

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>.*

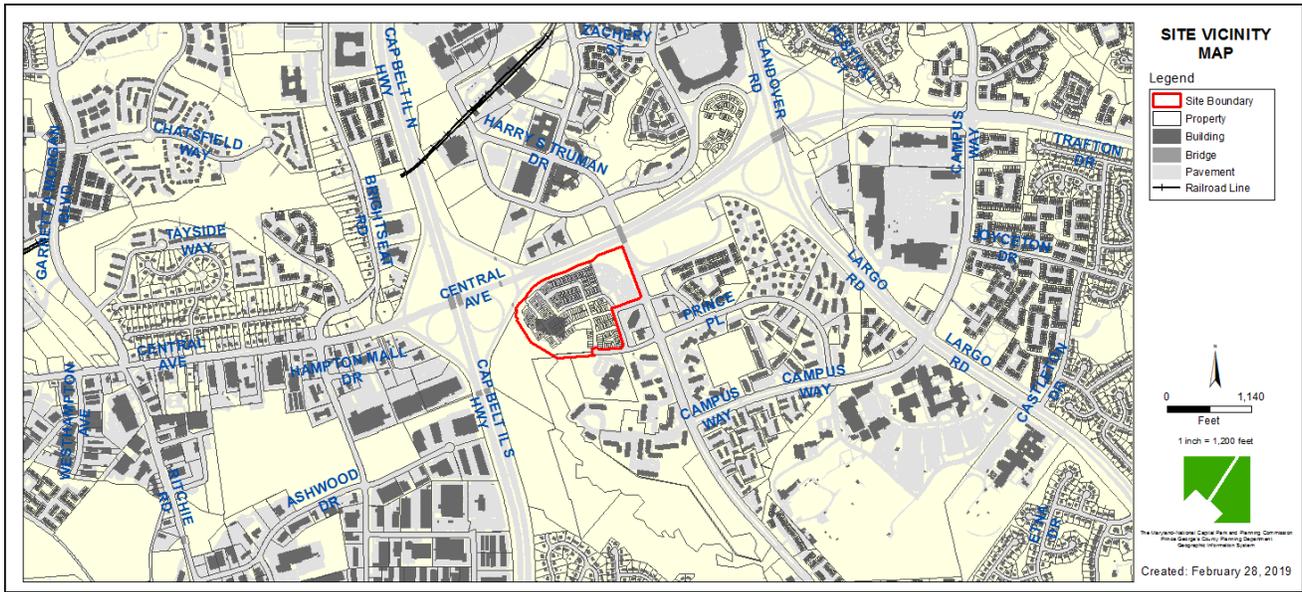
## Detailed Site Plan

## DSP-17048-01

Application	General Data	
<b>Project Name:</b> Capital Court - Clubhouse  <b>Location:</b> On the south side of MD 214 (Central Avenue), approximately 448 feet west of the intersection of Capital Lane and Harry S Truman Drive.  <b>Applicant/Address:</b> SLDM, Inc. 448 Viking Drive, Suite 220 Virginia Beach, VA 23452	Planning Board Hearing Date:	07/18/19
	Staff Report Date:	07/01/19
	Date Accepted:	05/31/19
	Planning Board Action Limit:	07/18/19
	Plan Acreage:	28.67
	Zone:	C-O
	Dwelling Units:	N/A
	Gross Floor Area:	4,120 sq. ft.
	Planning Area:	73
	Council District:	06
	Election District:	13
	Municipality:	N/A
200-Scale Base Map:	201NE08	

Purpose of Application	Notice Dates	
Request for approval of a two-story, 4,120-square-foot community building and recreational facility.	Informational Mailing:	03/06/19
	Acceptance Mailing:	05/31/19
	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-17048-01  
Capital Court - Clubhouse

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

EVALUATION CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Office (C-O) Zone and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-16031;
- c. The requirements of Detailed Site Plans DSP-16041 and DSP-17048;
- 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;
- g. Referral comments.

FINDINGS

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

1. **Request:** The application is for approval of a detailed site plan (DSP) amendment for the construction of a two-story, 4,120-square-foot community building and recreational facility on Parcel EE, for the Capital Court townhouse development, and the revision of on-street parking in the vicinity.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	C-O	C-O
Use	Residential	Residential
Total Acreage	28.67	28.67*
Total Townhouse Units	306	306

Note: \*The DSP incorrectly states that the acreage of the DSP is 1.12 acres. The acreage for the site should be for the entirety of the DSP boundary, not just Parcel EE. Therefore, a condition has been included herein requiring the applicant to revise the acreage of this DSP to reflect the entire development area.

**OTHER DEVELOPMENT DATA**

**Parking Spaces Required:**

Townhouse units (2.04 x 306 townhouse units)	<b>625*</b>
Community Building (by use)	
Office (1 space/250 sq. ft.) – 1467 sq. ft.	6
Fitness (1 space/80 sq. ft.) – 455 sq. ft.	6
Recreation (1 space/80 sq. ft.) – 757 sq. ft.	9

**Total Parking Required 646**

**Total Parking Provided:**

83 - 16' units (one-car garage, one driveway)	166
27 - 16' units (one-car garage)	27
125 - 20' units (two-car garage)	250
71 - 24' units (two-car garage)	142
Parallel On-Street Parking	87

**Total Parking Proposed: 672**

Note: \*The number of parking spaces required for the townhomes was incorrectly calculated by the applicant and should be revised to reflect the total number of parking spaces required. A condition has been included herein requiring the applicant to revise the number of required parking spaces.

3. **Location:** The subject site is in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and the Capital Beltway (I-95/495), on the south side of MD 214, in Council District 6 and Planning Area 73.
4. **Surrounding Uses:** The overall site is bounded to the west by vacant property in the Reserved Open Space Zone, owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC), with the Capital Beltway beyond; to the north, by the public right-of-way of MD 214, with vacant and commercially-developed land in the Mixed Use-Infill and Development District Overlay Zones beyond; to the northeast by the public right-of-way of Harry S Truman Drive, with vacant land in the Planned Industrial/Employment Park Zone beyond; to the

southeast, by the public rights-of-way of Capital Lane and Capital Court, with the Largo-Kettering Public Library in the Commercial Office (C-O) Zone beyond; and to the south, by the public right-of-way of Prince Place, with the Phyllis E. Williams Elementary School in the One-Family Detached Residential Zone and vacant land in the Multifamily Low Density Residential Zone beyond. The specific location of this amendment is Parcels EE and portions of HH, which includes private streets. It is centrally located within the overall Capital Court development and in the southwest quadrant of the intersection of Phoenix Drive and Capital Lane.

5. **Previous Approvals:** This property was part of a larger parcel, which was the subject of Preliminary Plan of Subdivision (PPS) 4-86201, approved by the Prince George's County Planning Board on January 29, 1987. Detailed Site Plan DSP-04046 for the subject property was approved by the District Council on May 9, 2005, for a church with 4,150 seats, as well as Alternative Compliance AC-05008 for relief from Section 4.3 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Construction commenced on this church in approximately 2006, but was never completed. The 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* retained the subject property in the C-O Zone.

Subsequently, a portion of the above referenced property (36.42 acres) became the subject of PPS 4-16031, which was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82). A DSP for infrastructure (DSP-16041), for 307 single-family attached homes (townhouses) and a multifamily project, which included the location and design of roadways, the lot layout for the townhouse development, on-street parking, landscaping, utility location, fencing, and sidewalks, was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86). In addition, AC-05008-01 was approved for relief from Section 4.10 of the Landscape Manual. DSP-17048, for the first phase of the Capital Court project, included 306 single-family attached townhouses, architecture, and recreational facilities, and was approved by the Planning Board on May 10, 2018 (PGCPB Resolution No. 18-30). Final plats were approved for the townhouse project and multifamily parcel on November 14, 2017.

The site is also the subject of approved Stormwater Management (SWM) Concept Plan 60156-2016, which was approved on March 6, 2017 and is valid through March 6, 2020. It is noted that this SWM concept plan is being revised and is currently under review.

6. **Design Features:** The applicant proposes to develop a two-story, 4,120-square-foot community building and recreational facility on Parcel EE and provide additional parallel parking on Phoenix Drive and Capital Lane. The community building is served by a series of primary and secondary roadways and a sidewalk network, which provide a grid-like circulation pattern within the townhouse development. The 24 on-street parking spaces proposed on Phoenix Drive and Capital Lane will be adequate to serve the community building. The proposed community building will feature a kitchen, a community room, a patio, a sitting area, a fitness center, and amenities for the residents of Capital Court. The community building also features a separate community space on the second story, with a separate entrance located on the northern elevation facing Capital Lane. Staff notes that a single sidewalk provides access to the building and is shown at the entrance to the community building, however, one is not provided to the entrance of the community space located on the second story. Per Section 27-461(b), Footnote 65(G), of the Prince George's County Zoning Ordinance, separate accesses must be provided for each floor. Therefore, a condition has been included requiring the applicant to revise the site plan and architecture to provide a separate access to the second story of the building.

**Recreational Facilities:** The PPS requirement for mandatory parkland dedication was met through land that was previously dedicated to M-NCPPC to the west of the subject property. The recreational facilities on the site were approved with DSP-17048, and the recreational facilities on Parcel EE, adjacent to the community building, are being slightly reconfigured and revised with this application. The proposed recreational facilities included in the subject DSP include a combined preschool-age (2–5) playground, a school-age (5–12) playground, and the community building. The details of the revised playground facility and a revised recreational facilities spreadsheet are included with this DSP, and staff finds them acceptable. The timing of the construction established with DSP-17048 for the community building and combined playground facility on Parcel EE will not change with this application.

**Architecture:** The community building is rectangular and includes a multi-tiered roofline, with the front of the facility facing Capital Lane. The proposed building is 30 feet tall and includes two stories. The building has been designed to incorporate a variety of materials, including cement siding, glass panels, stone veneer, metal accents, and ample fenestration on all sides. The overall design of the building creates a clean and contemporary design, which will complement the surrounding townhomes.

**Lighting:** The site lighting was approved with DSP-16041 and no additional lighting is proposed with this application. Staff recommends that additional lighting be provided to illuminate the front of the building, the surrounding walkways, and parking areas near the community building. This light will provide patrons with a bright, safe atmosphere and should not cause a glare onto adjoining properties. Therefore, a condition has been included requiring the applicant to provide additional lighting on the community building and property and provide the supporting details and specifications.

**Signage:** Signage was approved with DSP-17048 showing the name of the community and will not change with this application. The building elevations submitted with this DSP show two building-mounted signs on the community building, on the north and west elevations. Details, dimensions, and area schedule for these proposed signs have not been provided with the DSP, as required. Therefore, conditions have been included herein requiring the applicant to provide signage area schedules, dimensions, and details for the proposed building-mounted signage.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-O Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject DSP is in conformance with Section 27-461, Uses Permitted in Commercial Zones, pursuant to Footnote 65; and Sections 27-453, 27-462, 27-283 and 27-274 of the Zoning Ordinance. The proposed amendment to the subject DSP for architecture and the construction of the community building will not alter the previous findings regarding conformance, as found in PGCPB Resolution Nos. 17-86 and 18-30.
  - b. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274. For instance, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers. The community building and recreational amenities contribute to an attractive, coordinated development that is appropriately scaled

for user comfort. The public spaces proposed with this application are well-designed and are accessible to the residents and community.

