

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



Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

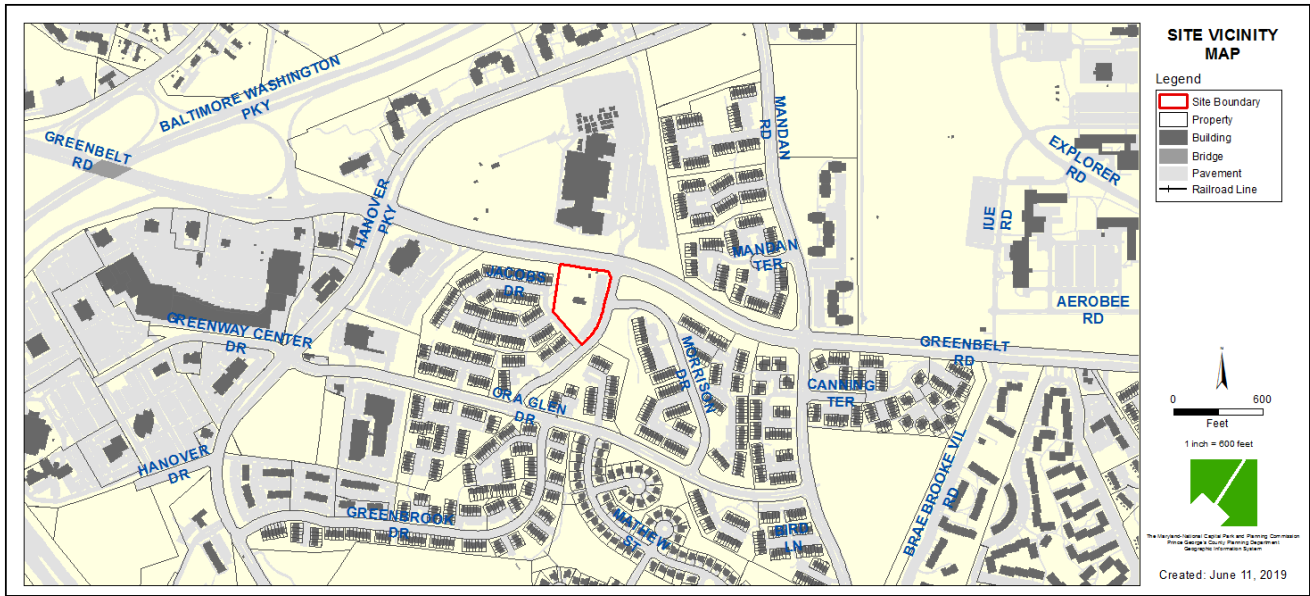
Detailed Site Plan

DSP-81010-02

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

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

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



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

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

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

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Multifamily Low Density Residential (R-30) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-79176;
- c. The requirements of Detailed Site Plan DSP-81010 and its amendment;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance, and;
- g. Referral comments.

FINDINGS

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

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

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

2. **Development Data Summary:**

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

OTHER DEVELOPMENT DATA

Parking Spaces Required:

Total Spaces Provided:

Community Building (by use)	
Office Use – 1/250 for first 2,000 sq. ft.	
1 space/400 sq. ft. for above 2,000 sq. ft.	
Office (1 space/250 sq. ft.) - 221 sq. ft.	1
1/250 for first 2,000 sq. ft.	
Club Room (1 space/3 seats) - 30 seats	10
1 space/4 seats	
Pool (1 space/7 occupants) - 80 occupants	12
1/80 sq. ft.	
Tennis Courts (4 spaces/court) - 3 tennis courts	12
1/80 sq. ft.	
Picnic Area (1 space/table) - 6 picnic tables	6
Total Number of Parking Spaces Required	41

Parking Spaces Provided

Standard Spaces (9.5 feet x 19 feet)	42
Compact Spaces (8 feet x 16.5 feet)	29
Handicap-Accessible Parking Spaces (3 required)	4
	(2 van, 2 regular)
Total Parking Spaces Provided	75

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

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

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

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

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

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

Community Building

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

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

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

Recreational Facilities

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

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

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

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

Lighting

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

Signage

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

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

COMPLIANCE WITH EVALUATION CRITERIA

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

It is noted that the maintenance and service area is being revised with this application and is located on the northern portion of the parking compound, near the intersection of Frankfort Drive and MD-193. It is adequately screened by a proposed 8-foot-high, sight-tight fence and new vegetation. However, due to the fence's location within the required front yard, it must be reduced to 6 feet, per Section 27-420 of the Zoning Ordinance, and as conditioned in this report.

8. **Preliminary Plan of Subdivision 4-79176:** PPS 4-79176 was approved for development of 380 townhouses on 51.6 acres. The subject application is for revisions to homeowners association Parcel R, which contains recreational facilities that serve the overall development. The submitted DSP correctly reflects the lot size, bearings, and distances described on the record plat for Parcel R. The proposed revisions will not alter conformance to the PPS approval, as the property will continue to be used for its intended purpose.
9. **Detailed Site Plan DSP-81010 and its amendment:** DSP-81010 was approved on July 9, 1981 for development of a recreation area on Parcel R and was amended one time. No records could be found for the previous approvals. However, the proposed revisions to the existing community center building can be found to be in general conformance with the DSP, as they are improvements to the existing facilities or equal replacements to recreational amenities.
10. **2010 Prince George's County Landscape Manual:** The DSP is subject to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) due to the increase of more than 10 percent of the gross floor area of the building. Specifically, Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual apply. The required plantings and schedules have been provided and are in conformance with the Landscape Manual. The application is exempt from Section 4.3, Parking Lot Requirements, because it does not propose an increase in impervious area for parking and/or loading spaces.

