



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

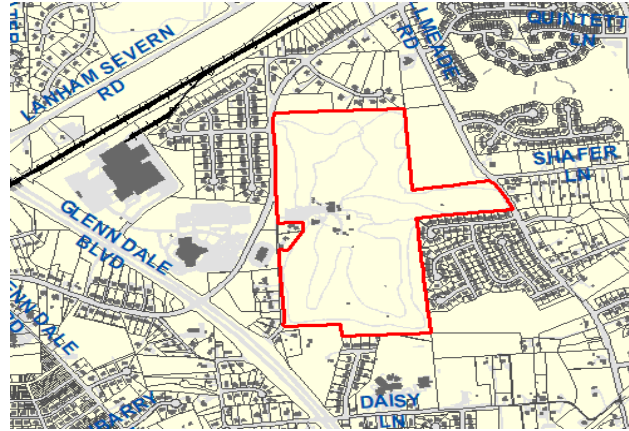
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Detailed Site Plan The Fairways

DSP-19007-01

REQUEST	STAFF RECOMMENDATION
Architecture only for 8 single-family detached models by Dan Ryan Builders and 10 single-family detached models by K Hovnanian Homes.	APPROVAL with conditions

Location: On the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard.	
Gross Acreage:	125.16
Zone:	O-S and R-18C
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	70
Council District:	04
Election District:	14
Municipality:	N/A
200-Scale Base Map:	209NE10
Applicant/Address: SLDM, Inc. 448 Viking Drive, Suite 220 Virginia Beach, Virginia 23452	
Staff Reviewer: Burke, Thomas Phone Number: 301-952-4534 Email: Thomas.Burke@ppd.mncppc.org	



Planning Board Date:	12/03/2020
Planning Board Action Limit:	12/09/2020
Staff Report Date:	11/19/2020
Date Accepted:	09/30/2020
Informational Mailing:	09/15/2020
Acceptance Mailing:	09/22/2020
Sign Posting Deadline:	11/03/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19007-01
The Fairways

The Urban Design Staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this staff report.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Open Space (O-S) Zone, and the Multifamily Medium Density Residential-Condominium (R-18C) and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-19005;
- c. The requirements of Detailed Site Plan DSP-19007;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a Detailed Site Plan, DSP-19007-01, for architecture only for 8 single-family detached models by Dan Ryan Builders and 10 single-family detached models by K Hovnanian Homes.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	O-S/R-18C	O-S/R-18C
Use	Golf Course/Country Club	Single-family Detached and Attached
Dwelling Units		
Single-family detached	0	210
Single-family attached	0	62
Total Dwelling Units	0	272
Total Gross Acreage	125.16	125.16
Floodplain	1.82	1.82
Total Net Acreage	123.34	123.34

3. **Location:** The site is in Planning Area 70 and Council District 4. More specifically, it is located on the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard, in Glenn Dale, Maryland.
4. **Surrounding Uses:** The site is bounded to the north by developed residential properties in the Residential-Agricultural (R-A) Zone, the Residential-Estate Zone, and the Rural Residential (R-R) Zone; to the east by vacant land in the Open Space (O-S) and Multifamily Medium Density Residential-Condominium (R-18C) Zones, Hillmeade Road, and developed residential properties in the R-R Zone; to the south by institutional uses in the R-18C and O-S Zones, and residential development in the R-R Zone; and to the west by Prospect Hill Road, and residential development in the R-A and R-R Zones.
5. **Previous Approvals:** Special Exception SE-235 was approved by the Prince George’s County District Council in June 1955, for a special exception to the zoning regulations of the Maryland-Washington Regional District of Prince George’s County, to allow for a golf and country club in the R-R Zone.

In January 2004, the Prince George’s County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03088 (PGCPB Resolution No. 04-18), for a cluster residential subdivision. Subsequently, DSP-04023 (PGCPB Resolution No. 04-271) was approved by the Planning Board in December 2004, for the cluster development. However, the DSP was remanded by the District Council and eventually fell dormant.