8. **Preliminary Plan of Subdivision 4-16031:** PPS 4-16031 was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82), for the development and created 308 lots and 32 parcels, subject to 15 conditions. The site layout included in the subject DSP is consistent with that evaluated with the PPS for the townhouse development. The 15 conditions relevant to the subject application were evaluated at the time of application for DSP-16041, and none of those conditions are applicable to this DSP amendment.

9. **Detailed Site Plan DSP-16041:** DSP-16041 was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86) and was subject to three conditions, of which only one condition is relevant to the subject application, as follows:

**2. At the time of a full-scale detailed site plan, on-site active recreational facilities shall be included.**

The proposed playground behind the proposed clubhouse is being revised with this DSP amendment, however, it is still acceptable in terms of size and details. No other on-site recreational facilities are affected with this amendment.

10. **Detailed Site Plan DSP-17048:** DSP-17048 was approved by the Planning Board on May 10, 2018 (PGCPB Resolution No. 18-30) subject to three conditions, none of which are relevant to the subject application. The subject application is an amendment to this DSP, and the applicant has incorrectly included labels with the DSP that state, “not part of this DSP,” and this label should be removed from the appropriate sheets of the DSP set because this amendment includes the entire boundary of DSP-17048. Therefore, a condition has been included in this report to remove the “not part of this DSP” label from the appropriate sheets.

11. **2010 Prince George’s County Landscape Manual:** The proposed residential development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The subject DSP does not substantially change the findings of conformance made for the subject development with previous approvals, DSP-16041 and AC-05008-02. The landscaping proposed with this DSP revises some of the placement of the landscaping approved with prior approvals, but the applicant has indicated that the overall quantities have not changed. The subject application has only redistributed specific plant material. It is unclear how the revised plant material relates to these prior approvals because the plant list on the DSP only quantifies the landscape material provided around the community building. Therefore, a condition has been included in this report requiring the applicant to provide an exhibit showing conformance of the subject application to prior landscape approvals, with respect to the overall quantities and location requirements.

12. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type II Tree Conservation Plan, TCPII-159-04-01, was approved in conjunction with DSP-16041, and is not revised with this application. The subject DSP does not change the findings of conformance made with the previous approval in relation to the WCO.

13. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP does not change the findings of conformance made with DSP-16041, in relation to the Tree Canopy Coverage Ordinance.
14. **Referral Comments:** The subject application was referred to the following agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:
  - a. **Community Planning**—In a memorandum dated June 12, 2019 (Umeozulu to Bishop), the Community Planning Division indicated that *Plan Prince George’s 2035 Approved General Plan* or master plan conformance is not required for this application.
  - b. **Transportation Planning**—In a memorandum dated June 12, 2019 (Burton to Bishop), the Transportation Planning Section noted that there were no transportation-related issues for the subject application. Access and circulation patterns are consistent with prior approvals and, from the standpoint of transportation, it is determined that the plan is acceptable.
  - c. **Subdivision Review**—In a memorandum dated June 24, 2019 (Turnquest to Bishop), the Subdivision and Zoning Section noted that a lot line adjustment is pending acceptance for a resubdivision of Plat 9 for Parcels CC and GG; this plat reflects a lot line adjustment that will result in Parcels LL and KK. Parcel KK is to be conveyed to the homeowners association, and Parcel LL (13,939 square feet) is to be conveyed to Washington Gas, as part of a necessary utility infrastructure project. The final plat approval is likely to precede this DSP amendment. Therefore, prior to certification of the DSP, the lot line adjustment should be reflected on the plans, if at that time the final plat is approved. Staff notes that the conveyance out of the subdivision of Parcel KK is subject to M-NCPPC approval, as stated in the declaration of covenants for de-annexation of homeowners association common open space. That approval is inherent in this finding as part of the DSP amendment. Minor technical revisions are required, which have been included as conditions in the Recommendation section of this report.
  - d. **Permits**—In a memorandum dated June 21, 2019 (Jacobs to Bishop), the Permit Review Section 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.
  - e. **Trails Review**—In a memorandum dated June 18, 2019 (Shaffer to Bishop), the Transportation Planning Section noted that no master plan trails impact the subject site. The submitted site plan generally complies with the master plan and it was noted that there are no conditions of prior approvals related to bicycle and pedestrian facilities. The proposed clubhouse and outdoor play area are served by the sidewalk network approved within the larger development. This network includes 6-foot-wide sidewalks along both sides of Phoenix Drive and Capital Lane, which serve the subject site. The Americans with Disabilities Act access appears to be provided to both the clubhouse and tot lot. The trail issues have either been addressed through revisions to the plans or through conditions included in the Recommendation section of this report.

- f. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide any comments on the subject application.
  - g. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated June 6, 2019 (Giles to Bishop), DPIE offered comments on the subject application and referenced their memorandum dated April 9, 2018, which addressed the prior DSP approval. Comments related to this application will be addressed during their separate permitting process.
  - h. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide any comments on the subject application.
  - i. **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.
15. As required by Section 27-285(b)(3) of the Zoning Ordinance, this DSP satisfies the applicable site design guidelines as contained in Section 27-274, as stated in Finding 7(b).
16. As required by Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

**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).**

The preservation of environmental features was found with the approval of DSP-16041 and TCP2-159-04-01 and continues to be found with the subject application. Therefore, staff notes that the environmental features have been regulated or preserved and/or restored to the fullest extent possible.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-17048-01 for Capital Court - Clubhouse, subject to the following condition:

- 1. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows or provide the specified documentation:
  - a. Provide a bike rack accommodating a minimum of five bicycles at a location convenient to the entrance of the community building.
  - b. Provide additional building-mounted and site lighting on the community building property.
  - c. Provide the details, specifications, and a revised photometric plan including all lighting.

- d. Provide the details, specifications, and signage area schedule for the proposed building-mounted signage.
- e. Revise the architecture and site plan to provide a separate access to the second story of the community building.
- f. Revise the parking and loading schedule to correctly reflect the number of required spaces.
- g. Provide an exhibit showing conformance of the subject application to the prior landscape approvals, with respect to the overall quantities and location requirements.
- h. Revise the acreage of this DSP to be consistent with the boundary of Detailed Site Plan DSP-17048.
- i. Remove the “not part of this DSP” label from the appropriate sheets of the DSP.
- j. Add the dimensions of the community building to the DSP, pursuant to Section 27-254(c)(1)(C) of the Prince George’s County Zoning Ordinance.
- k. Include all previous DSP approvals on the approval sheet.
- l. Revise General Note 2 to list the overall area of the DSP and the area of revision pertaining to Detailed Site Plan DSP-17048-01.
- m. Delete General Note 21 to remove the previous recording reference.
- n. Revise General Note 22 to include the previous approvals of Preliminary Plan of Subdivision 4-16031 and Vacation Petition V-17007.
- o. Delete General Note 26 which references a right-of-way vacation (V-05007) located on a different site.
- p. Reflect the lot line adjustment between Parcels CC and GG, which result in Parcels LL (homeowners association) and KK (Washington Gas) on the DSP, if approved (Final Plat of Subdivision 5-19048). The conveyance of Parcel KK (13,939 square feet) from the subdivision will result in an adjustment of the boundary and acreage of the subdivision that must be reflected on the DSP.