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

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

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

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

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

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

RECOMMENDATION

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

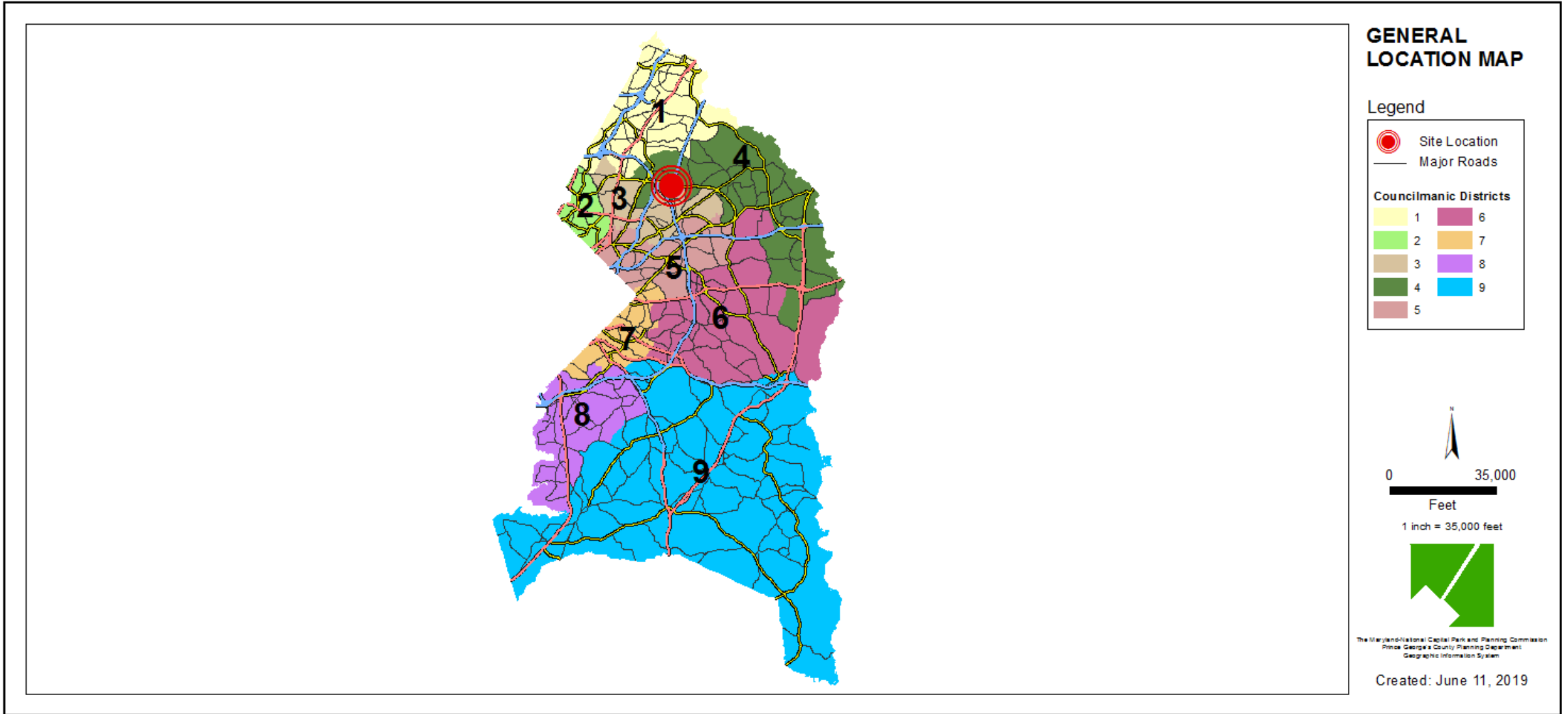
- 1. Prior to certification, the applicant shall revise the detailed site plan as follows or provide the specified documentation:
 - a. Add the plat reference of the property to the general notes.
 - b. Provide details and specifications for all site improvements.
 - c. Clearly label the monument sign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