The 2006 *Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)* reclassified the subject properties from the R-R Zone to the O-S Zone, and the R-R Zone to the R-18C Zone. PPS 4-07025 (PGCPB Resolution No. 08-67) was approved by the Planning Board in April 2008, for the subdivision of three parcels and one lot for an active adult community on the subject property. However, the applicant did not proceed to receive signature approval of the PPS, in accordance with the conditions of approval, and submitted information concerning the withdrawal of the PPS.

On March 26, 2020, PPS 4-19005 and a Type 1 Tree Conservation Plan, TCP1-016-2019, were approved by the Planning Board (PGCPB Resolution No. 2020-36) for 272 lots and 15 parcels, subject to 23 conditions.

On June 18, 2020, DSP-19007 and a Type 2 Tree Conservation Plan, TCP2-010-2020, were approved by the Planning Board (PGCPB Resolution No. 2020-98) for 272 lots and 15 parcels, subject to 3 conditions.

6. **Design Features:** This application requests approval of 19 single-family detached architectural models, 8 by Dan Ryan Builders, and 10 by K Hovnanian Homes. The following models and gross floor areas are proposed with this application.

Dan Ryan Builders Single-Family Detached Models

Model	Elevations	Base Finished Square Feet
Biltmore II	1-11	3,521
Castlerock II	1-9	2,643
Creighton II	1-3	3,964
Emory II	1-12	3,472
Montgomery II	1-9	2,795
Oakdale II	1-11	2,484
Richmond II	1-3	3,387
Rosecliff II	1-7	3,169

K Hovnanian Single-Family Detached Models

Model	Elevations	Base Finished Square Feet
Alaska II	Form A-F	3,026
Baltimore	Form A, B, C, E, E2, H, H2	2,699
Callahan I	A-F	2,686
Delaware II	Form A, B, C, D, J	2,740
Eastwood Loft	Form A, D, E2, F	2,441
Haddenfield II	Form B, C, E	2,393
Hanover II	Form B, C, D, E, F	2,348
Lancaster*	A-F	2,800
Potomac	Form A, C, D, E, F, G	3,359
Rockford Loft	A, B, C, E, F, H, J	2,378
Tomasen	Form A, B, C, D, D2, E, E2, F, F2	2,628

Note: *The Lancaster model is no longer being proposed with this application. A condition is included in the Recommendation section, to remove the Lancaster template from the DSP.

The proposed models range in size from 2,348 to 3,964 square feet. Each of the models offer varied gable roof lines and a variety of styles and high-quality detailing options with features such as eave brackets and corbels, brick jack arches, dormer windows, cornices, front entries defined with columns, and transom and sidelight windows. The proposed front façades offer optional finishes including brick, stone, vinyl, shake siding, shutters, specialty windows, stone or brick water tables, and front porches.

Identification of highly visible lots was not provided with this application because it only includes architectural elevations. In addition, it is noted that the elevations submitted with this application do not clearly indicate the treatment of highly visible side elevations for all models and should be revised to clearly label which elevations are highly visible for clarification. Therefore, a condition has been included herein, to revise the elevations to clearly show which elevations include highly visible treatments. Various conditions regarding percentage of brick and endwall features have been conditioned herein, to ensure quality architectural design.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the O-S and R-18C Zones and the site plan design guidelines. The relevant requirements of the Zoning Ordinance are as follows:
- a. This DSP is in general conformance with the requirements of the R-18C Zone, as the single-family detached dwellings are a permitted use.
 - b. This DSP is in general conformance with the requirements of the O-S Zone, as single-family detached dwellings are permitted uses, subject to specific criteria in Footnote 129. Conformance to this footnote was established with DSP-19007, with the exception of the following:
 - (C) **Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle;**

This site is in conformance with the requirements of the R-R Zone for the residential development within the O-S Zone area and establishes detailed regulations that will govern development of the site. This DSP provides the architectural standards for the single-family detached dwellings. An architectural review for the single-family attached dwellings will be required with a subsequent DSP application.

- c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance. For instance, a variety of building forms with a unified, harmonious use of materials and styles is provided, and the guidelines are in keeping with the character and purposes of the O-S and R-18C Zones.