ITEM: 7

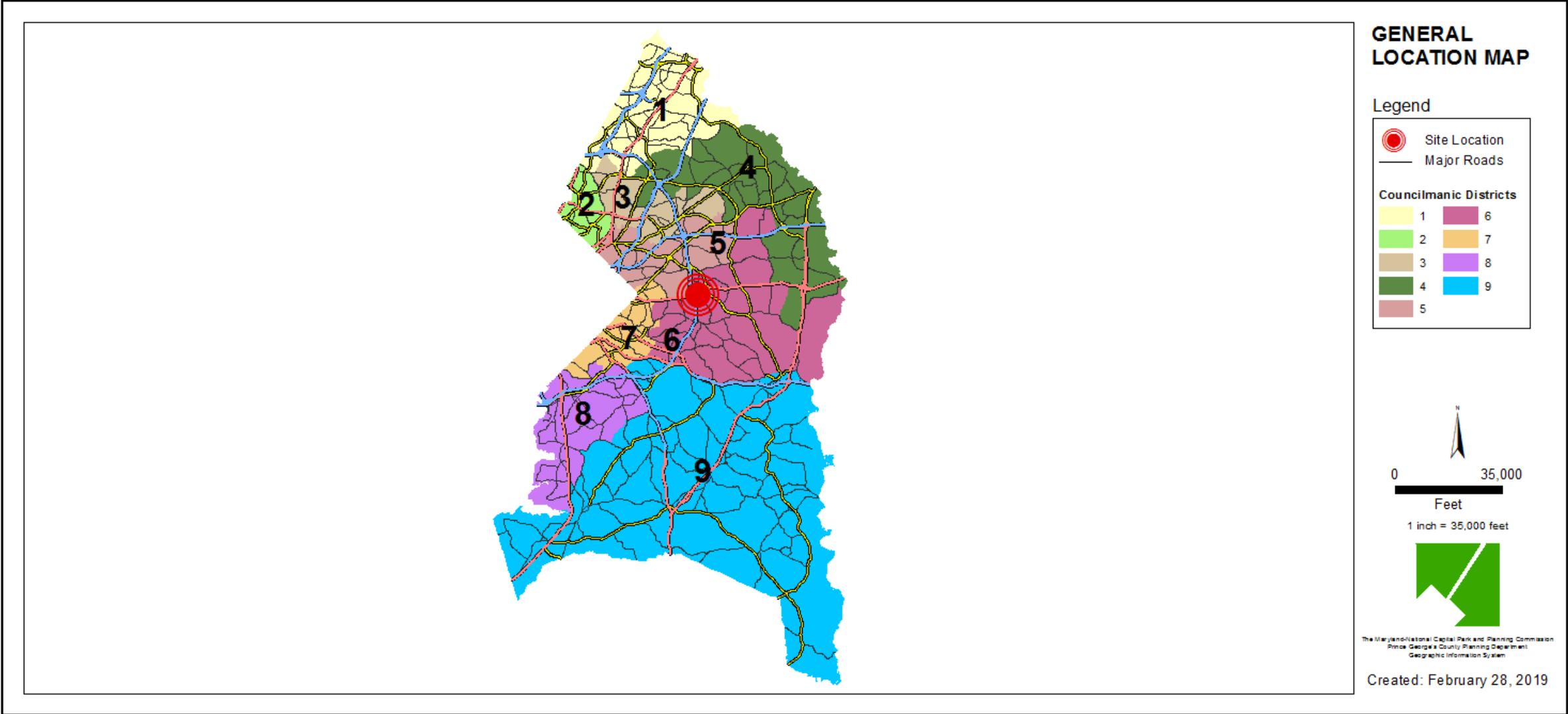
CASE: DSP-17048-01

# CAPITAL COURT CLUBHOUSE

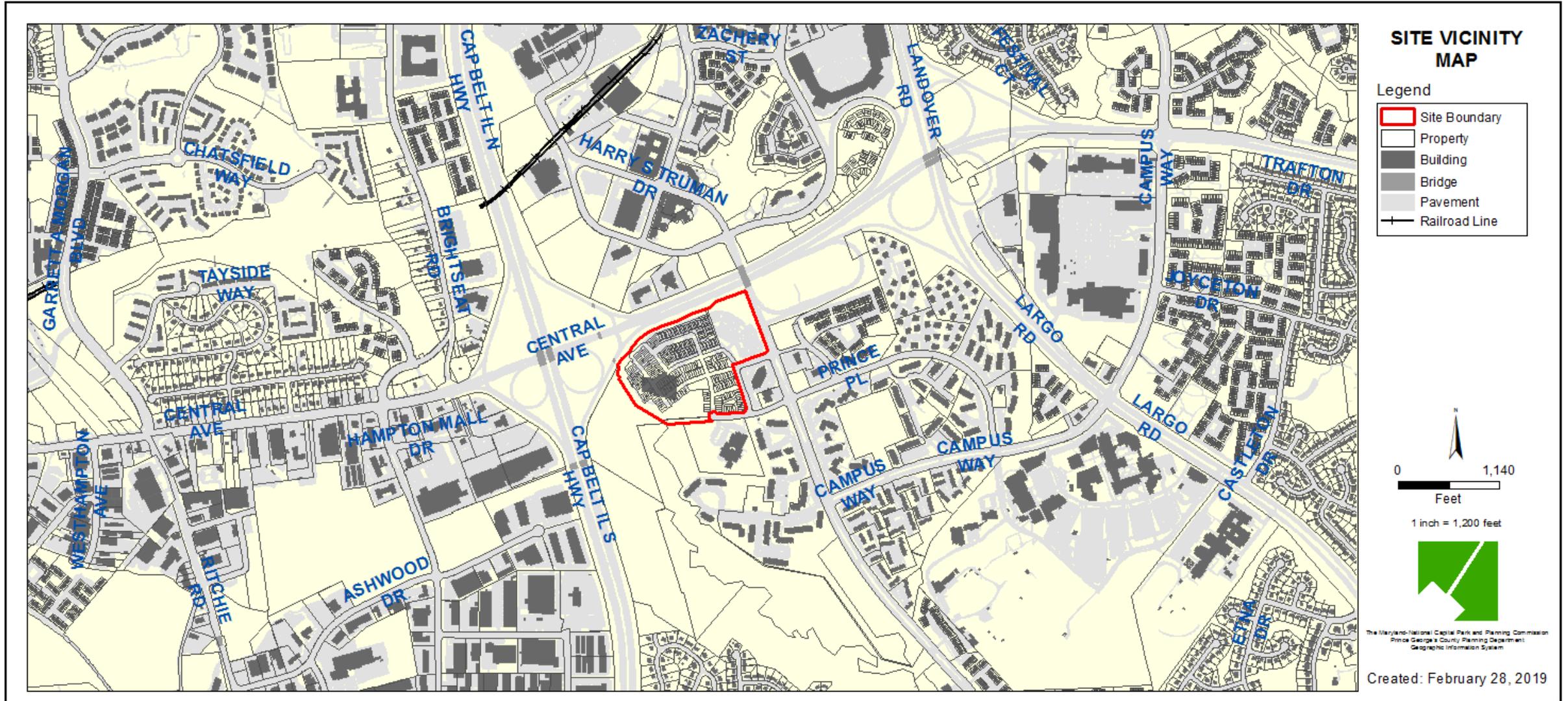
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