ITEM: 5

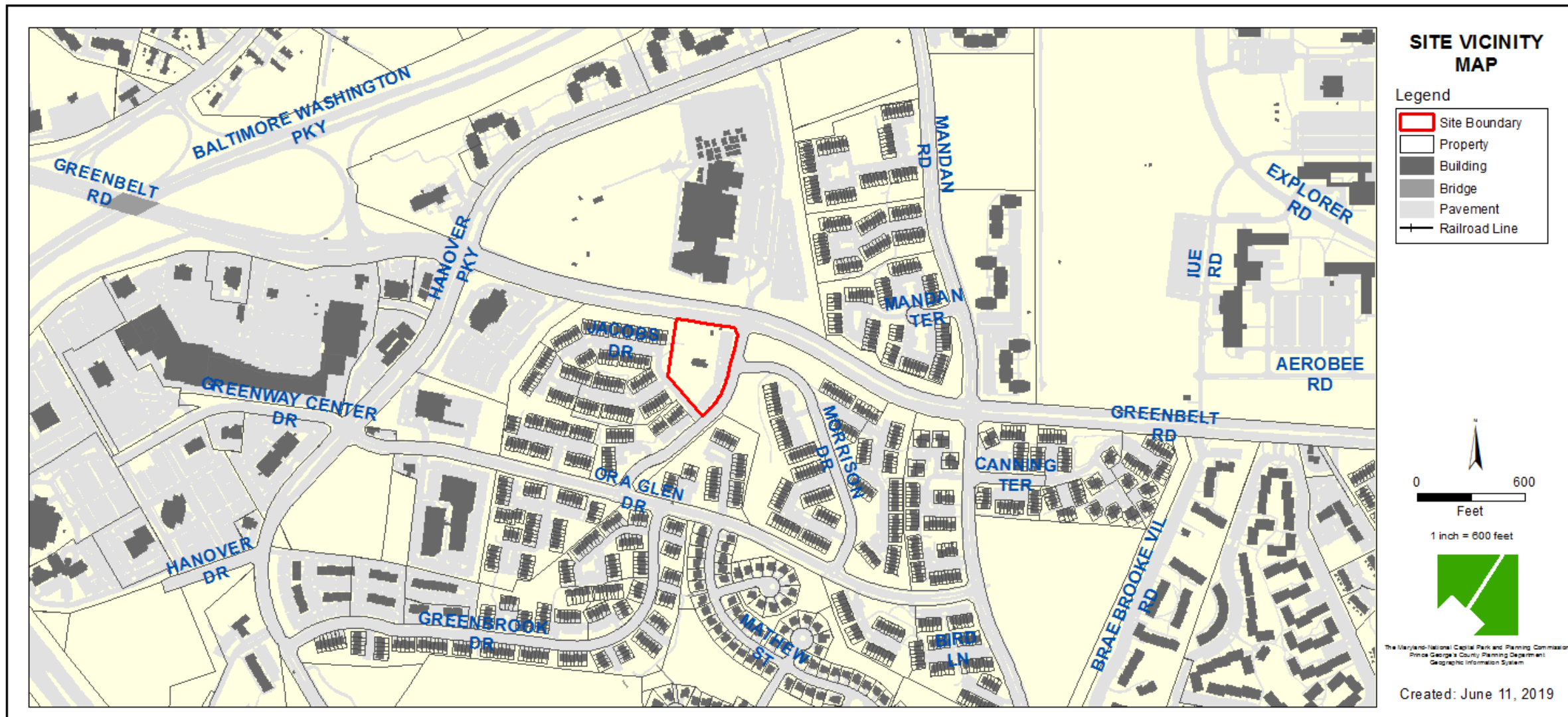
CASE: DSP-81010-02

**GLEN ORA - PARCEL R
(WINDSOR GREEN COMMUNITY CENTER)**

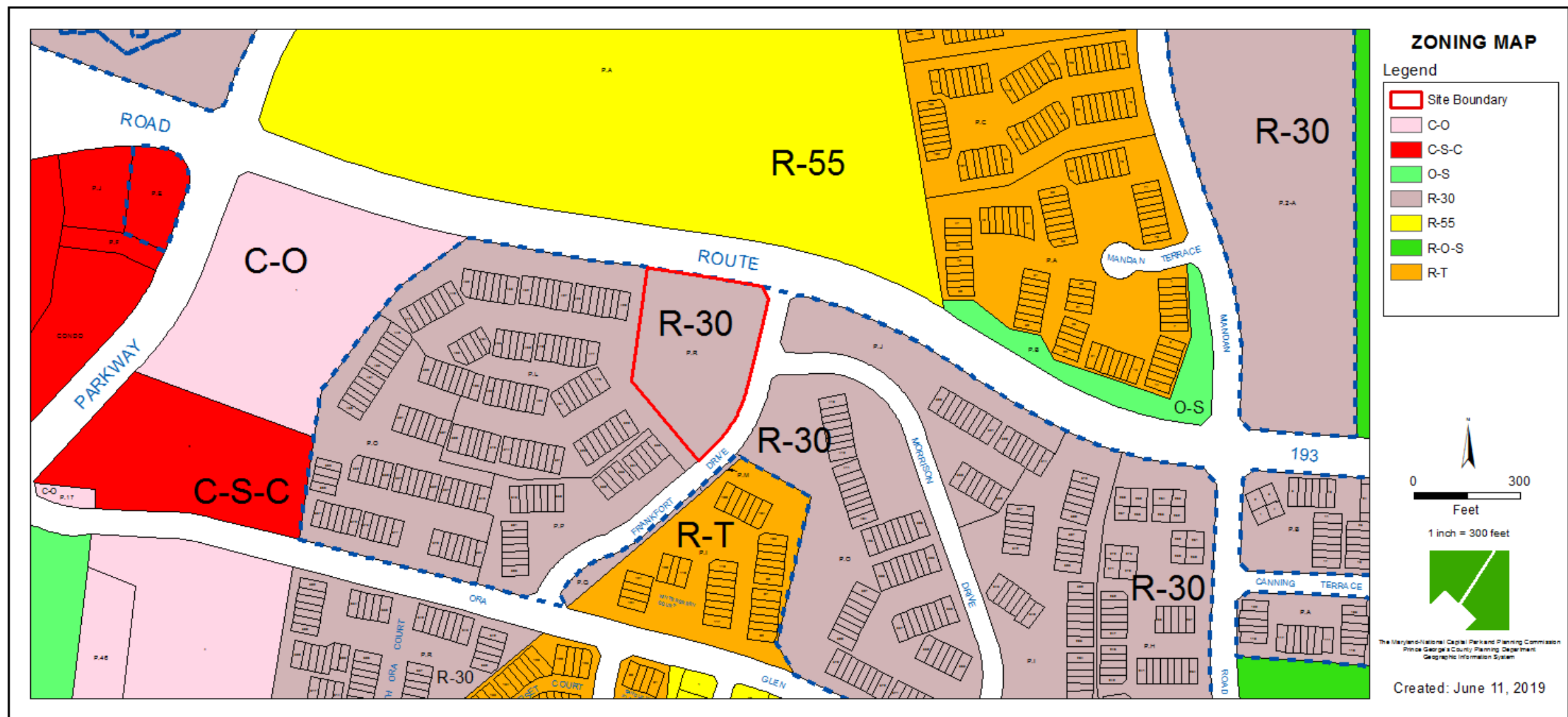
GENERAL LOCATION MAP



SITE VICINITY



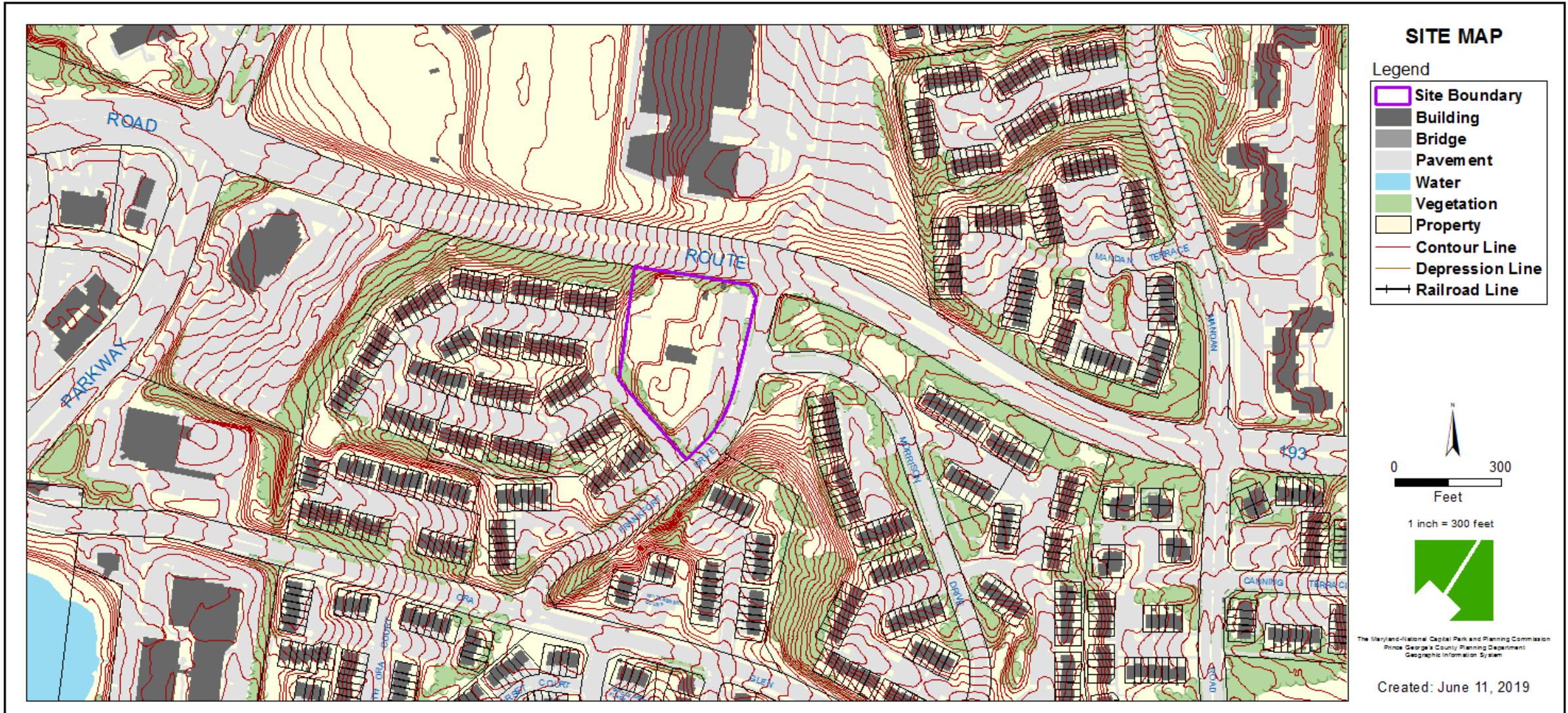
ZONING MAP



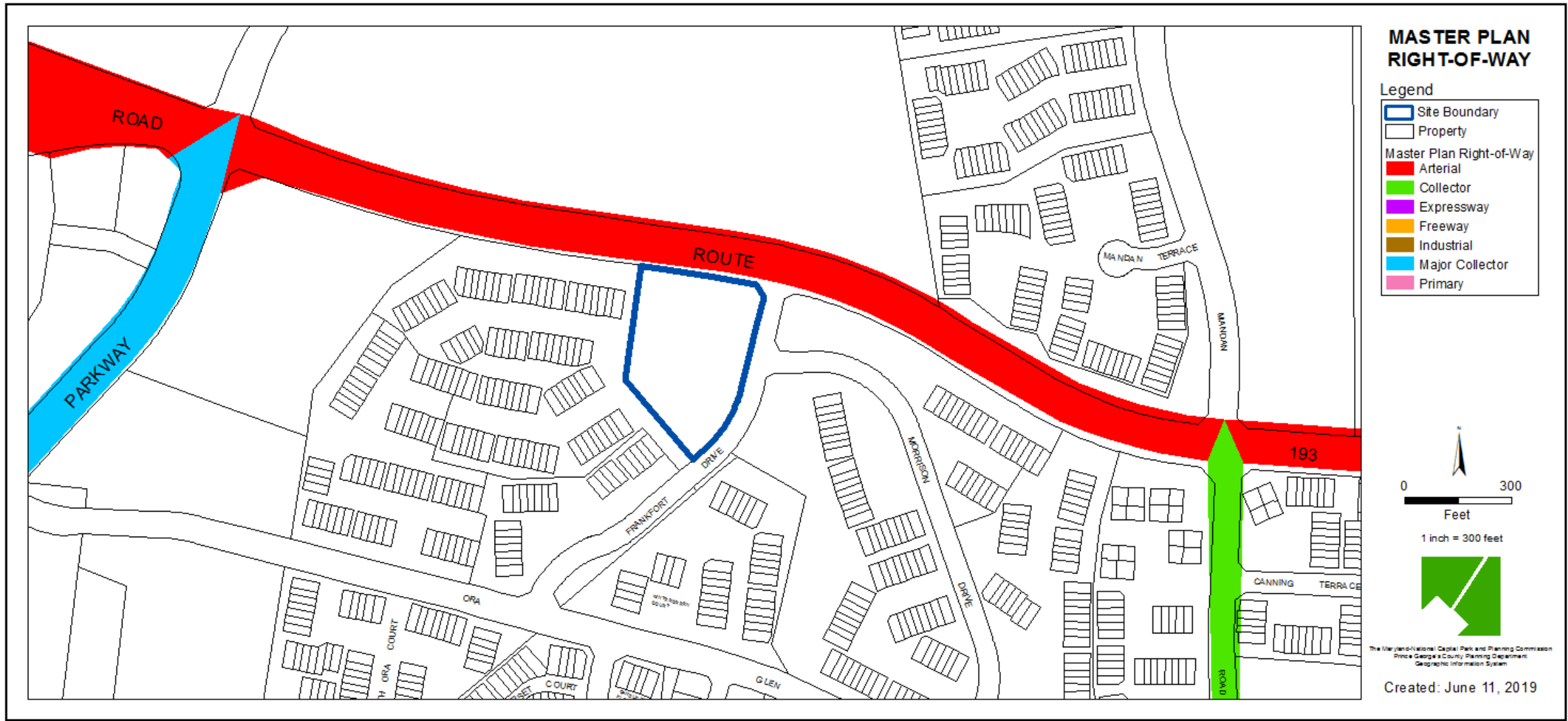
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