8. Preliminary Plan of Subdivision 4-19005: PPS 4-19005 was approved by the Planning Board on March 26, 2020 (PGCPB Resolution No. 2020-36), with 23 conditions. The following conditions apply to this DSP:

- 10. Prior to approval of any grading permit, the applicant shall provide measured drawings and detailed photographs of the spring house located on the subject property, located south of the Prospect Hill Historic Site (70-025).**

The applicant submitted detailed photographs and measured drawings of the spring house to Historic Preservation staff on June 1, 2020. This condition has been satisfied.

- 11. Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure that the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).**

Proposed Lots 1 and 2, Block C may be partially visible from the historic site during fall and winter months and the rears of those proposed houses will be facing it. Dwellings on Lots 4, 5, 6, Block C and Lot 11, Block B may also be visible from the historic site and the rears of these houses also face towards the historic site. To mitigate the adverse effects on the viewshed of the historic site, the applicant has proposed landscaping within the 50-foot landscape buffer that was approved with DSP-19007 that should substantially screen the new development from the historic site. However, particular attention should be given to the details of the rear elevations of the houses on these lots.

- 12. Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).**

According to the applicant's statement of justification, the design of the architectural models draws from the Prospect Hill Historic Site through the incorporation of optional columnar front porches and covered entries, dormers, and compatible fenestration patterns. Units range in size from 2,348 to 3,964 square feet, which will allow for marketing to a broad spectrum of potential residents. Two single-story with loft models are also proposed to ensure the community can cater to those who wish to age in place. No lighting is proposed in the sections closest to the Prospect Hill Historic Site, as these are all single-family detached houses.

Some of the models proposed by the applicant provide an option for a stone water table or veneer. A stone water table or veneer are not compatible with the character of the Prospect Hill Historic Site. The multi-colored brick option is also not compatible. Therefore, a condition is provided in the Recommendation section, to provide a note prohibiting a stone water table, stone veneer, or the use of multi-colored brick for the houses on Lots 1, 2, 4, 5, and 6, Block C and Lot 11, Block B.

9. **Detailed Site Plan DSP-19007:** DSP-19007 was approved by the Planning Board on June 18, 2020 (PGCPB Resolution No. 2020-98), with 3 conditions. The following condition applies to this DSP:

2. **Prior to the approval of a detailed site plan for architecture, the applicant shall provide a plan for interpretive signage to be erected and public outreach measures for the Prospect Hill Historic Site (70-025). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.**

The applicant submitted the details of an interpretive sign that will be placed within the development. The interpretive sign provides a brief history and description of the Prospect Hill Historic Site and its former outbuildings; however, there is no discussion of the enslaved African Americans who lived and worked on the property. A condition is included in the Recommendation section to revise the interpretive sign to include information on the enslaved African Americans who lived and worked on the property and show the proposed location of the sign, on the DSP, to be placed along the fitness trail in a location near the Prospect Hill Historic Site.

10. **2010 Prince George's County Landscape Manual:** In accordance with Section 27-282(e)(16) of the Zoning Ordinance, a DSP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). However, this application is limited to the review of architecture only and does not alter the findings of conformance with the requirements of the Landscape Manual made in previous applications for this site.

11. **Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area, or disturbance and require a grading permit. Properties zoned R-18C are required to provide a minimum 15 percent of gross tract area to be covered by tree canopy. The subject site includes 10.05 acres in the R-18C Zone, and therefore, requires 1.50 acres of tree canopy coverage. Properties zoned O-S are exempt from the requirements of the Tree Canopy Coverage Ordinance. This DSP is limited to the review of architecture and does not alter the findings of conformance with the requirements of the Tree Canopy Coverage Ordinance made in previous applications.

12. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** The site is subject to the provisions of the WCO because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. Since this application is for architecture only, a revision to the previously approved TCP2 is not required. Conformance to the WCO was found with the previous DSP-19007 and will not be altered with this application.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation Commission (HPC)**—In a memorandum dated November 18, 2020 (HPC to Burke), incorporated herein by reference, it was noted that HPC reviewed the application at their November 17, 2020 meeting and voted to forward an evaluation of the impacts of this DSP on the Prospect Hill Historic Site, findings relative to previous conditions, and recommended conditions of approval, which have been included in the Recommendation section of this report.
 - b. **Permit Review**—In a memorandum dated October 13, 2020 (Chaney to Burke), incorporated herein by reference, the Permit Review Section offered comments that have been addressed by revisions to the plans.
14. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
15. Per 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:
 - (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 requirements of Subtitle 24-130(b)(15).**

The regulated environmental features on the subject property have been preserved to the fullest extent possible based on the limits of disturbance shown on DSP-19007 and TCP2-010-2020.

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-19007-01 for The Fairways, subject to the following condition:

1. Prior to certification of the detailed site plan (DSP), the applicant shall make the following revisions to the plans:

- a. Provide notes on the DSP stating the following:
 - (1) All single-family detached architecture shall incorporate a minimum of three standard architectural features, such as windows, doors, or fireplace chimneys, arranged in a reasonably balanced design, on all side elevations, and a minimum of four such features and a water table of brick or masonry material on all highly visible side elevations, which shall include all corner lots and lots where the side wall is visible from a public street.
 - (2) Sixty percent of the single-family detached homes shall feature a full brick or other masonry front façade, excluding gables, bay windows, trim, and door.
 - (3) No two units directly adjacent to or across the street from each other may have identical front elevations.
- b. Revise the plan and architecture to indicate highly visible lots and note which elevations are to be used for those.
- c. Revise the architecture as necessary to provide necessary elevations that meet the above notes.
- d. Revise the DSP to remove the template for the Lancaster model.
- e. Provide a note on the plan stating that houses on Lots 1, 2, 4, 5, and 6, Block C and Lot 11, Block B, shall not have the option of a stone water table, stone veneer, or multi-colored brick.
- f. Revise the plan to indicate the location of the interpretive sign along the fitness trail near the Prospect Hill Historic Site and provide language for the sign that includes a discussion of the African American occupants of the property.