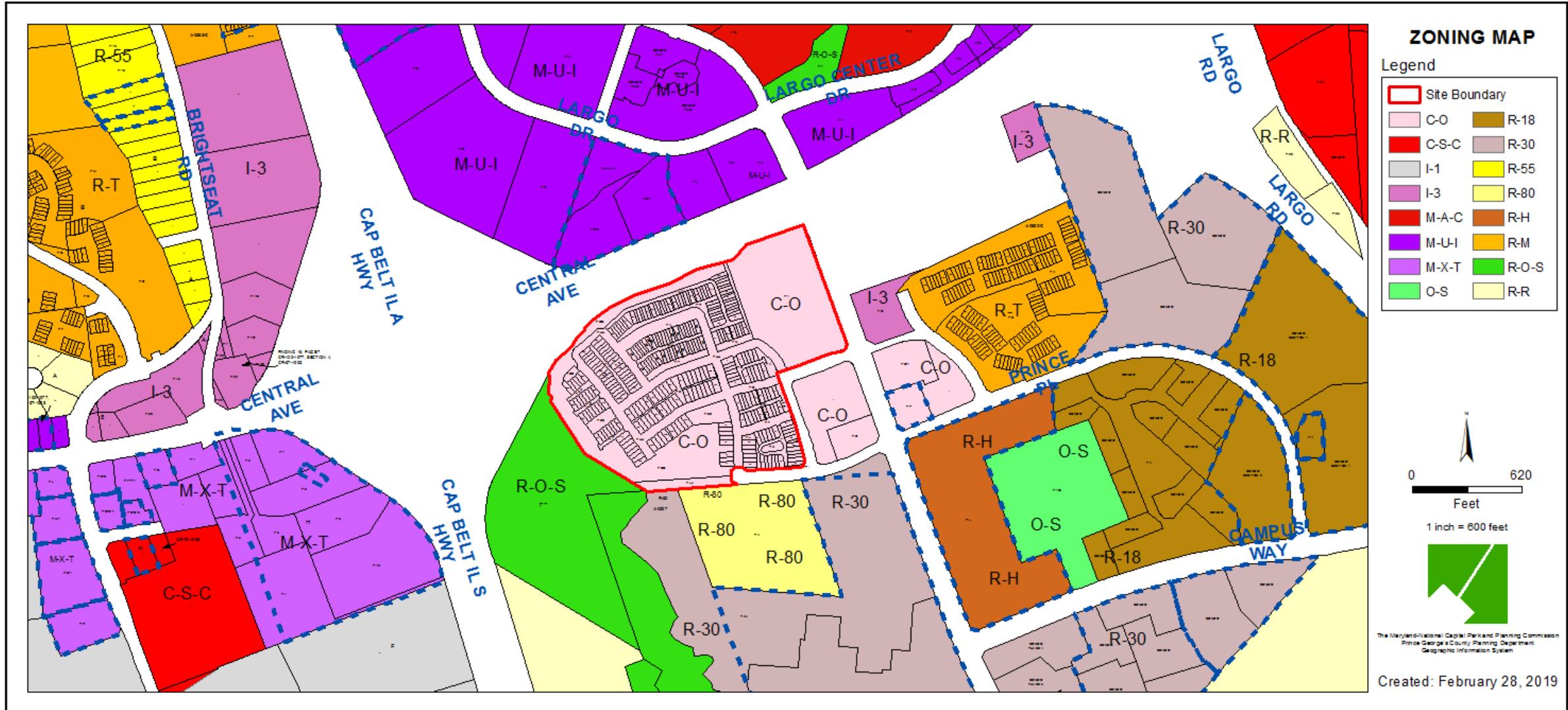
# GENERAL LOCATION MAP



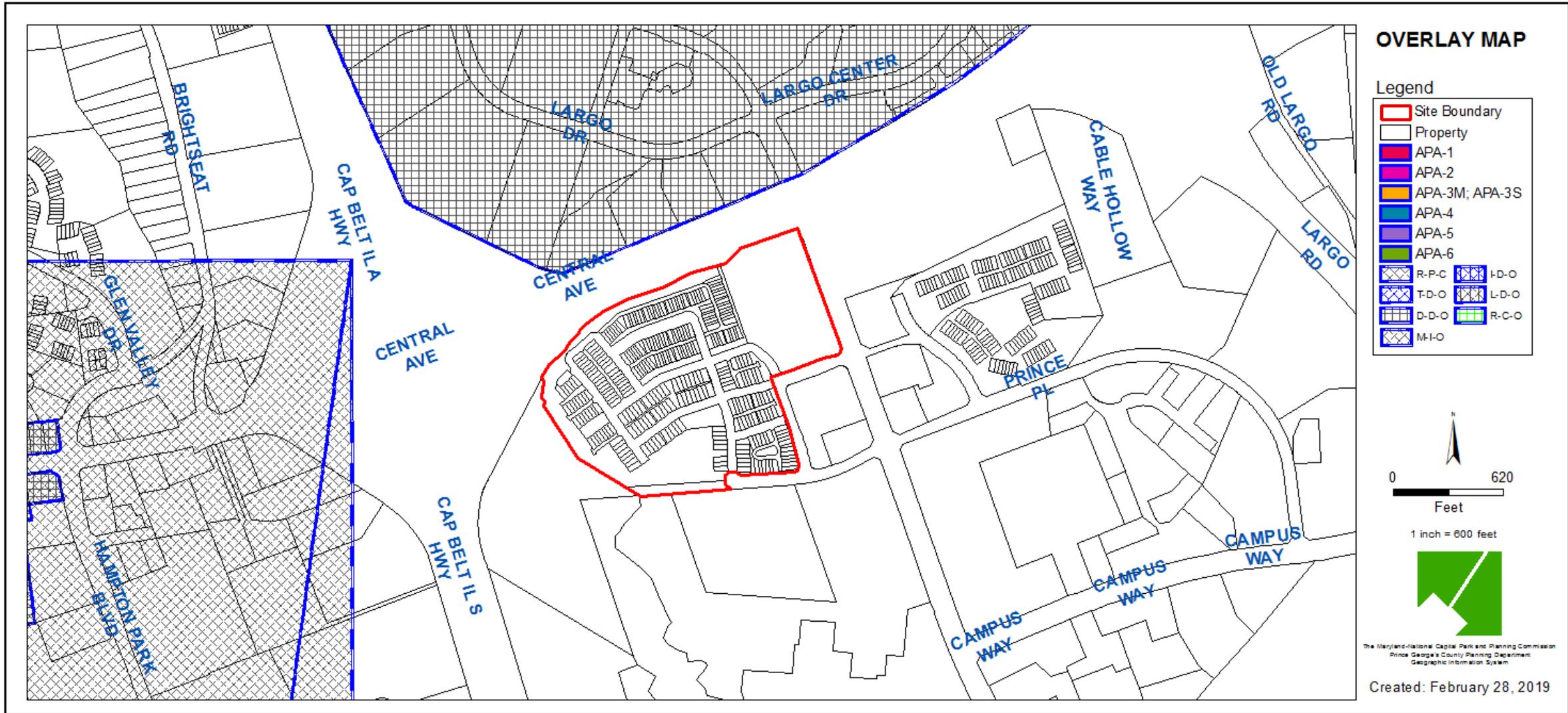
# SITE VICINITY



# ZONING MAP



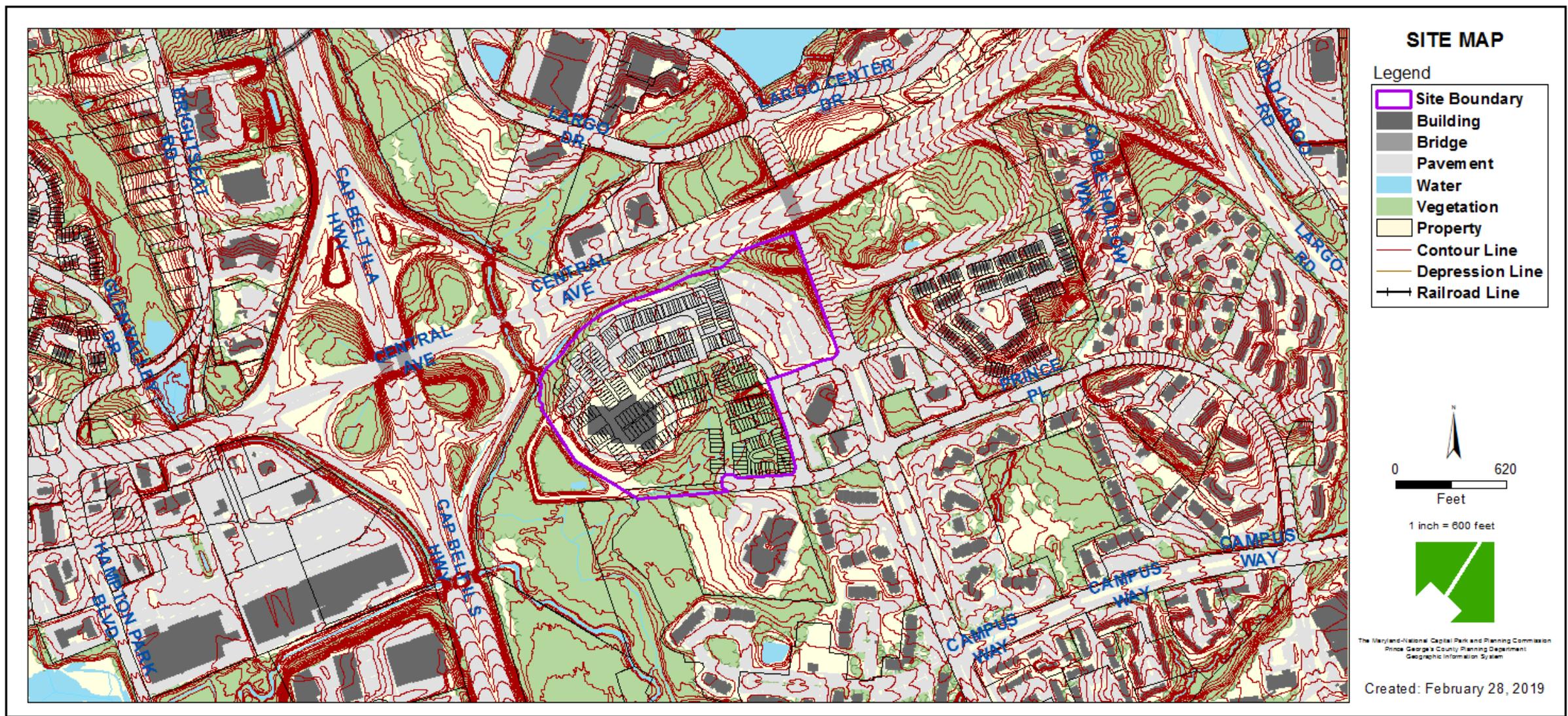
# OVERLAY MAP



# AERIAL MAP



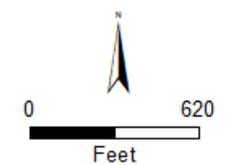
# SITE MAP



## SITE MAP

### Legend

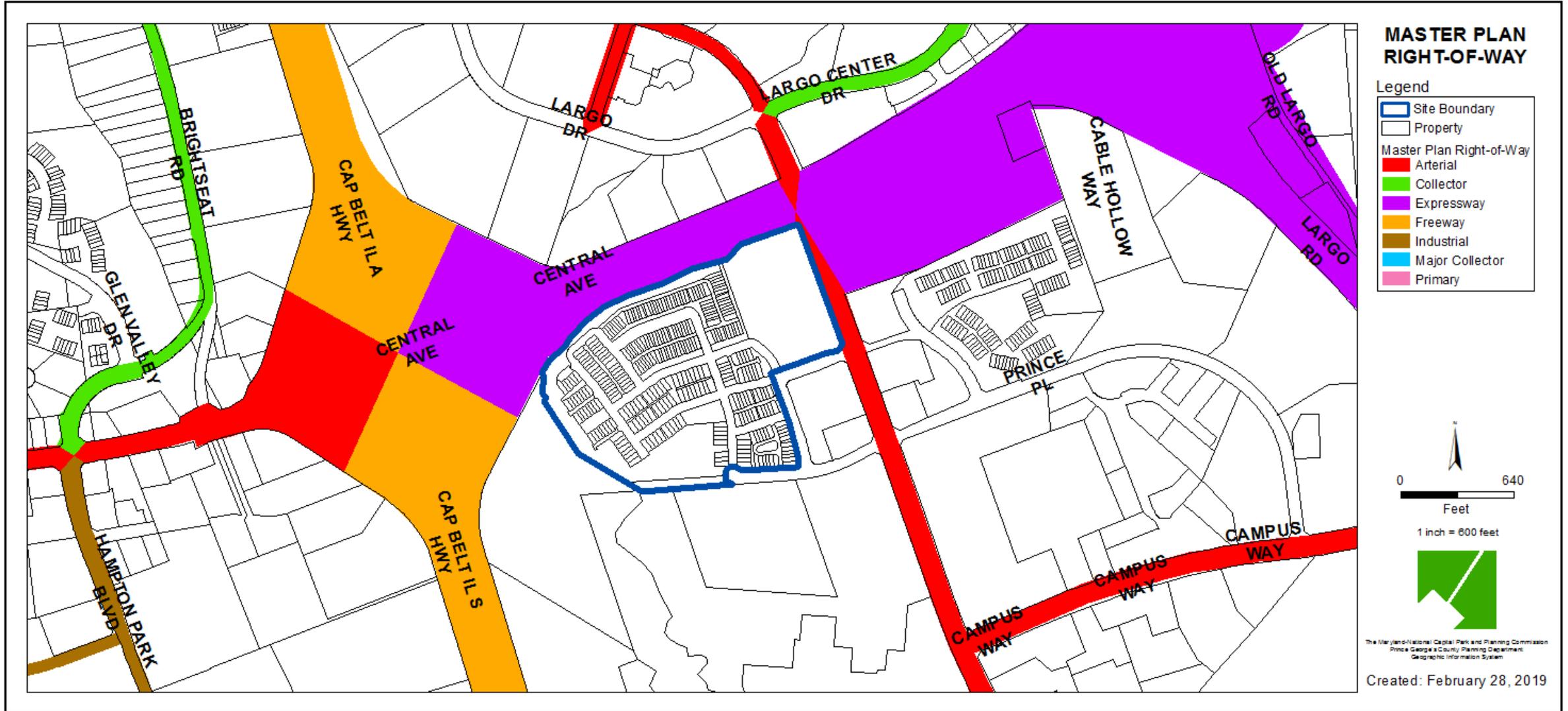
- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: February 28, 2019

# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

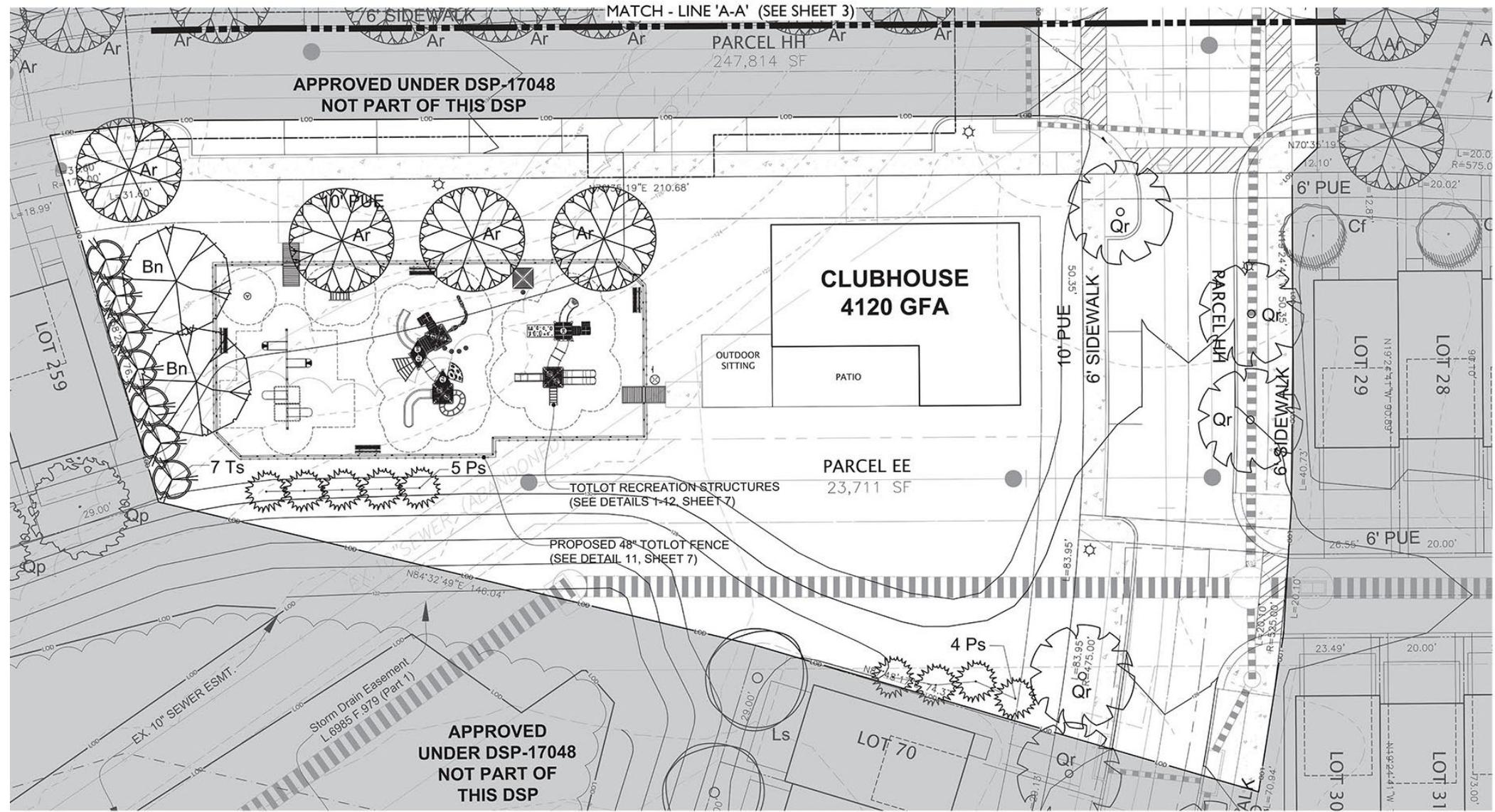


# OVERALL SITE PLAN





# COMMUNITY BUILDING LANDSCAPE PLAN



# FRONT ELEVATION



FRONT (NORTH) ELEVATION  
Scale: 3/8" = 1'-0"