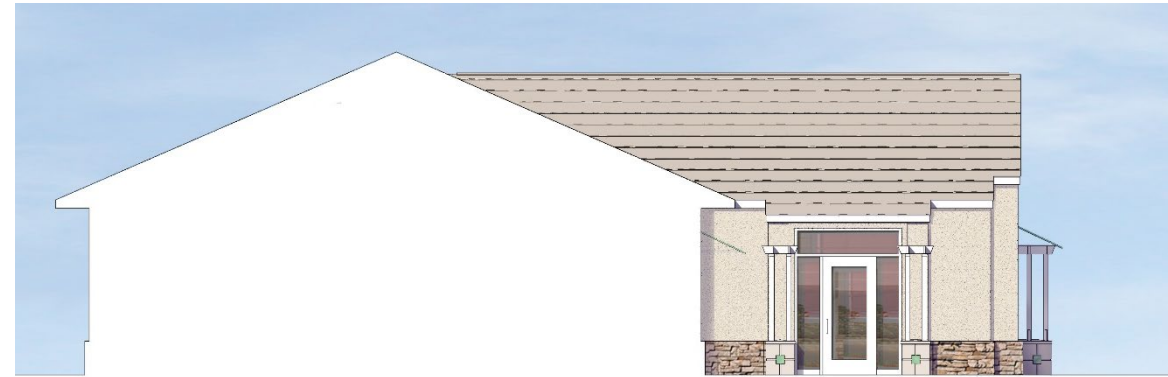
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



ARCHITECTURAL ELEVATIONS



2 PROPOSED FRONT ELEVATION (AT MULTI-PURPOSE)



1 PROPOSED FRONT ELEVATION (AT ENTRY GATEWAY)



3 PROPOSED MAIN ENTRY ELEVATION

4-79176

6-46

FUNDS CERTIFIED AVAILABLE

By: N/A [Signature]

For Secretary-Treasurer

AMENDED SUPPLEMENTARY RECREATIONAL FACILITIES AGREEMENT
PLATS NINE & TEN - GLEN ORA

THIS AMENDED AGREEMENT made this 11 day of June, 1981, by and between THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, a public body corporate, hereinafter referred to as the "Commission", and GLEN ORA DEVELOPMENT CORPORATION, hereinafter sometimes referred to as "Glen Ora" or "Developer",

WHEREAS, the parties hereto entered into a Supplementary Recreational Facilities Agreement, Plats Nine & Ten - Glen Ora, dated December 17, 1980 recorded among the Land Records for Prince George's County in Liber 5349, folio 733 and hereinafter referred to as "Agreement for Plats Nine & Ten"; and WHEREAS, the parties hereto desire to amend

recreational facilities to be added to the Agreement for Plats ~~there is described~~ recreational common area; ~~located on the~~

NOW, THEREFORE, in consideration of the premises and other valuable considerations, the receipt of which is hereby acknowledged, the parties hereto do hereby amend the Agreement for Plats Nine & Ten as follows:

1. Paragraph 1 of the Agreement for Plats Nine & Ten is hereby amended to read in full as follows:

1. The Developer, his successors construct on the portion of its property ~~being as described~~ in accordance with the approved site plan, lots 274 thru ~~349 and Parcel 1 and 1, Glen Ora, Prince Georges County, Virginia~~

Board, to-wit:

- (a) One (1) 2,400 square foot tot lot.
- (b) One (1) 5,400 square foot multi-purpose court.
- (c) One (1) sitting area.
- (d)

A 4 foot wide pedestrian path system, a portion of which shall be asphalt, the remainder to be surfaced with woodchips, gravel or approved equal.

- (e) One (1) half multi-purpose court.
- (f) One (1) 1,200 square foot open play area with a 1% to 3% slope.

FOSETT & BRUGGER
THE AEROSPACE BUILDING
10210 GREENBELT ROAD
SEABROOK, MARYLAND
20801
(301) 784-8900

AMENDED SUPPLEMENTARY RECREATIONAL FACILITIES AGREEMENT

2. Paragraph 2 of the Agreement for Plats Nine & Ten is hereby amended to read in full as follows:

2. Prior to the conveyance of the first lot improved by a completed dwelling unit in "Flat Nine Glen Ora" or "Flat Ten Glen Ora", Developer agrees to convey to the Windsor Green Homeowners Association, Inc. (formerly known as the Glen Ora Homeowners Association, Inc.), the common areas for said Plats Nine and Ten, namely Parcels "I" and "J" which will include 7.8866 acres of recreational common area. The recreational common area will be improved by:

- (a) One (1) 2,400 square foot tot lot.
- (b) One (1) 5,400 square foot multi-purpose court.
- (c) One (1) sitting area.
- (d) A 4 foot wide pedestrian path system, a portion of which shall be asphalt, the remainder to be surfaced with woodchips, gravel or approved equal.
- (e) One (1) half multi-purpose court.
- (f) One (1) 1,200 square foot open play area with a 1% to 3% slope.

3. The Agreement for Plats Nine & Ten as herein amended is hereby ratified and affirmed.

IN WITNESS WHEREOF, the parties hereto have executed this Amended Agreement as of the day and year first above written.

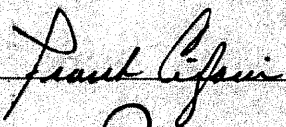
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OF LEGAL FORM.

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Mo. Day Yr.