ITEM: 9

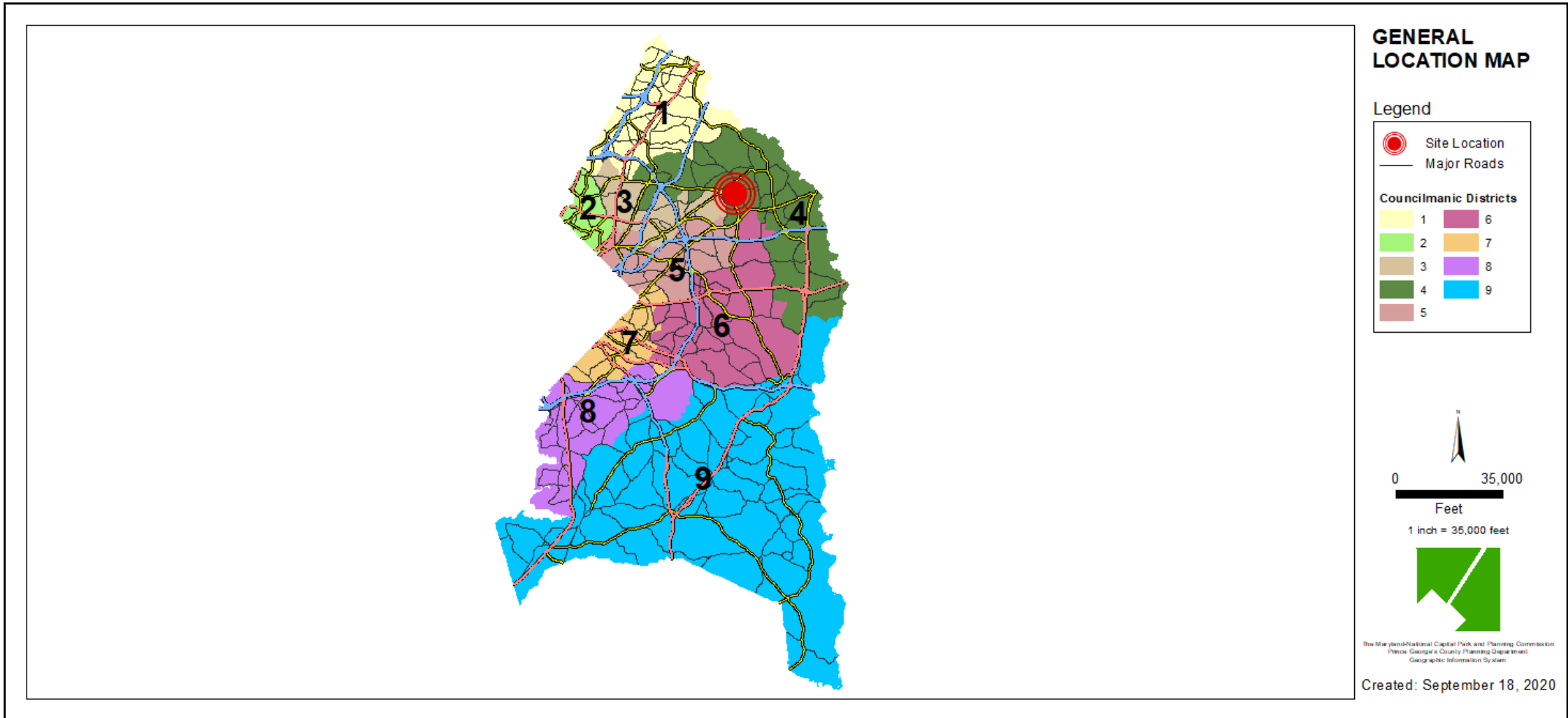
CASE: DSP-19007-01

THE FAIRWAYS