<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p><small>Q1: I hereby certify that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</small></p> <p><b>M-NCPPC APPROVAL</b></p>	
<p><b>PROJECT NAME:</b> CAPITAL COURT</p>	
<p><b>PROJECT NUMBER:</b> DSP-17048-01</p>	
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</p>	
<p>New Approval Block</p>	

only.  
tudio

Materials List

- |        |                           |
|--------|---------------------------|
| Siding | Hardie 'Gray Slate'       |
| Trim   | Hardie 'Iron Gray'        |
| Window | Aged Bronze               |
| Stone  | Ledgestone 'Bucks County' |



# REAR ELEVATION



<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.</p> <p><b>M-NCPPC APPROVAL</b></p>	
<b>PROJECT NAME:</b>	CAPITAL COURT
<b>PROJECT NUMBER:</b>	DSP-17048-01
<p><small>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</small></p>	
<p><b>New Approval Block</b></p>	

REAR (SOUTH) ELEVATION  
Scale: 3/8" = 1'-0"

Materials List

- |        |                           |
|--------|---------------------------|
| Siding | Hardie 'Gray Slate'       |
| Trim   | Hardie 'Iron Gray'        |
| Window | Aged Bronze               |
| Stone  | Ledgestone 'Bucks County' |



# SIDE ELEVATIONS





May 15, 2018

MAY 15 2018

CLERK OF THE COUNCIL  
PRINCE GEORGE'S COUNTY MARYLAND

Re: Notification of Planning Board Action on  
**Detailed Site Plan DSP-17048**  
**Capital Court, Phase 1**

**SCANNED**

SLDM, Inc.  
448 Viking Drive, Suite 220  
Virginia Beach, VA 23452

Dear Applicant:

This is to advise you that, on **May 10, 2018**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

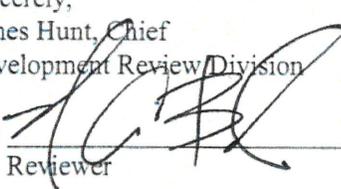
Pursuant to Section 27-290, the Planning Board's decision will become final 30 calendar days after the date of the final notice **May 15, 2018** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

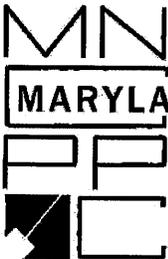
Please direct any future communication or inquiries regarding this matter to Ms. Redis C. Floyd, Clerk of the County Council, at 301-952-3600.

Sincerely,  
James Hunt, Chief  
Development Review Division

By:   
Reviewer

Attachment: PGCPB Resolution No. **18-30**

cc: Redis C. Floyd, Clerk of the County Council  
Persons of Record



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

14741 Governor Oden Bowie Drive  
 Upper Marlboro, Maryland 20772  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)

PGCPB No. 18-30

File No. DSP-17048

**RESOLUTION**

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 12, 2018, regarding Detailed Site Plan DSP-17048 for Capital Court, Phase I, the Planning Board finds:

1. **Request:** The application is for approval of a detailed site plan (DSP) for 306 single-family attached (townhouses) development on 28.67 acres.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>APPROVED</b>
Zone	C-O	C-O
Use	Residential	Residential
Total Acreage	28.67	28.67
Total Townhouse Units	306	306

**OTHER DEVELOPMENT DATA**

**Parking Requirements**

Parking Required (2.04 x 306 townhouse units)      **625**

**Total Parking Provided:**

83 units (one-car garage, one driveway)	166
27 units (one-car garage)	27
125 units (two-car garage)	250
71 units (two-car garage)	142
Parallel On-Street Parking	87
<b>Total Parking:</b>	<u>672</u>

3. **Location:** The subject site is located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and the Capital Beltway (I-95/495), on the south side of MD 214 (Central Avenue). The site is also located in Council District 6 and Planning Area 73.

4. **Surrounding Uses:** The subject property is bounded to the west by vacant property in the R-O-S (Reserved Open Space) Zone owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), with the Capital Beltway beyond; to the north, by the public right-of-way of MD 214 (Central Avenue), with vacant and commercially-developed land in the M-U-I (Mixed Use-Infill) and D-D-O (Development District Overlay) Zones beyond; to the northeast by the public right-of-way of Harry S. Truman Drive, with vacant land in the I-3 (Planned Industrial/Employment Park) Zone beyond; to the southeast by the public rights-of-way of Capital Lane and Capital Court, with the Largo-Kettering Public Library in the Commercial Office (C-O) Zone beyond; and to the south by the public right-of-way of Prince Place with the Phyllis E. Williams Elementary School in the R-80 (One-Family Detached Residential) Zone and vacant land in the R-30 (Multifamily Low Density Residential) Zone beyond.
5. **Previous Approvals:** This property was part of a larger parcel, which was the subject of a Preliminary Plan of Subdivision (PPS), 4-86201, approved by the Prince George's County Planning Board on January 29, 1987. A Detailed Site Plan, DSP-04046, for the subject property was approved by the Prince George's County District Council on May 9, 2005 for a church with 4,150 seats, as well as an alternative compliance application (AC-05008) for relief from Section 4.3 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Construction was commenced on this church in approximately 2006, but it was never completed. The 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* (Sector Plan and SMA for the Morgan boulevard and Largo Town Center Metro Areas) retained the subject property in the C-O Zone.

Subsequently, a portion of the above referenced property (36.42 acres) became the subject of PPS 4-16031, which was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82). A DSP for infrastructure (DSP-16041) for 307 single-family attached home sites (townhouses) and a multifamily project, which included the location and design of the roadways, the lot layout for the townhouse development, on-street parking, landscaping, utility location, fencing, and sidewalks, was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86). In addition, alternative compliance application AC-05008-01 was approved for relief from Section 4.10 of the Landscape Manual.

Final plats were approved for the townhouse project and multifamily parcel on November 14, 2017.

The site is also the subject of approved Stormwater Management Concept Plan 60156-2016, which was approved on March 6, 2017 and is valid through March 6, 2020.

6. **Design Features:** The applicant proposes to develop the first phase of the Capital Court project consisting of 28.67 acres and is proposing a mix of 306 single-family attached units with front-and rear-loaded garages. The site is accessed from Prince Place and Capital Lane and is served by a series of primary and secondary roadways, which provide a grid-like circulation pattern within the townhouse development. Fee-simple townhouses are proposed on the property, with a majority

of these lots being rear-loaded alley units, organized around a series of courtyards, open spaces, and streets. A portion of the proposed units are front-loaded units located along the primary roadways and periphery of the development. The application proposes a total of 306 single-family attached dwellings, including the following:

- 110 16-foot-wide rear-loaded garage units
- 125 20-foot-wide rear-loaded garage units
- 71 24-foot-wide front-loaded garage units

#### **Recreational Facilities**

The PPS requirement for mandatory parkland dedication is being met through land that was previously dedicated to M-NCPPC, to the west of the subject property. Additionally, it is noted that the subject application includes on-site recreational facilities. A future two-story clubhouse, which is located on the southern portion of the community, is proposed separately and has been submitted for review as DSP-17048-01. The proposed recreational facilities included in the subject DSP is a combined preschool-age (2-5) playground and school-age (5-12) playground.

As proposed, all of the recreational facilities have been located in one central location. However, the Planning Board recommends that additional active and passive recreational facilities be provided. This is consistent with Detailed Site Plan DSP-16041 (PGCPB Resolution No. 17-86), which included Condition 2, which states the following:

- 2. At the time of full-scale detailed site plan, on-site recreational facilities shall be included.**

Planning Board recommends that a one-half open play area (50 x 75 square feet) be provided on Parcel BB and that three sitting areas be provided on Parcel K, Parcel R, and Parcel X. These facilities will provide opportunities for both active and passive recreational facilities within convenient distance for residents, where space allows. A condition has been added to this approval to require the applicant to provide these facilities.

The clubhouse will feature a community space and will be the subject of a future DSP. However, the timing triggers for the bonding and construction time of all facilities is being established with this application. The applicant has requested that the timing of the construction of the combination tot/pre-teen lot be required prior to issuance of the 150th building permit. Further, the applicant requests that the two-story community center and an associated outdoor sitting area be required to be bonded prior to issuance of the 150th building permit and completed prior to issuance of the 250th building permit. The Planning Board is in agreement with this time-line and has included triggers for the construction of these facilities in this approval. With the recommendation of additional recreational facilities, the Planning Board has included these timelines as well.

### **Architecture**

Three townhouse models are proposed for Stanley Martin Homes, with both rear- and front-loaded garage units. Each model has multiple front elevation options and a variety of exterior finishes and façade designs including shutters, enhanced windows and door trims, roofed porches over the front doors, cross gables, and dormers. The buildings have been designed to incorporate a variety of materials including brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses. The architecture is described in more detail below.

- The 16-foot rear-load townhome includes a standard one-car garage. The base size of this unit is 16 feet wide, 40 feet deep, and is approximately 40 feet in height. The minimum base finished area of the 16-foot model is 1,615 square feet.
- The 20-foot rear-load townhome includes a standard two-car garage. The base size of this unit is 20 feet wide, 40 feet deep, and is approximately 40 feet in height. The minimum base finished area of the 20-foot model is 1,980 square feet.
- The 24-foot front-load townhome includes a standard two-car garage. The base size of this unit is 24 feet wide, 40 feet deep, and approximately 40 feet in height. The minimum base finished area of the 24-foot model is 2,424 square feet.

The buildings have been designed to incorporate a variety of materials including brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses. The Planning Board and the applicant agreed that 60 percent of all building façades should be finished in full brick or stone. A condition has been included in this approval to require a tracking chart for recordation of the 60 percent full-front façades finished in brick, stone, or stucco requirement.

The Planning Board noted that all of the rear-loaded units offered a deck, and has required this feature be provided as a standard feature for the consistency and the enjoyment of residents on all rear-loaded units, which have little outdoor yard area. Therefore, a condition has been added to this approval to require the addition of standard decks on all rear-loaded garage townhouses.

The Planning Board noted that highly-visible side elevations should be labeled on the DSP for clarification and should include a minimum of three endwall features. The plan should be revised to label Lots 6, 12, 18, 19, 40, 41, 51, 69, 77, 87, 143, 144, 163, 164, 183, 203, 204, 227, 258, 259, 268, 284, 292, 293, and 301 as highly-visible lots. A condition has been added to this approval stating the above.

During the hearing, the applicant proffered additional architectural treatments be made to specific townhouse units in response to community concern. These conditions were approved by the Planning Board and have been included as Conditions 2a, 2b, 2c, 2d, and 2e.

**Signage**

The submitted site plan shows details for a main entrance sign and secondary entrance piers. The entrance sign is approximately 6 feet high and 16 feet wide. The sign is made of brick and includes two brick columns, with a beveled concrete cap on either end of the sign. The center of the entrance sign features a slightly shorter arched brick wall, which is inlaid with a central concrete plaque, displaying the community's name.

The proposed secondary piers are brick columns and proposes a small concrete plaque, where a decorative panel is displayed. The pier is approximately seven feet high and three feet wide and matches the character of the entrance sign.