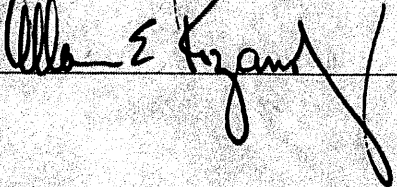
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FOSSETT & BRUGGER
THE AEROSPACE BUILDING
10210 GREENBELT ROAD
GASPOON, MARYLAND 20881
(301) 794-6900

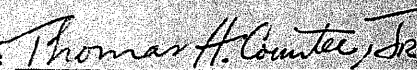
ATTEST:




ATTEST:



THE MARYLAND-NATIONAL CAPITAL PARK
AND PLANNING COMMISSION

By: 

GLEN ORA DEVELOPMENT CORPORATION

By: 
Alan I. Kay, President

AMENDED SUPPLEMENTARY RECREATIONAL FACILITIES AGREEMENT

STATE OF MARYLAND)
) ss.
COUNTY OF MONTGOMERY

I HEREBY CERTIFY that before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS H. COUNTRYE, JR., Executive Director of the Maryland-National Capital Park and Planning Commission, and executed the above Amended Agreement for the reasons and provisions stated therein.

WITNESS my hand and official seal this 24th day of June, 1981

Elaine K. Lefkowitz
Notary Public, Maryland

My commission expires:
My Commission Expires July 1, 1982

STATE OF MARYLAND)
) ss.
COUNTY OF MONTGOMERY

I HEREBY CERTIFY that before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared ALAN T. KAY, President of Glen Ora Development Corporation, a Maryland corporation, and on behalf of that corporation, acknowledged that he executed the above Amended Agreement for the reasons and provisions stated therein.

WITNESS my hand and official seal this 12 day of JUNE, 1981

Phyllis A. Spennett
Notary Public, Maryland

My commission expires: 7/1/82

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]

FOREST & BRUGGER
THE AEROSPACE BUILDING
10610 GREENBELT ROAD
SEASBROOK, MARYLAND
20486
(301) 794-8900

FUNDS CERTIFIED AVAILABLE
By N/A [Signature] 6/2/81
For SECRET Treasurer

SUPPLEMENTARY RECREATIONAL FACILITIES AGREEMENT
PLAT THIRTEEN - GLEN ORA

THIS AGREEMENT made this 11 day of June, 1981, by and between THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, a public body corporate, hereinafter referred to as the "Commission", and GLEN ORA DEVELOPMENT CORPORATION, hereinafter sometimes referred to as "Glen Ora" or "Developer",

WHEREAS, the Commission is a public body corporate, created by the State of Maryland and charged by Article 66D, Annotated Code of Maryland, to maintain and operate a park system within the Maryland-Washington Regional and Metropolitan District; and

WHEREAS, the Commission, by virtue of its Rules of Procedure, has delegated authority over the operation of parks in Prince George's County to the Prince George's County Planning Board; and

WHEREAS, the Prince George's County Planning Board is charged by Article 66D, Annotated Code of Maryland, with the responsibility and duty to approve subdivision plats for recordation in that portion of the Maryland-Washington Regional District located in Prince George's County; and

WHEREAS, Sec. 24-119(b) of the Subdivision Regulations provides that recreational facilities in lieu of land may be provided by a subdivision applicant so as to satisfy the mandatory dedication requirement of the Prince George's County Subdivision Regulations; and

WHEREAS, Glen Ora Development Corporation, a Maryland corporation, is the owner of portions of the Glen Ora Subdivision in Greenbelt, Maryland, said property being part of the same land conveyed by Urban Systems Development Corporation to Village Overlook Development Corporation (now known as Glen Ora Development Corporation) by deed dated August 22, 1975, and recorded among the Land Records of Prince George's County, Maryland, in Liber 4530, Folio 406, comprising 82.0⁺ acres of land, and

WHEREAS, the Developer and the Commission have previously entered into a Recreational Facilities Agreement dated May 28, 1976, recorded among the Land Records of Prince George's County, Maryland at Liber 4621 at folio 589, which agreement establishes the pattern of recreational development in lieu

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SUPPLEMENTARY RECREATIONAL FACILITIES AGREEMENT

of mandatory dedication which is to be followed by the parties in implementing development of the entire Glen Ora subdivision;

NOW, THEREFORE, in consideration of the Prince George's County Planning Board's acceptance of the Developer's offer to provide private recreational facilities in lieu of mandatory dedication as provided for in Sec. 24-118(b) of the Subdivision Regulations for Prince George's County, and for other good and valuable consideration, the parties hereto have agreed to the following provisions:

1. The Developer, his successors and/or assigns, shall construct on the portion of its property being subdivided, in accordance with the approved site plan, Parcel R, Glen Ora, the recreational facilities approved by the Prince George's County Planning Board, to-wit:

- (a) Five (5) full sized tennis courts.
- (b) One (1) clubhouse.
- (c) One (1) swimming pool.
- (d) One (1) tot pool.
- (e) One (1) tot lot (approximately 2,500 square feet).
- (f) One (1) sitting and picnic area.
- (g) Associated parking.

2. Prior to the conveyance of the 368th lot improved by a completed dwelling unit within the Glen Ora subdivision, Developer agrees to convey to the Windsor Green Homeowners Association, Inc. (formerly known as the Glen Ora Homeowners Association, Inc.), the common area described in Plat Thirteen, Glen Ora, namely Parcel "R", which consists of a 3.3235 acre recreational common area. The recreational common area will be improved by:

- (a) Five (5) full sized tennis courts.
- (b) One (1) clubhouse.
- (c) One (1) swimming pool.
- (d) One (1) tot pool.
- (e) One (1) tot lot (approximately 2,500 square feet).
- (f) One (1) sitting and picnic area.
- (g) Associated parking.

SUPPLEMENTARY RECREATIONAL FACILITIES AGREEMENT

3. To assure the prompt and satisfactory construction of the facilities set forth in 1. above, Glen Ora, its successors and/or assigns shall deliver to the Chairman of the Prince George's County Planning Board, a performance bond which shall represent the estimated cost of construction of the facilities set forth above as paragraph 1., items (a), (d), (e), and (f). No bond shall be required for items (b), (c) and (g). The amount of the performance bond shall be determined by the Park Planning Department of the Commission. Within thirty (30) days of the Developer's filing for application for building permits, said Developer shall request in writing from the Park Planning Department of the Commission, a determination as to the amount of the required performance bond. Upon the Developer's application for building permits, said performance bond shall be delivered to the Chairman of the Prince George's County Planning Board with copies thereof to be delivered to the Park Planning Division, the Development Division and the Legal Department of the Commission, the Prince George's County Regional Office. All recreational facilities shall be constructed to Park Department standards.

4. The performance bond shall run to the benefit of the Commission and not be conditional. It is agreed to by the parties hereto that the Commission shall use the performance bond if it finds that the Developer named herein, its successors and/or assigns, has failed to construct the recreational facilities as set forth in 1. above, and in accordance with the plans filed with the Parks Department of the Commission. The Commission's decision as to the satisfaction of 1. above shall be binding on all parties. At such time as the Commission deems recreational facilities completed and satisfactory, it shall return the performance bond to the above-named Developer, its successors and/or assigns.

5. The provisions of this Agreement shall be a covenant which shall run with the land and be binding on the successors and/or assigns of Glen Ora.

6. This Agreement shall be recorded among the Land Records of Prince George's County, said recording fees to be paid by Glen Ora, its

SUPPLEMENTARY RECREATIONAL FACILITIES AGREEMENT

successors and/or assigns, before building permits are issued for construction on the aforesaid Plat Thirteen.

Furthermore, Glen Ora, its successors and/or assigns shall send by certified mail to the Commission's Legal Department, a copy of this Agreement as recorded. The failure on the part of the Developer herein to record this Agreement shall preclude the issuance of any building permits that may be supplied for in the above-named plat of subdivision.

The Contractor will not discriminate against any applicant or employee for employment because of age, sex, race, creed, color, national origin or physical handicap.