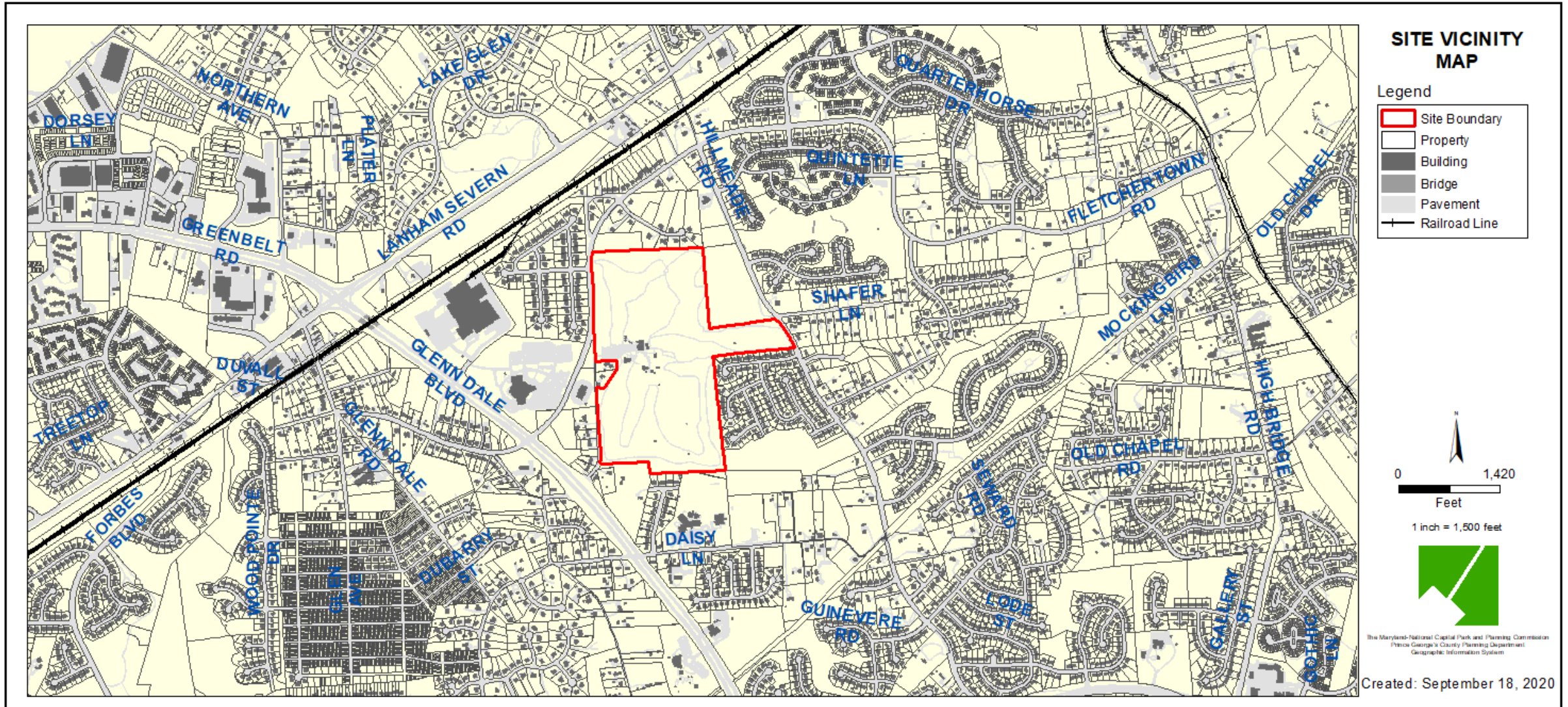
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