The design of the main entrance sign and entrance piers appear to be generally acceptable. However, the Planning Board noted that attractive year-round landscaping has not been provided at the base of the entrance sign, and requested that it be included to enhance the proposed signage. Additionally, it is noted that the plans do not clearly indicate the location of these signs. Therefore, conditions have been included in this approval requiring that attractive year-round landscaping shall be provided at the base of the main sign. The location of the main entrance sign and secondary entrance piers should be shown and labeled clearly on the plans.

**COMPLIANCE WITH EVALUATION CRITERIA**

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-O Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject DSP is in conformance with Section 27-461, Uses Permitted in Commercial Zones; Section 27-453, C-O Zone (Commercial Office); Section 27-462, Regulations, Section 27-283, Site design guidelines; and Section 27-274, Design guidelines. The proposed amendment to the subject DSP for the approval of architectural elevations, signage, and establishment of the timing triggers for the construction of the clubhouse will not alter the previous findings regarding conformance with these requirements, as found in PGCPB Resolution No. 17-86. The following requirements relate to the approval of this DSP.

Section 27-462 provides the regulation requirements in commercial zones. Townhomes, two-family dwellings, and multifamily units are permitted in the C-O Zone pursuant to Footnote 63 of Section 27-461(b), which states:

**Provided:**

- (A) **The residential component of Townhouses, Two Family Dwelling Units and Multi-family dwelling units shall be located on a lot(s) or parcel(s) of less than forty (40) acres in size;**

The subject DSP proposes townhouses and multifamily dwelling units on 28.67 acres of the subject property. Therefore, the DSP conforms to this requirement.

- (B) The property is located at the intersection between: a roadway with a functional transportation classification of arterial; an expressway; and the Capital Beltway (I-495);**

The subject property is located at the intersection of Central Avenue, an expressway, and the Capital Beltway (I-95/495). Therefore, the DSP conforms to this requirement.

- (C) A boundary of the property is located within three-quarters (3/4) of a mile from a metro station, and does not include property within the boundaries of a sector plan originally approved after January 1, 2013;**

The subject property is located within three-quarters of a mile of the Largo Town Center Metro Station, and is within the boundaries of the Sector Plan and SMA for Morgan Boulevard and Largo Town Center Metro Areas. Therefore, the DSP conforms to this requirement.

- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;**

The subject application has been submitted in conformance with this requirement.

- (E) Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family and townhouse dwellings shall not apply. These dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. However, those standards shall include a minimum lot size of 1,200 square feet;**

The specified regulations shown in the general notes on the cover sheet of the DSP were found acceptable with DSP-16041. These standards have not changed, but are noted as follows for clarification:

- Lot size: 1,200-square-foot minimum
- Lot/width frontage: 16 feet minimum
- Front setback from public right-of-way: 5 feet minimum
- Front setback from private right-of-way: 0 feet minimum
- Side setback: None
- Rear setback: None

- Corner setback from right-of-way: None
- Townhouse Building height: 50 feet maximum

These standards are shown on the subject plans. The previous standards were not specified with the approval of DSP-16041, and conformance with the standards has not been addressed by the subject application with regard to accessory buildings and encroachments. Therefore, conditions have been included in this approval requiring the applicant to show conformance with the required lot coverage, green area, accessory building, decks, and encroachments.

- (F) The Detailed Site Plan shall include an architectural review in order to ensure the compatibility of the development with the existing neighborhood. Bike and pedestrian connections to mass transit stations, roadways, parks, and other public facilities, as established by Section 24-124.01 of this Code, shall be evaluated as part of the detailed site plan review and approval; and**

The architectural elevations proposed with the subject application are compatible with the surrounding neighborhood because it proposes many of the same types of high-quality building materials such as brick, stone, and stucco. The Planning Board finds the DSP architecture review acceptable for the development. Additionally, it is noted that Section 24-124.01 of the Subdivision Regulations only applies to properties within centers and corridors, as designated by the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). This site is not within a center or corridor; therefore, this section does not apply.

- (G) The site plan shall include a community facility of two (2) floors with separate access for each floor. The Detailed Site Plan may include any additional standards or requirements for inclusion at the time by the Prince George's County Planning Board or District Council.**

This DSP will establish the timing of the construction of the clubhouse and the recreational facilities on-site. The site plan for the architecture and program elements related to the community facility will be the subject of a future amendment to DSP-17048. The subject application has proposed Parcel EE as the location for this facility that will include the community building.

The future DSP for the clubhouse must include a two-floor community center with separate entrances. The development of the clubhouse will be subject to a future DSP, and the review of that site plan will evaluate the future use of the private homeowners association building.

- b. The DSP is in general conformance with the applicable site design guidelines as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For instance, vehicular and pedestrian circulation is designed to be safe, efficient, and

convenient for both pedestrians and drivers. Streetscape amenities contribute to an attractive coordinated development that is appropriately scaled for user comfort. Additionally, the public spaces are designed to allow for potential recreational facilities and are readily accessible to potential users.

8. **Preliminary Plan of Subdivision 4-16031:** Preliminary Plan of Subdivision 4-16031 for the development was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82), for the development of 307 townhouse lots and a multifamily development, subject to 14 conditions. The site layout included in the subject DSP is consistent with that evaluated with the PPS for the townhouse development. These 14 conditions relevant to the subject application were evaluated at the time of application for DSP-16041. It is noted that none of the 14 conditions are applicable to this specific DSP.
9. **Detailed Site Plan DSP-16041:** The DSP was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86) and was subject to three conditions, of which only one condition is relevant to the subject application, as follows:
  2. **At the time of a full-scale detailed site plan, on-site active recreational facilities shall be included.**

On-site recreational facilities have been proposed with the application and the location of the proposed clubhouse has been shown. The clubhouse approval, including architecture of the facility, will be the subject of an amendment to the subject application. The Planning Board required additional recreational facilities to serve the community, as stated in this approval.
10. **2010 Prince George's County Landscape Manual:** The proposed residential development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The subject DSP does not change the findings of conformance made with the previous approvals relating to the Landscape Manual requirements of with DSP-16041 and AC-05008-02.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type II Tree Conservation Plan, TCP11-159-04-01, was approved in conjunction with Detailed Site Plan DSP-16041 and is not being revised with this application. The subject DSP does not change the findings of conformance with the previous approval in relation to the WCO.
12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP does not change the findings of conformance with DSP-16041, in relation to the Tree Canopy Coverage Ordinance.

13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the following agencies and divisions. The referral comments are summarized as follows:

- a. **Archeological Review**—The Planning Board noted that the proposed development lies within one-half mile of one County-designated Historic Site (Ridgely Church and Cemetery, 72-005), and within one mile of one County-designated Historic Site (Warings Grove, 72-004). The proposed project will have no impact on any other County historic sites or resources. There are no known archeological resources that will be affected by the proposed work. 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.
- b. **Community Planning**—The Planning Board noted the following related to community planning issues:  

The subject application is within the Sector Plan and SMA for Morgan Boulevard and Largo Town Center Metro Areas, which was silent on land use recommendation. However, the portion of the 1990 Largo-Lottsford Master Plan and Adopted Sectional Map Amendment that was updated by the Sector Plan and SMA for Morgan Boulevard and Largo Town Center Metro Areas recommends employment land use on the subject property. Additionally, it was noted that the Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas retained the subject property in the C-O Zone. On March 3, 2017, the District Council adopted Council Bill CB-4-2017, permitting certain residential development within the C-O Zone under certain specified criteria, which the subject property met. There are no community planning-related issues on the subject site.
- c. **Transportation Planning**—The Planning Board noted that there were no transportation-related issues for the subject application.
- d. **Subdivision Review**—The Planning Board noted that there were no subdivision-related comments for the application.
- e. **Environmental Planning**—The Planning Board noted that there were no environmental planning-related comments for the application.
- f. **Prince George's County Fire/EMS Department**—At the time of the writing of this approval, the Fire/EMS Department did not provide any comments on the subject application.

- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this approval, DPIE did not provide any comments on the subject application.
  - h. **Prince George's County Police Department**—At the time of the writing of this approval, the Police Department did not provide any comments on the subject application.
  - i. **Prince George's County Health Department**—At the time of the writing of this approval, the Health Department did not provide comments on the subject application.
13. As required by Section 27-285(b)(3) of the Zoning Ordinance, this DSP satisfies the applicable site design guidelines, as contained in Section 27-274 of the Zoning Ordinance, as stated in Finding 7(b).
14. As required by Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

**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).**

The preservation of environmental features was found with the approval of DSP-16041 and Type 2 Tree Conservation Plan TCP2-159-04-01, and continues to be found with the subject application. Therefore, the Planning Board noted that the environmental features have been regulated or preserved and/or restored, to the fullest extent possible.

**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and **APPROVED** Detailed Site Plan DSP-17048 for the above described land, subject to the following conditions:

- 1. Prior to certification, the applicant shall revise the detailed site plan, as follows or provide the specified documentation:
  - a. Provide details and specifications for standard decks on all rear-loaded garage townhouses.
  - b. Label Lots 6, 12, 77, 87, 143, 144, 163, 164, 182, 183, 203, 204, 227, 258, 268, 284, 292, 293, and 301 as highly-visible lots. These lots shall feature one-story masonry on the endwall and a minimum of three endwall features. Lots 1, 18, 19, 40, 41, 51, 66, and 69 shall be labeled highly-visible and feature full masonry on the endwall, with a minimum of three endwall features. The front elevations shall also be of the same masonry material as the endwall.

- c. Label the location of the main entrance sign and provide attractive year-round landscaping at the base of the main entrance sign.
  - d. Provide an enhanced main entrance sign to create a sense of arrival.
  - e. Show the requirements for any proposed accessory buildings, decks, and encroachments.
  - f. Show additional recreational facilities in other areas of the community, comprised of four sitting areas on Parcels T and BB, designed in accordance with the *Park and Recreation Facilities Guidelines*, and constructed in phase with development.
  - g. Provide a tracking chart for recordation of the 60 percent full-front façades of brick, stone, and stucco.
2. Prior to certification, the applicant shall revise the architecture as follows:
- a. Revise the 20-foot model architecture Elevation A to show a minimum of two-story brick or masonry front façade. Additionally, the front façades of Lots 13–29 and 41–63 shall be 100 percent masonry.
  - b. Headers shall be added over the windows on the side elevations, in conformance with the architectural character of the side elevation.
  - c. Provide enhanced details (additional brick soldier course, trim, or other architectural features) around the doors of Elevations A, B, and D or E on the 16-, 20-, and 24-foot townhome models. The details shall be reviewed and approved by the Urban Design Section as the designee of the Prince George’s County Planning Board.
  - d. Revise the 16-foot model architecture Elevation A to be a minimum of one-story brick or masonry front façade.
  - e. A minimum of 50 percent of the units within any stick shall have a dormer, reverse gable, or similar roof feature.
3. The proposed clubhouse and private recreational facilities shall be constructed and bonded in accordance with the following schedule, which shall be incorporated into the recreational facilities agreement:
- a. All bonding of recreational facilities shall occur prior to release of the first building permit, except for bonding of the two-story community center and associated outdoor sitting area, which shall occur prior to issuance of the 150th townhouse building permit.
  - b. The completion of the combined tot and pre-teen playground and all other facilities shall occur prior to issuance of the 150th townhouse building permit.