The Contractor will take affirmative action to insure that applicants are employed and the employees are treated during employment without regard to age, sex, race, creed, color, national origin or physical handicap.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

ATTEST:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Frank Cipani

By: *Thomas H. Countee, Jr.*

ATTEST:

GLEN ORA DEVELOPMENT CORPORATION

W. E. Pagan

By: *Alan I. Kay*
Alan I. Kay, President

STATE OF MARYLAND)
: ss.
COUNTY OF MONTGOMERY

I HEREBY CERTIFY that before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS H. COUNTEE, JR., Executive Director of the Maryland-National Capital Park and Planning Commission, and executed the above Agreement for the reasons and provisions stated therein.

WITNESS my hand and official seal this 24th day of June, 1981.

Elaine K. Lefkowitz
Notary Public, Maryland

My commission expires:

My Commission Expires July 1, 1982

- 4 -

REVIEWED AS TO SUFFICIENCY OF LEGAL FORM.

Done 6 / 19 / 81
Mo. Day Yr.

W. E. Pagan
Asst./Assoc./Dep./General Counsel

FOSETT & BRUGGER
THE AEROSPACE BUILDING
10210 GREENBELT ROAD
SEABROOK, MARYLAND
20801
(301) 784-8900

SUPPLEMENTARY RECREATIONAL FACILITIES AGREEMENT

STATE OF MARYLAND)
 : ss.
COUNTY OF MONTGOMERY)

I HEREBY CERTIFY that before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared ALAN T KAY, President of Glen Ora Development Corporation, a Maryland corporation, and on behalf of that corporation, acknowledged that he executed the above Agreement for the reasons and purposes stated therein.

WITNESS my hand and official seal this 12 day of JUNE, 1981.

Phyllis A. Spivey
Notary Public, Maryland

My commission expires: 7/1/82


I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]

FOSSETT & BRUGGER
THE AEROSPACE BUILDING
10210 GREENBELT ROAD
SEABROOK, MARYLAND
20801
(301) 794-8800

May 31, 2019

MEMORANDUM

TO: Andrew Bishop, Urban Design Section, Development Review Division
FROM:  Tom Masog, Transportation Planning Section, Countywide Planning Division
SUBJECT: DSP-81010-02: Glen Ora Parcel R

Proposal

The applicant is seeking detailed site plan approval for the renovation and expansion of a community center within a residential subdivision.

Background

The detailed site plan (DSP) is required pursuant to Section 27-434 which requires a detailed site plan for all development within the R-30 Zone; that section makes no specific requirements that are transportation-related or otherwise. The site plan is required to address issues related to architecture, building siting, and relationships between the development and any open space. The site plan is also required to address general detailed site plan requirements such as access and circulation. There are no transportation-related findings related to traffic or adequacy associated with a detailed site plan.

Review Comments

The current proposal would renovate this community center with a small expansion to the club house (from 2,850 to 3,698 square feet), removal of two tennis courts, addition of bocce and volleyball courts, and provision of updated landscaping. This community center is for the use of its associated residential community, and as such is an accessory use to that community. This community was developed during the 1980's. Access and circulation are acceptable, and no changes are proposed. All traffic-related issues were addressed during the overall review of Preliminary Plan of Subdivision 4-79176.

Greenbelt Road (MD 193) is a master plan arterial facility. Adequate right-of-way was dedicated pursuant to the preliminary plan, so no further dedication is required of this site.

The plan raises no active transportation (bicycle and pedestrian) issues. The applicant has indicated that there is bicycle parking on the site; however, the site plan does not reflect the bicycle racks. It is requested that the plan be revised to show the location of any bicycle parking on the site.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance with the following condition:

1. Prior to certification, revise the plan to show the location of all bicycle parking on the site.

June 10, 2019

MEMORANDUM

TO: Andrew Bishop, Subdivision and Zoning Section

VIA: Sherri Conner, Subdivision and Zoning Section *SC*

FROM: Joseph Onyebuchi, Subdivision and Zoning Section *J.O.*

SUBJECT: DSP-81010-02, Glen Ora

The subject property is located on Tax Map 35 in Grid A2 and is known as Parcel R recorded in Plat Book NLP 111-1 on August 25, 1981. The property is zoned Multifamily Low Density Residential (R-30) and is 3.3 acres. The application proposes the removal of two tennis courts and a wall that fronts Greenbelt Road (MD 193), minor interior alterations, the addition of 848 square feet of gross floor area to the existing 2,850 square foot Club House building and other minor revisions within the recreational facility parcel.

The property is the subject of Preliminary Plan of Subdivision (PPS) 4-79176, approved for townhouse development on 51.6 acres. The subject application is for revisions to the Homeowners' Association Parcel which contains recreational facilities that serve the overall development. The submitted Detailed Site Plan (DSP) correctly reflects the lot size, bearings and distances described on the record plat for Parcel R. The proposed revisions will not alter conformance to the PPS approval as the property will continue to be used for its intended purpose.

Recommended Conditions:

1. Prior to certification, the detailed site plan shall be revised as follows:
 - a. Add the plat reference to the general notes

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. The DSP has been found to be in substantial conformance with the approved record plat, subject to the recommended conditions for this DSP. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

June 14, 2019

MEMORANDUM

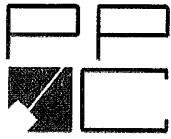
TO: Andrew Bishop, Urban Design Section

FROM: John Linkins, Permit Review Section

SUBJECT: DSP-81010-02, Glen Ora – Parcel R

1. A Variance will be necessary for the 8-foot tall site tight fence along Greenbelt Road and enclosing the relocated maintenance yard. The fence is located within a Front Yard. The fence is located along and with a retaining wall which may add the height. Note: the site has an existing 10-foot chain link fence at the existing retaining wall and surrounding the existing tennis courts. I searched the Scanned image library for DSP-81010, SP-81010Glen Ora, Windsor Green and did not find the prior DSP site plans.
2. The site plan should also be revised to provide top of wall and bottom of wall elevations for retaining wall.

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

Prince George's County Planning Department
Countywide Planning Division

301-952-3650

June 10, 2019

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section
VIA: Megan Reiser, Supervisor, Environmental Planning Section
FROM: Marc Juba, Senior Planner, Environmental Planning Section
SUBJECT: **Glen Ora; Detailed Site Plan, DSP-81010-02**

*For MKR
for MPT*

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan DSP-81010-02, received by the Countywide Planning Division on May 17, 2019. The Environmental Planning Section recommends approval of the application with no conditions.

The site has a Natural Resource Inventory Equivalency Letter (NRI-011-19) which was issued on February 15, 2019. The EPS also previously issued a Standard Letter of Exemption (S-015-2019) from Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) that was issued on February 15, 2019. The site is developed with tennis courts, two swimming pools, a community club house building, shed, and parking lot. No woodlands exist on-site. The remainder of the site is characterized by green space with landscaped trees. No regulated environmental features are located on this site. According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the site contains Russet-Christiana-Urban land complex, Udorthents-Urban land complex, Christiana-Downer-Urban land complex, and Beltsville-Urban land complex. Unsafe soils containing Christiana complexes are found on-site; however, no areas of existing steep slopes of 15% or greater are associated with these soils. No Marlboro clays are known to be associated with this site. This site is not located within a Sensitive Species Protection Review Area (SSPRA) based on a review of the SSPRA GIS layer prepared by the Maryland Department of Natural Resources Natural Heritage Program (DNR HNP).

