to the regulations in place which help mitigate the noxious effects of dust and noise during the construction phases of the subject project.

- n. **Maryland State Highway Administration (SHA)**—In comments received December 4, 2013, SHA stated that they were in support of the proposed revision.
- o. **Washington Suburban Sanitary Commission (WSSC)**—In an email received January 2, 2014, WSSC stated that the applicant would be required to coordinate with other buried utilities, that all provided WSSC easements must be free and clear of all forest conservation easements, and that all extensions of WSSC facilities would require a hydraulic planning analysis through the System Extension Permit process.
- p. **Verizon**—In an email received January 3, 2014, Verizon stated that the applicant should be required to provide a ten-foot-wide public utility easement, free and clear of all obstructions, adjacent and contiguous to, and parallel with all public rights-of-way.

Comment: Public utility easements were provided previously along all rights-of-way.

- q. **Potomac Electric Power Company (PEPCO)**—In an email dated December 5, 2013, PEPCO stated that they concur with General Note 13, which stated that there exists a ten-foot-wide public utility easement along all rights-of-way. They noted, however, that they might require additional easements depending on load and service points.

Comment: Easements must be requested and required through the subdivision and platting process, not at the subsequent time of approval of a SDP for a project.

16. **Required Findings:** Section 27-528, Planning Board Action, of the Zoning Ordinance requires that the Planning Board make the following findings prior to approving a SDP. Each required finding is listed in **boldface** type below followed by staff comment:

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Comment: The subject revision conforms to the requirements of approved CDP-8808 and its revisions as outlined in Finding 8 and the applicable standards of the Landscape Manual as outlined in Finding 13. As the subject revision does not involve townhouse construction nor is located in the Local Activity Center (L-A-C) Zone, the second portion of this required finding does not apply to the subject project.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

Comment: As the subject project is not a regional urban community, this required finding does not apply.

- (2) **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;**

Comment: In a memorandum dated December 27, 2013, the Countywide Planning Division reviewed police facilities, fire and rescue service, the CIP, schools, and water and sewerage facilities with respect to the proposed project and concluded that the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate CIP, or provided as part of the private development. Additionally, in a memorandum dated January 7, 2014, the Transportation Planning Section reviewed the proposed development against the requirements of the transportation-related requirements of previous approvals and general principles of transportation planning. That section concluded that the submitted plan is acceptable in terms of internal access and circulation and

that, as all transportation improvements required by Preliminary Plan 4-91121 have been made and because the proposed improvements would not generate additional traffic, the finding that the development will be adequately served within a reasonable period of time with existing or programmed public facilities, or facilities otherwise provided as part of the development, may be made.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

Comment: In a memorandum dated December 27, 2013, DPIE stated that the proposed site development is consistent with approved Stormwater Management Concept Plan 37619-2012, approved for the site on April 2, 2013. Therefore, it appears that adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties in accordance with this required finding.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

Comment: In emailed comments received January 31, 2014, the Environmental Planning Section recommended approval of TCPII-55-92-01 as required by this finding, subject to a single condition. As that single condition has been included in the Recommendation section of this staff report, it may be said that the plan conforms to an approved Type 2 tree conservation plan in conformance with this required finding.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b) (5).

Comment: As the project is grandfathered under the requirements of the 1989 Woodland Conservation and Tree Preservation Ordinance, this otherwise required finding in accordance with the requirement of Subtitle 24-130(b)(5) of the Subdivision Regulations need not be made for the subject project.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board adopt the findings of this report and approve Specific Design Plan SDP-9201-03 and Type II Tree Conservation Plan TCPII-55-92-01 with the following conditions:

1. Prior to certificate approval, the plans shall be revised as follows or the indicated information shall be supplied:
 - a. A note shall be added stating that trees located proximate to the existing pole-mounted light fixtures in the leasing center's front parking lot shall be pruned on an ongoing basis so the light fixtures may provide adequate light in accordance with crime prevention through environmental design (CPTED) concerns.
 - b. The applicant shall inspect the lighting in the vicinity of the community center and provide evidence to the Urban Design Section that the lighting is in good working order. All exterior light fixtures under consideration by this condition shall be shielded and positioned so as to minimize light trespass caused by spill light.

- c. The Type II tree conservation plan (TCPII) shall be revised as follows:
- (1) The following note shall be added to the coversheet below the TCPII certification block or in a revision table:

“The -01 revision to this plan is in association with SDP-9201-03 and includes revisions to the following sheets only: 1, 9, and 10. Sheet 18 has been added.”
 - (2) Revise the TCPII approval block to type-in the correct spelling of the original certification signature, “Lonnie Darr.”
 - (3) Revise the specific design plan approval block to type-in all previous approval information.
 - (4) Revise Sheet 1 to show the information shown on proposed Sheet 18. This information shall be updated to reflect the correct clearing and reforestation areas and labels.
 - (5) Sheet 18 as submitted shall be removed from the plan set and Sheet 19 as submitted shall be re-labeled as Sheet 18.
 - (6) All planting proposed to meet reforestation requirements shall meet the minimum planting density of 1,000 seedlings per acre, or an equivalent of one seedling credit per one-half-inch caliper of larger stock.
 - (7) The Tree Conservation Data table shown on Sheet 1 shall be revised to reflect the correct total woodland conservation proposed.
 - (8) The TCPII General Site Information table on Sheet 1 shall be revised to reflect the amount of woodland conservation shown on the plan and to add a line for the proposed off-site or fee-in-lieu area.
 - (9) The proposed planting schedule shall be revised.
 - (10) The following note shall be added below the TCP worksheet:

“The woodland conservation requirement for this site may be met with fee-in-lieu or off-site woodland conservation for the requirement up to one acre which cannot be fulfilled on-site.”
 - (11) Show the limits of disturbance surrounding all proposed work.
 - (12) The newly added sheet shall be revised to include the standard TCPII and specific design plan approval blocks.
 - (13) Have the revised plan signed and dated by the qualified professional that prepared it.

- d. The applicant shall add standard notes to the plan requiring that the standards regarding noise and dust will be conformed to during the construction phase of the project.
- e. The specific design plan shall be revised to indicate the location of the floodplain and the conservation easement and Note 6 of the final plats for the project shall be added as a general note on the specific design plan.
- f. The specific design plan shall be revised to indicate a 100-foot building setback and a 200-foot noise mitigation zone on Parcel C as reflected on the record plat.
- g. The specific design plan shall be revised to indicate the 100-year floodplain and conservation easement on Parcel A as reflected on the record plat.
- h. The specific design plan shall be revised to reflect the correct boundaries, bearings and distances, and lot size, and to label Parcels A and C as reflected on the record plats.
- i. The architecture for the project shall be improved by substituting a cementitious equivalent for the currently proposed vinyl siding. In addition, the following changes shall be made to the exterior of the buildings:
 - (1) The architecture of the maintenance building shall be improved by extending the shingled treatment to the watertable of the southern elevation.
 - (2) The architecture of the leasing center shall be improved by extending the shingled treatment to the central portion of the southern elevation.
 - (3) The architecture of the pool house shall be improved by including stone or a shingled treatment on the watertable of the building.
- j. The applicant shall revise the plans to provide a bicycle rack(s) accommodating a minimum of 30 bicycles at a location convenient to the entrance to the proposed pools. Inverted-U bicycle racks or a comparable design is recommended so that the entire frame of the bicycle can be secured. The bicycle rack location and design shall be approved by the Planning Board or its designee.