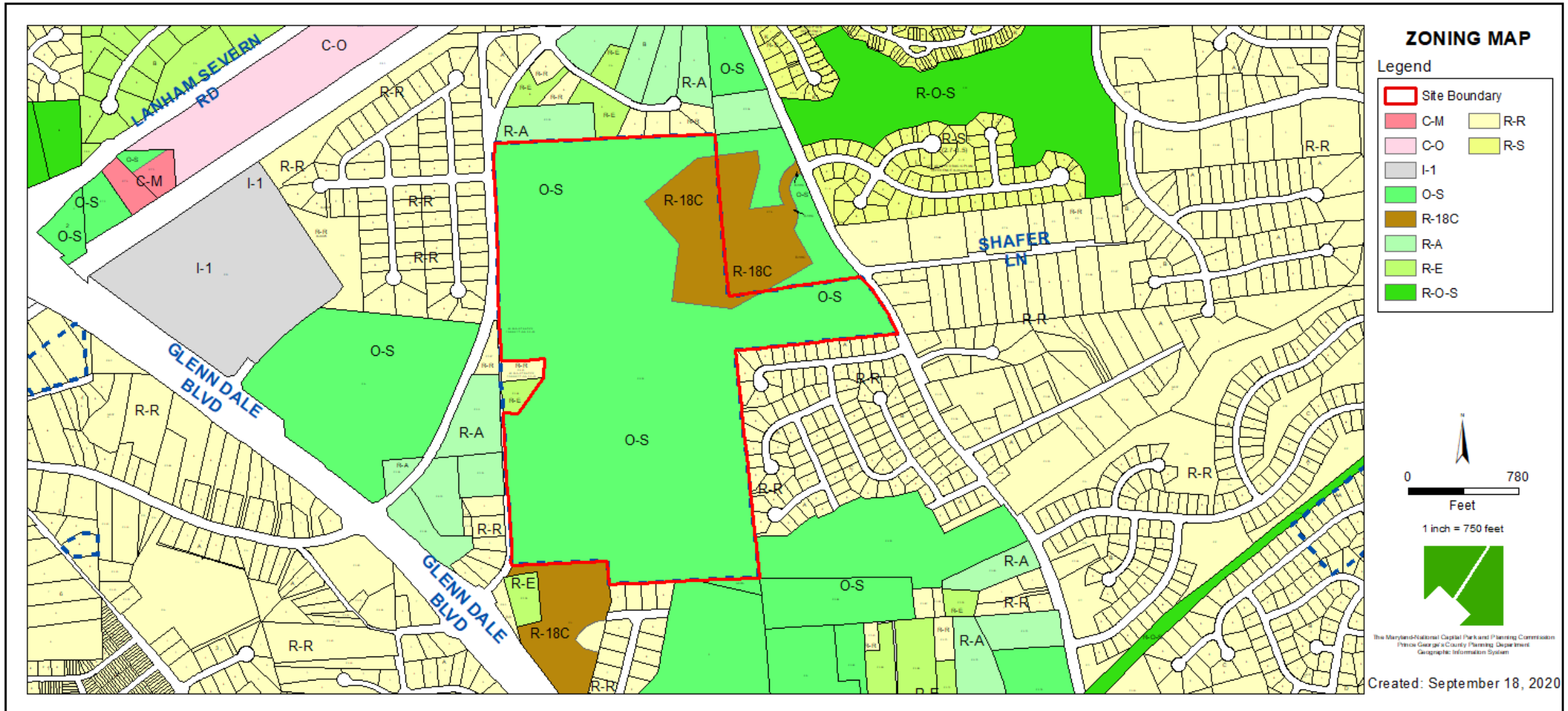
GENERAL LOCATION MAP



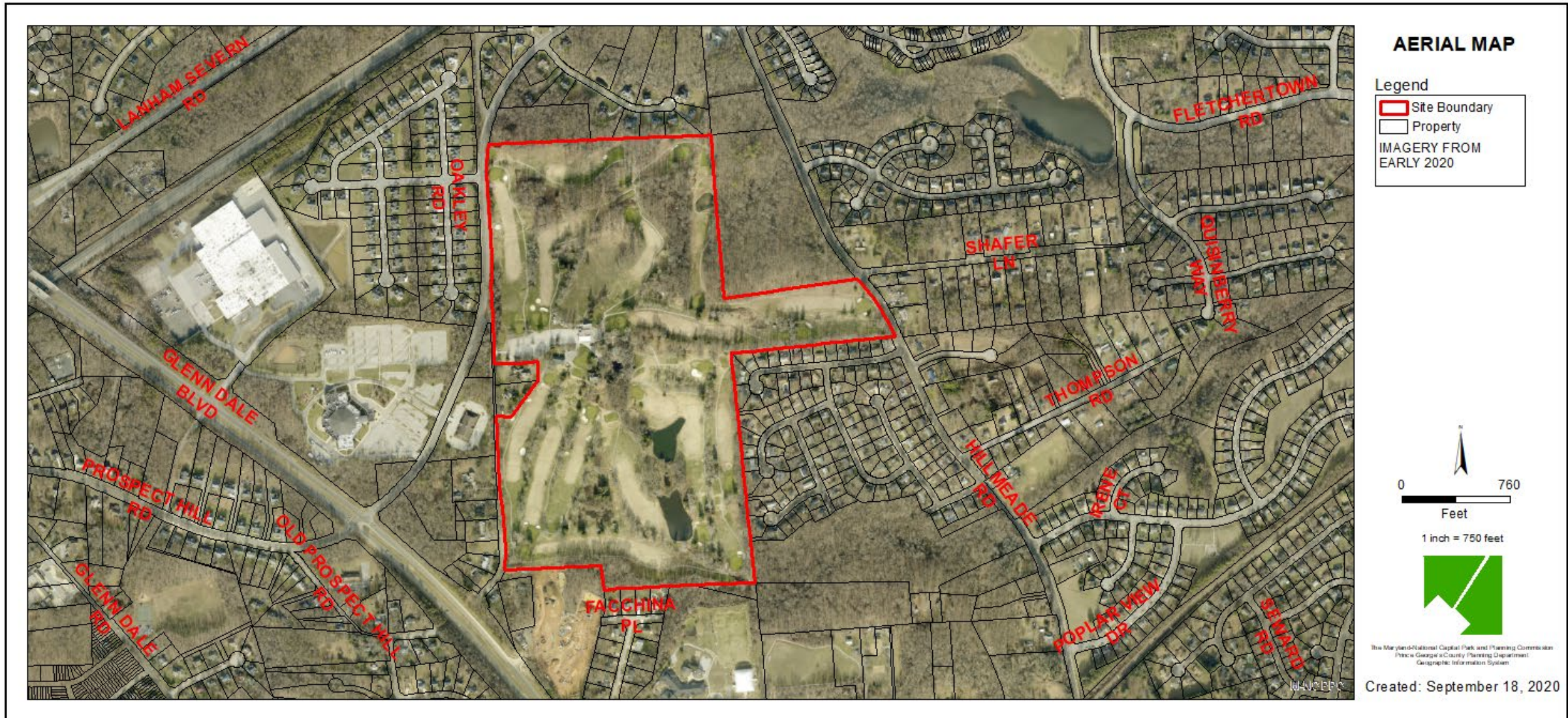