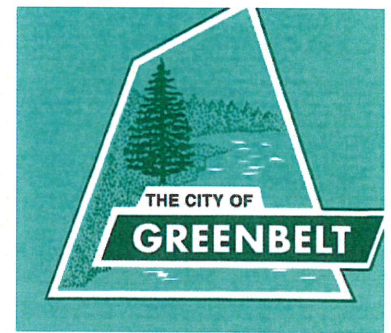
The site has an approved Stormwater Management Concept Plan #60658-2018-00 that is in conformance with the current code, which is valid until April 9, 2022.

The Environmental Planning Section finds this application to be in conformance with the requirements of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance).

CITY OF GREENBELT

25 CRESCENT ROAD, GREENBELT, MD. 20770-1886

June 18, 2019



Chair Elizabeth M. Hewlett
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Detailed Site Plan (DSP-081010-02)
Windsor Green Community Center Renovation

CITY COUNCIL
Emmett V. Jordan, Mayor
Judith F. Davis, Mayor Pro Tem
Colin A. Byrd
Leta M. Mach
Silke I. Pope
Edward V.J. Putens
Rodney M. Roberts

Dear Chair Hewlett:

On June 17, 2019, the Greenbelt City Council voted unanimously to support the revised Detailed Site Plan for Windsor Green Community Center (DSP-081010-02). The City of Greenbelt is excited about the revitalization of the Windsor Green Community Center and the major investment the project represents and the expanded recreation opportunities the project will provide to residents.

The Greenbelt City Council discussed the Detailed Site Plan for the Windsor Green Community Center Renovation located at 7474 Frankfort Drive, Greenbelt, Maryland at a work session on April 1, 2019. The DSP proposes to remove two (2) of the five (5) existing tennis courts as well as the grey concrete retaining wall fronting Greenbelt Road, and to replace them with a mix of features and amenities that will make the community center more up-to-date in terms of user needs. The plan outlines the revitalization of, and addition to, the existing building, plaza, play space and the addition of Bocce and volleyball. In addition, the DSP provides for improved ADA access to facilities, environmental site design, enhanced landscaping and screening, bicycle parking and a water fountain. The city had some concerns with the location of the proposed maintenance yard but the applicant has satisfactorily addressed them through landscaping and screening.

Thank you for the opportunity to comment on this application and if you have any questions please contact Judith Howerton, Community Planner at (301) 345-5417.

Sincerely yours,

Emmett V. Jordan
Mayor, City of Greenbelt

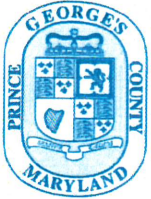
cc: City Council
Nicole Ard, City Manager
Terri Hruby, Director of Planning and Community Development
Andrew Bishop, Urban Design Division, M-NCPPC
Grace Fielder, G.E. Fielder & Associates

A NATIONAL HISTORIC LANDMARK

(301) 474-8000 FAX: (301) 441-8248

www.greenbeltmd.gov





Angela D. Alsobrooks
County Executive

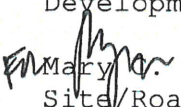
THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

June 18, 2019

TO: Andrew Bishop, Urban Design Section
Development Review Division, M-NCPPC

FROM:  Mary W. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE

RE: Glen Ora - Parcel R
Detailed Site Plan No. DSP-81010-02

CR: Frankfort Drive (City of Greenbelt)

CR: Greenbelt Road (MD 193)

In response to the Detailed Site Plan referral number DSP-81010-02, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The project is located on the south side of Greenbelt Road (MD 193) approximately 1,150 feet east of Hanover Parkway.
- This is for construction of an 848 square foot addition to an existing community center and relocation of the existing maintenance yard.
- The proposed Detailed Site Plan is consistent with approved Site Development Concept Plan No. 60658-2018, dated April 9, 2019.
- Floodplain documentation to be coordinated during review of Site Development Fine Grade Permit application.
- All storm drainage systems and facilities are to be in accordance with the Department of Public Works and Transportation's (DPW&T) and DPIE requirements.

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Phone: 301.636.2060 ♦ <http://dpi.e.mypgc.us> ♦ FAX: 301.925.8510

Andrew Bishop
June 18, 2019
Page 2

- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
- a) Exact acreage of impervious areas has been provided on the concept plan;
 - b) Proposed grading is shown on plans;
 - c) Delineated drainage areas at all points of discharge from the site have been provided on the concept plan;
 - d) Stormwater volume computations have been provided with the concept plan;
 - e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in this submittal;
 - f) A narrative in accordance with the Code has been provided.

Please submit any additional information described above for further review at time of fine grading permit.

If you have any questions or need additional information, please contact Mr. Steve Snyder, District Engineer for the area, at 301.883.5710.

MCG:SS:dar

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Raymond Green, P.E., Engineer, S/RPRD, DPIE
Windsor Green Homeowners Association
7474 Frankfort Drive, Greenbelt, Maryland 20770
Grace E. Fielder and Associates, 11831 Scaggsville Road,
Suite 170 Fulton, Maryland 20759

STATEMENT OF JUSTIFICATION: Pre Application (Application Number: DSP 81010-2)

Name (Glen Ora – Parcel R) Windsor Green Community Center

DESCRIPTION OF PROPOSED USE/REQUEST:

Proposed Detailed Site Plan Amendment (DSP 81010-2) for Windsor Green Community Center Club House and grounds will provide for revitalization of the existing building, plaza, play space, addition of Bocce', volleyball, ADA access to facilities, and upgrades to landscaping. The plan will provide for removal of two (2) tennis courts and grey concrete wall fronting Greenbelt Road.

The current development was built in the early 1980's. The revitalization will be to 1.71 Acres of the existing 3.33+- acre Community Center. The existing 2,850 SF Club House is planned to receive new interior finishes plus 848 SF in three small additions (600 SF Multipurpose Room, 216 SF support spaces and 32 SF Office Expansion.) The current focal point will shift to the new Club House entry and entry pillars. The revitalization includes a Great Lawn, space for a future shelter and grill area. Landscaping (majority of which are natives), hardscaping, and new site furniture. The existing gray painted retaining wall along Greenbelt Road will be removed, and replaced by landscaped slope, and a single wall of 41.1' in length is set back significantly from Greenbelt Road. The highest point of the wall is 4.8'. Average height is 2.5'. The existing forest edges will be expanded to add additional shade, flowering, and evergreen trees. The area will be planted with blooming understory trees and shrubs to add seasonal interest and privacy. This will give the Windsor Green Community an entirely new look from Greenbelt Road (MD193) as well as improving the streetscape.

No Stormwater Management was provided on site, stormwater was conveyed to a Regional Facility located at the southeast intersection of Ora Glen Drive and Hanover Parkway. This proposed Stormwater Management is located in several different area of the site.

This proposal will reduce the amount of paving, improve views to and from the facility, and reduce impact on existing "forest trees", by shifting the location of the maintenance yard that serves the entire Windsor Green Community. The existing "forest" will be enhanced and expanded.

A site security fence will be placed near the perimeter of the new wall proposed along Greenbelt Road. The black fence will be integrated into the existing and newly planted/expanded "forest". A black sight tight fence will be used at the relocated maintenance yard. The fences will connect along the top of the retaining wall. A man gate will be placed access near the maintenance yard.

Two major focal points have been created: One is the view from Frankfort Drive to the front door of the renovated Clubhouse, and the second is from the Club House addition across the Great Lawn. The Great Lawn will have an open lawn, bocce' and volleyball.