- c. The completion of the two-story community center and associated outdoor sitting area shall occur prior to the issuance of the 250th townhouse building permit.
- d. The phasing of the completion of the recreational facilities may be adjusted by written permission of the Prince George's County Planning Board or its designee, if needed, to modify the construction sequence due to engineering necessity. An increase in the number of permits allowed to be released prior to construction of any given facility shall not exceed 10 percent over the number originally approved by Planning Board.

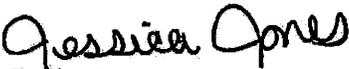
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, April 12, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of May 2018.

Elizabeth M. Hewlett  
Chairman

By   
Jessica Jones  
Planning Board Administrator

EMH:JJ:NAB:rpg

APPROVED AS TO LEGAL SUFFICIENCY  
  
M-NCPPC Legal Department  
Date 5/11/18

June 12, 2019

**MEMORANDUM**

**TO:** Andrew Bishop, Urban Design Review Section, Development Review Division  
**VIA:** Scott Rowe, AICP, CNU-A, Supervisor, Community Planning Division <sup>BSR</sup>  
David Green, Master Planner, Community Planning Division <sup>DG</sup>  
**FROM:** Chidy Umeozulu, Planner Coordinator, Neighborhood Revitalization Section,  
Community Planning Division <sup>CU</sup>  
**SUBJECT:** **DSP-17048-01, Capital Court**

**DETERMINATIONS**

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, General Plan or Master Plan conformance is not required for this application.

**BACKGROUND**

**Application Type:** Detailed Site Plan for property outside of an overlay zone

**Location:** Approximately 448 feet west of the intersection of Harry S Truman Drive and Court Lane

**Size:** 1.12 acres

**Existing Land Use:** Vacant

**Proposal:** Development of a 4,120 square foot club house and recreational facility for Capital Court Development

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** This application is in the Established Communities. The vision for the Established Communities is context sensitive infill and low- to medium-density development.

**Master/Sector Plan:** The 2004 *Approved Sector Plan for the Morgan Boulevard and Largo Town Center Metro Areas* (MORLAR) made no land use recommendations for the subject property.

**Planning Area:** 73

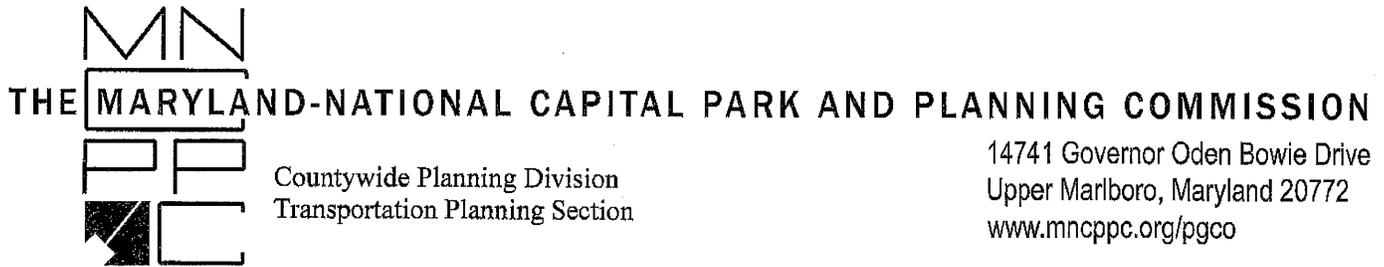
**Community:** Northampton

**Aviation/MIOZ:** This application is not located within the Military Installation Overlay (M-I-O) Zone.

**SMA/Zoning:** The 2004 *Approved Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* retained the subject property in the Commercial Office (C-O) Zone. On March 3, 2017, the Prince George's District Council adopted CB-4-2017, permitting certain residential development within the C-O Zone under certain specified criteria which the subject property meets.

c: Long-range Agenda Notebook

Frederick Stachura, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division



Countywide Planning Division  
Transportation Planning Section

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco  
301-952-3680

June 12, 2019

**MEMORANDUM**

**TO:** Andrew Bishop, Urban Design Section, Development Review Division

**VIA:** Tom Masog, Transportation Planning Section, Countywide Planning Division

**FROM:**  Glen Burton, Transportation Planning Section, Countywide Planning Division

**SUBJECT:** DSP-17048/01: Capital Court Recreational Center

**Proposal**

The applicant is seeking limited detailed site plan approval for the development of a two-story community facility in accordance with Section 27-461 of the Zoning Ordinance.

**Background**

There are no transportation-related findings related to traffic or adequacy associated with this detailed site plan. The detailed site plan is required pursuant to Preliminary Plan of Subdivision 4-16031, with the site plan requirement being a limited site plan solely for purposes of reviewing the proposed community center. Other detailed site plans have been previously approved for the subject property.

**Review Comments**

The site plan is being done to address several specific issues, none of which are traffic-related. All traffic-related issues were addressed at the time of preliminary plan review. Access and circulation are acceptable and are consistent with the underlying preliminary plan. DSP-17048 was previously approved, and all pertinent circulation issues were addressed in that application. The pending proposal is in conformance with the previously-approved site layout.

**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.

June 24, 2019

**MEMORANDUM**

**TO:** Andrew Bishop, Senior Planner, Urban Design Section  
**VIA:** Sherri Conner, Supervisor, Subdivision and Zoning Section *SC*  
**FROM:** Amber Turnquest, Planner Coordinator, Subdivision and Zoning Section *AT*  
**SUBJECT:** DSP-17048-01, Capital Court

The subject property is located on Tax Map 67 in Grid E-4, is zoned Commercial Office (C-O), and is currently vacant. DSP-17048 (28.67 acres) was previously approved by the Planning Board on April 12, 2018. The area of this revision is 1.12 acres and includes Parcel EE and a part of Parcel HH of Capital Court recorded in Plat Book SJH 248-76.

The applicant has submitted this DSP for the development of a two-story community facility, architecture, and revisions to on-street parking.

The site is the subject of preliminary plan of subdivision (PPS) 4-16031, approved on June 15, 2017, for the creation of 308 lots and 32 parcels for 260 multifamily dwelling units and 308 single-family attached units, subject to 15 conditions. None of the 15 conditions (PGCPB Resolution No. 17-82) are applicable to this DSP amendment. The PPS indicates the inclusion of a community building in the project; therefore, this proposal is consistent with the PPS approval.

**Plan Comments**

1. The entirety of the DSP (28.67 acres) must be referenced in the General Notes. General Note 2 should be revised to reflect the area of the overall DSP and the area of revision.
2. General Note 21 references a previous recording reference, this should be deleted on the DSP.
3. Capital Court was vacated on October 19, 2017 by V-17007, and a portion incorporated into the subject site pursuant to the recordation of SJH 248-82 for Parcel 1. General Note 26 references a right-of-way vacation (V-05007) on a different site. General Note 26 should be deleted and the previously approved vacation (V-17007) should be included in General Note 22.
4. A lot line adjustment is pending acceptance for a resubdivision of Plat Nine for Parcels CC and GG; this plat will be held pending the DSP revision. The subject application should reflect the lot line adjustments proposed with the final plats. If not, a separate action will be required and an

additional revision to the DSP would be required. To provide efficiency this DSP should reflect that adjustment prior to certification consistent with the plat currently under review.

**Recommended Conditions**

1. Prior to certification, the detailed site plan shall be revised as follows:
  - a. Revise General Note 2 to list the overall area of the DSP and the area of revision pertaining to DSP-17048-01.
  - b. Delete General Note 21.
  - c. Revise General Note 22 to include the previous approvals of 4-16031 and V-17007.
  - d. Delete General Note 26.
  - e. Reflect the pending lot line adjustment.

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 preliminary plan of subdivision and record plat, subject to the recommended conditions. 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 18, 2019

**MEMORANDUM**

TO: Andrew Bishop, Development Review Division

FROM:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division

SUBJECT: **Detailed Site Plan Review for Master Plan Trail Compliance**

The following detailed site plan (DSP) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area master plan in order to provide the appropriate recommendations.

Detailed Site Plan Number: DSP-17048/01

Name: Capital Court (Clubhouse)

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<u>      </u>	Public Use Trail Easement	<u>      </u>
PG Co. R.O.W.*	<u>  X  </u>	Nature Trails	<u>      </u>
SHA R.O.W.*	<u>      </u>	M-NCPPC – Parks	<u>      </u>
HOA	<u>      </u>	Bicycle Parking	<u>  X  </u>
Sidewalks	<u>  X  </u>	Trail Access	<u>      </u>

\*If a master plan trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the submitted detailed site plan application referenced above for conformance with prior approvals and consistency with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 1990 *Approved Master Plan and Amendment and Adopted Section Map Amendment for Largo-Lottsford* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The subject application proposes a clubhouse and tot lot within the larger Capital Court development at the southwest quadrant of the Harry S Truman and MD 214 intersection.

**Background:**

There are no master plan trails issues that impact the subject application. The proposed clubhouse and outdoor play area are served by the sidewalk network approved within the larger development. This network includes six-foot wide sidewalks along both sides of Phoenix Drive and Capital Lane which serve the subject site. Americans with Disabilities Act (ADA) access appears to be provided to both the clubhouse and tot lot. There are no conditions of approval in either Preliminary Plan 4-16031 or DSP-17048 related to bicycle and pedestrian facilities. Sidewalks are provided along both sides of all internal roads consistent with the policies of the 2009 *Countywide Master Plan of Transportation*. A small amount of bicycle parking is recommended at the clubhouse in order to accommodate children and other residents visiting the clubhouse and other recreational facilities.

**Recommendation:**

1. Prior to certification the plans shall be revised to include a bike rack accommodating a minimum of five bicycles at a location convenient to the entrance to the clubhouse. The rack shall be marked and labeled on the site plan and a detail included with the plan sheets.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.pgplanning.org

June 21, 2019

**MEMORANDUM**

TO: Andrew Bishop, Senior Planner, Urban Design Section

FROM: Alice Jacobs, Principal Planning Technician, Permit Review Section *AJS*

SUBJECT: DSP-17048-01 – Capital Court

1. The applicable Landscape Schedules should be included on this revision, even if nothing has changed in the numbers from the original case.
2. Any signage proposed for the clubhouse should be included in this plan.
3. Dimensions for clubhouse should be added to the site plan sheet, pursuant to Section 27-254(c)(1)(C) of the Zoning Ordinance.
4. Even though this revision is only relating to Parcel EE, all previous detailed site plan approvals need to be carried over on the Approval Sheet.



Angela D. Alsobrooks  
County Executive

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



MEMORANUM

June 6, 2019

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

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

RE: Capital Court  
Detailed Site Plan No. DSP-17048-01

CR: Capital Lane  
CR: Capital Court  
CR: Harry S. Truman Drive  
CR: Prince Place  
CR: Central Avenue (MD 214)

This memorandum is in response to the Detailed Site Plan No. DSP-17048-01 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The above-referenced site is located on the south side of Central Avenue (MD 214), southwest of its intersection with Harry S. Truman Drive, on the southeast quadrant of the Capital Beltway (I-495) ramp and MD 214, and on the north side of Prince Place.
- This revision is for the proposed 4,120 square foot club house and recreational facility and on-site street parking on a portion of Phoenix Drive and Capital Lane
- For all other comments, regarding the Detailed Site Plan No.17048, please refer to the attached previous memorandum dated April 9, 2018.
- The proposed site development is consistent with revised DPIE'S Storm Water Management Concept No.60156-2016-02, which is still under review.