The walkway to the Club House and the plaza area will be ADA compliant. The slopes on the walks will not exceed 4% percent with a cross slope of less than 2%. The walkways will provide access to all parts of the site. The main plaza of the renovation is on an axis thru the Great Lawn. The Club House expansion provides a strong front door entry. Visible from Frankfort Drive.

G.E. FIELDER & ASSOCIATES, CHARTERED
Planning, Landscape Architecture, Environmental
11831 SCAGGSVILLE ROAD, #170, FULTON, MD 20759,
1-301-490-3207 • www.gefielder.com

Summary of Facilities:

The Existing Club House will receive new interior finished plus 848 Square Feet in three small additions

The following outdoor facilities will be built:

- 1- Tennis court (relocated and improved)
- 1- Bocce' Court – with sitting areas
- 1- Grass Volleyball
- 1- Plaza
 - 6 Tables on patio(2 Accessible)
 - 2 Benches on plaza near overlooking double tennis courts
- 1- Water fountain
- 1- Bike Rack
- 2- Game Tables (1 Accessible)
- 1- 2 Curved Benches near Flag Pole
- 2- Great Lawn with area reserved for future shelter and grilling area
- 1- Stormwater Management Areas
- 1- Maintenance Area will be relocated with sight tight fence
- 1- Interior Green Space will be added to Parking Lot
- 1- Security Fencing installed along and set back from Greenbelt Road
- 1- Playspace renovated - with equipment, accessible surfacing, benches and shade trees

Facilities that are to remain:

- 1- Swimming Pool
 - 1- Tot Pool
 - 2- Tennis Courts
 - 1- Picnic Area
 - 1- ADA access to pools
- Car Parking lot with ADA spaces – 24 spaces have been provided above required parking

DESCRIPTION AND LOCATION OF SUBJECT PROPERTY:

The subject property is located at 7474 Frankfort Drive, Greenbelt, Maryland, 20770. The property is at the Southwest corner of the intersection of Greenbelt Road, and Frankfort Drive. The north side of the subject property fronts Greenbelt Road (MD 193) for 364 feet, the east fronts Frankfort Drive for 540 feet. The southern property line fronts 297 feet of Jacobs Drive. The western property line is 320 feet and is characterized by open space and the side of an existing townhouse and existing woodlands. There is one point of ingress and egress to Frankfort Drive.

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1-301-490-3207• www.gefielder.com

The 3.3235 acre property was developed as a Community Center for the Windsor Green Homeowner's Association. The facilities were built in the early 1980's include:

- 1- 2,850 SF Club House with outdoor plaza sitting area, game and picnic tables.
- 2- Swimming Pool
- 2- Tot Pool
- 5- Tennis Courts
- 2- Picnic Area
- 1- Tot Lot
- 1- Maintenance Area
- 78 Parking Spaces which includes 4 Handicap Spaces

DESCRIPTION OF EACH REQUIRED FINDING:

Section 27-285-Planning Board procedures.

Required findings.

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

Response: The Windsor Green Community Center with Club House is approximately 40 years old, this project brings about the much needed update and revitalization while providing a greater opportunity for leisure than the current center and grounds. The Community Center will be updated with facilities that are more in keeping with the 2020 lifestyle. The Club House expansion and update provides a new focal point and outdoor activity areas which includes: outdoor sitting areas, outdoor eating areas, which include WIFI. The Community grounds will include a "Great Lawn", Bocce', volleyball, updated playground, newly renovated Tennis Court and Maintenance Area. An area adjoining the Great Lawn will be reserved for a future shelter and grilling area. The facilities will all be ADA compliant, and accessible. SWM will be provided. The segment of Greenbelt Road that abuts the Center will receive a facelift with the removal of the gray painted retaining wall. New plantings will be added to create a forest line, understory plants will include flowering trees and shrubs. The Bradford Pear in the parking lot will be removed and new trees will be planted. The majority of plant material will be native.

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

Response: No Conceptual Site Plan was required.

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274 prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and

G.E. FIELDER & ASSOCIATES, CHARTERED
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economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

Response: No Infrastructure Site Plan is being applied for at this time.

(4)The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

Response: The Proposed Site Plan LAO provides for Stormwater Management. The removal of two tennis courts increases pervious areas. The project was built prior to SWM regulations. The plan preserves native plants, and will add additional trees and understory plantings and remove invasive plants. Native plant material will dominate that plant palette. Interior green space has been added to the parking lot. Existing woodland areas will be enhanced

Section 24-130. - Stream, wetland, and water quality protection and stormwater management.

(a) Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.

Response: The Proposed Site Plan provides for Stormwater Management. The project was built prior to SWM regulations. The plan preserves native plants, and will add additional trees and understory plantings and remove invasive plants. Native plant material will dominate that plant palette. There are no wetlands or streams on site or immediately adjacent.

(b) The Planning Board shall require that proposed subdivisions conform to the following:

(1)The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.

Response: The Proposed Site Plan provides for Stormwater Management. The project was built prior to SWM regulations. A SWM Concept has been approved.

(2)The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.

Response: The Proposed Site Plan provides for Stormwater Management in three areas.

(3)The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to preliminary plan approval.

Response: No Preliminary Plan is required, SWM will be provided per # (2) response.

(4)Where a property is partially or totally within an area covered by an adopted Watershed Plan, the preliminary plan shall conform to such plan.

Response: The Proposed Site Plan provides Stormwater Management.

(5)Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.

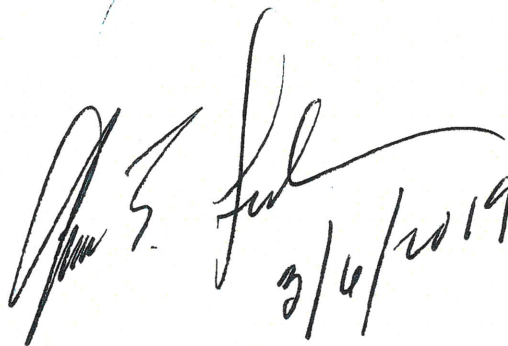
Response: The Proposed Site is outside the Chesapeake Bay Critical Area, the site environment has been enhanced and improved by this proposal. There is a reduction in impervious cover an ESD's are being added to achieve the equivalent of 75% reduction in impervious cover. The proposed project is meeting MDE requirements for redevelopment.

VARIANCE REQUESTS/S AND REQUIRED FINDING FOR EACH REQUEST:

The applicant does not anticipate any variances.

SUMMARY/CONCLUSION OF REQUEST:

The Windsor Green Community Center improvements meets and exceeds the requirements of the original mix of recreation facilities being provided at the Center. This plan removes 2 tennis courts, and a large grey painted retaining wall and replaces it with an expanded Club House, Plaza with 6 tables, 2 bench seats, 2 game tables, new building entrance, water fountain, bike rack, ADA access to all facilities, improved ADA parking and accessible benches, tables, and game tables. The plans provides Grass Volleyball, and regulation Bocce', seat walls will be provided at Bocce' and at volleyball. The playspace has been updated with new equipment for Play Space, for 5 to 12 year olds, and accessible tiles. The plan provides for a future shelter and grilling area. The single tennis court will be relocated, as will be maintenance yard that will be relocated and improved. A sight tight fence will be placed around the maintenance yard. The view from the street is improved on Greenbelt Road and on Frankfort Drive. New plantings will include more than 75% native species. The project is an economic positive. For all of the above reasons we respectfully seek a recommendation of approval for this project.



A handwritten signature in black ink, followed by the date "3/6/2019". The signature is stylized and appears to be "G.E. Fielder".

G.E. FIELDER & ASSOCIATES, CHARTERED
Planning, Landscape Architecture, Environmental
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