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

Andrew Bishop  
June 6, 2019  
Page 2

If you have any questions or need additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.636.2060.

MCG:SJ:darR

cc: Mariwan Abdullah, District Engineer, S/RPRD, DPIE  
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE  
Rodgers Consulting, Inc., 19847 Century Blvd, Suite 200,  
Glenwood, Maryland 21738  
SLDM, Inc., 448 Viking Drive, Suite 220, Virginia Beach,  
Virginia 23452

STATEMENT OF  
JUSTIFICATION DSP-17048/01  
CAPITAL COURT  
May 21, 2019

**APPLICANT:**

SDLM, LLC  
448 Viking Drive  
Suite 220  
Virginia Beach, Virginia 23452

**ATTORNEY/AGENT:**

Marva Jo Camp, Esq.  
9701 Apollo Drive  
Suite 100  
Largo, Maryland 20774  
301.943.0255

**CIVIL ENGINEER:**

Rodgers Consulting, Inc.  
1101 Mercantile Lane, Suite 280  
Largo, MD 20781  
240-912-2103

**REQUEST:**

A Detailed Site Plan (DSP) for the  
development o two-floor community facility.

**I. Description of Property:**

1. Location -The site is located at the southeast corner of the intersection of the Capital Beltway (1-95/495) and Central Avenue (MD-214). The property is located in Planning Area 73 within the 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas*.
2. Use-The subject Detailed Site Plan (DSP) application is for the development of a two-story community facility.
3. Incorporated Area-None
4. Council District- 6
5. Existing Lot –Parcel EE
6. Total Area - 1.12 acres or 49,188 sf
7. Tax Map/Grid - 67/E4

8. Zoned: C-O
9. WSSC Grid-201NE08,201NE09

## **II. Applicant's Proposal**

The Applicant is requesting approval of a Detailed Site Plan (DSP) in preparation for the development of a two-story community facility in accordance with Section 27-461 of the Code of Ordinance Prince George's County (Council Bill CB-4-2017), which permits certain residential development within the C-O (Commercial - Office) zone for properties meeting specific criteria.

## **III. Community**

The site, previously known as the Northampton Business Park and then Metropolitan Baptist Church was purchased by the Applicant and is now known as Capital Court. The site borders the MD 214/1-95 interchange immediately to the west; further west beyond the interchange is the Hampton Mall in the M-X-T Zone. To the north across MD 214 (Central Avenue) are two hotels and other vacant land in the Mixed-Use-Infill (M-U-1) and D-D-O Zones. Immediately east of the site is the Largo- Kettering branch library. To the south is the Phyllis E. Williams Elementary school. To the southeast along Harry S Truman Drive are townhouses in the R-30 Zone. The subject property is located within the boundary of the 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas*.

The Applicant has been working with the Largo Civic Association and the Largo Umbrella Association to keep the community apprised of this important redevelopment project. The church has been razed and a majority of the paving, concrete and other materials were reused on-site. The applicant has retrofitted a defunct SWM pond and other on-site infrastructure. Applicant has begun development of the approved 306 townhouse residential units, and has proposed the development of 260 multifamily units.

## **IV. Previous Approvals**

In 1987, the Planning Board approved Preliminary Plan 4-86201 for a larger 58- acre development, which included the subject site. On March 10, 2005, the Planning Board approved Detailed Site Plan DSP- 04046 (PGCPB Resolution No. 05-49) for the development of an approximately 142,000 square foot church building, known as Metropolitan Baptist Church, and the associated parking on Lots 1-16 of Northampton Business Park. The District Council affirmed this decision on May 9, 2005. A plat of consolidation was recorded on February 9, 2006 at REP210@ 66, combining Lots 1-16 and creating the subject 28.67acre parcel.

On March 21, 2017, the Prince George's County Council adopted CB-004-2017, later codified in Section 27-461(b), which amended the use and development requirements set forth in the County Zoning Ordinance thereby permitting approval of certain residential development in the C-O for properties

meeting specific criteria. The bill is applicable to the subject site.

Following the adoption of CB-004-2017, a Preliminary Plan of Subdivision 4- 16031 was approved for the subject site for townhouses and multifamily units. Subsequently, an Infrastructure Only DSP (DSP-16041 and AC-0500801) was approved. A DSP for the development of 260 multifamily units (DSP-17049), and the associated Alternative Compliance (AC-19004), Departure from Development Standards (DDS- 650) and Departure from Loading and Parking Standards (DPLS-460) are scheduled for hearing before the Planning Board on April 11, 2019.

The subject DSP application is to provide for the development of a two-story community facility.

**V. Criteria for Approval of a Detailed Site Plan and Design Guidelines**

*Section 27-285. Planning board procedures.*

\* \* \* \* \*

*(b) 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.*

**COMMENT:** 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.

*(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)*

**COMMENT:** A Conceptual Site Plan is not required for the subject DSP.

*(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 economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.*

**COMMENT:** DSP-17048/01 is not a DSP for Infrastructure. Therefore, this Finding does not apply.

*(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 24-1 30(b)(5).*

**COMMENT:** Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was approved for this property (NRI-194-2016)/01 on August 11, 2017 and is still valid. The NRI/FSD documents prioritize the preservation of existing forest stands and regulated environmental features. Based on this NRI/FSD, a tree conservation plan (TCPII-159-04-01) was approved for the preservation of two forest stands. Regulated environmental features such as wetlands, floodplain and a stream buffer associated with an off-site tributary adjacent to the property have been preserved to the fullest extent possible in accordance with Subtitle 24-130(b)(5). Additionally, afforestation and natural regeneration areas adjacent to the existing forest stands have been provided to the fullest extent possible. These areas will be placed in a perpetual conservation easement that will preserve both the forest and the environmentally sensitive features contained within. Parcel EE, the location of the subject DSP, does not contain any significant environmental features, and conforms with this Finding.

**V. Conformance to Regulations in the C-O Zone and CB-004-2017**

The Prince George's County Council adopted CB-004-2017, later codified in *Section 27- 461(b)*, which permits two-family, multifamily and townhouse residential uses to be permitted in the C-O Zone subject to proposed Footnote 65:

*65 Provided:*

- (A) *The residential component of Townhouses, Two Family Dwelling Units and Multi-family dwelling units shall be located on a lot(s) or parcel(s) of less than forty (40) acres in size;*

**COMMENT:** DSP-17048 and DSP-17049 provides for the development of townhouse and multifamily residential dwelling units, which are located on parcel(s) of less than forty (40) acres in size. The subject property is for the development of a community facility, and therefore this requirement does not apply.

- (B) *The property is located at the intersection between: a roadway with a functional transportation classification of arterial; an expressway; and the Capital Beltway (I-495).*

**COMMENT:** The property is located between Harry S. Truman Drive, an arterial; Central Avenue (MD - 214), an expressway; and the Capital Beltway (1-495)

- (C) *A boundary of the property is located within three-quarters (3/4) of a mile from a metro station, but does not include property within the boundaries of a sector plan approved prior to October 1, 2016.*

**COMMENT:** The subject property is located within three quarter (3/4) of a mile from the Largo Center Metro Center Station, and is within the boundaries of the 2004 Approved Sector Plan for the Morgan Boulevard and Metro area, Therefore, this DSP is in conformance with requirement.

- (D) *A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.*

**COMMENT:** The subject Detailed Site Plan (DSP-17048/01) is being submitted in accordance with the requirements of Part 3, Division 9 of the Section 27 of the Code of Ordinances.

- (E) Regulations concerning lot sizes, net lot area, lot coverage and green area, lot width, yards, building height, distance between townhouse groups, density, accessory buildings, and other regulations applicable to development in the C-O and R-T Zones, or requirements of other zones relating to Townhouse Two-Family Dwelling Units, and Multifamily Dwelling Units shall be as modified by the Detailed Site Plan. All such requirements shall be as established and shown on the Detailed Site Plan, however, those standards shall include a minimum lot size of 1,200 square feet.

**COMMENT:** Pursuant to CB-004-2017, Detailed Site Plans (DSP-17048 and DSP-17049) establish and show all regulations for developing townhouse residential units and multifamily residential units in the C-O zone and in accordance with Section 27-461(b), Table of Uses, in the Code of ordinances.

- (F) *The Detailed Site Plan shall include an architectural review in order to ensure the compatibility of the development with the existing neighborhood. Bike and Pedestrian connections to mass transit stations, roadways, parks, and other public facilities, as established by Section 24-124.01 of this Code, shall be evaluated as part of the detailed site plan review and approval, and*

**COMMENT:** The subject Detailed Site Plan (DSP) is for the development of a community facility. Detailed Site Plans (DSP-17048 and DSP17049) were designed to ensure compatibility with the existing neighborhood and in accordance with Section 24-124.01 of the County Code and CB-004-2017.

- (G) *The site plan shall include a community facility of two (2) floors with separate access for each floor. The Detailed Site Plan may include any additional standards or requirements for inclusion at the time by the Prince George's County Planning Board or District Council.*

**COMMENT:** The subject DSP is for the development of a two (2) floor community center with separate entrances. The lower floor will be occupied by the Capital Court Homeowners Association. The second floor will be occupied by the Leadership Institute, which is a collaboration between Leadership Prince George's and the Prince George's Community College. A Memorandum of Understanding (MOU) or other legal document will govern the relationship between the Homeowners Association and the Leadership Institute.

(H) *In the C-O Zone, when developing townhouses in accordance with Section 27-461, the Planning Board may approve the use of private streets and alleys. The pavement width of private streets may be reduced to twenty-two (22) feet in width when appropriate and the pavement width of private alleys shall be not less than eighteen (18) feet in width.*

**COMMENT:** DSP-17048 was approved in accordance with the above criteria and the plans are in conformance with the established criteria. The subject DSP is for the development of a community facility and therefore this requirement does not apply.

**VI. Conclusion**

Based on the foregoing analysis, as well as the plans and supporting documentation filed in conjunction with this application, the Applicant respectfully requests the approval of DSP-17048/01 for the development of a two-floor community facility

  
Marva Jo Camp Esq.

**DRD**

EXHIBIT'S LIST

7/18/19 PGCPB REGULAR MEETING

ITEM 7 DSP-17048-01

CAPITAL COURT - CLUBHOUSE

Applicant's Exhibit No. 1:

Proposed Revision – Condition P (1 page)

ORIGINALS TO: DRD 7/18/19

**DSP-17048-01**  
**Community Center**  
**Proposed Revision – Condition P**

# 7  
App Exhibit  
# 2

p. Reflect the lot line adjustment between Parcels CC and GG, which result in Parcels LL (homeowners association) and KK (homeowners association) on the DSP, if approved (Final Plat of Subdivision 5-19048).

REC'D BY PGCPB ON 7.18.19  
ITEM # 7 CASE # DSP-17048-01  
EXHIBIT # Applicant Ex No. 1