SITE VICINITY



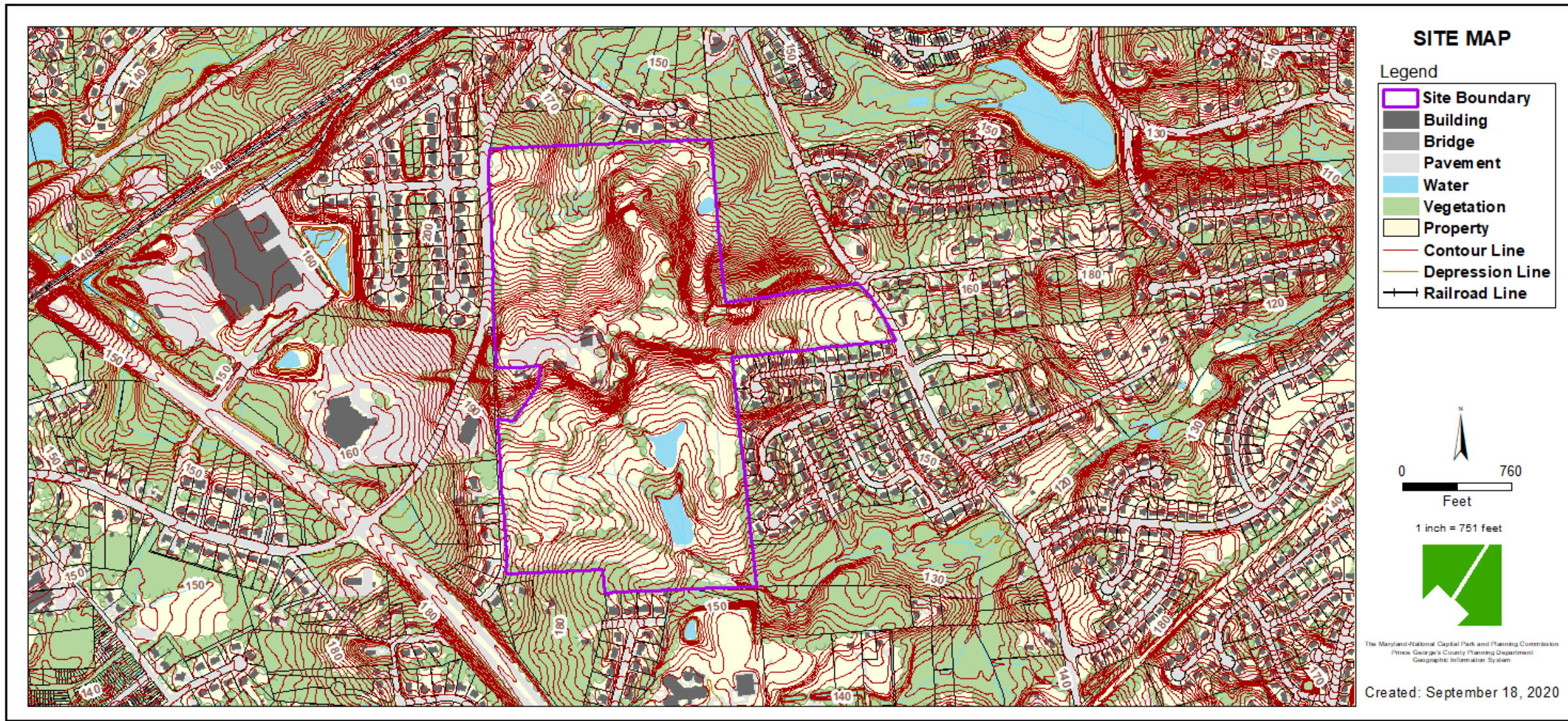
ZONING MAP



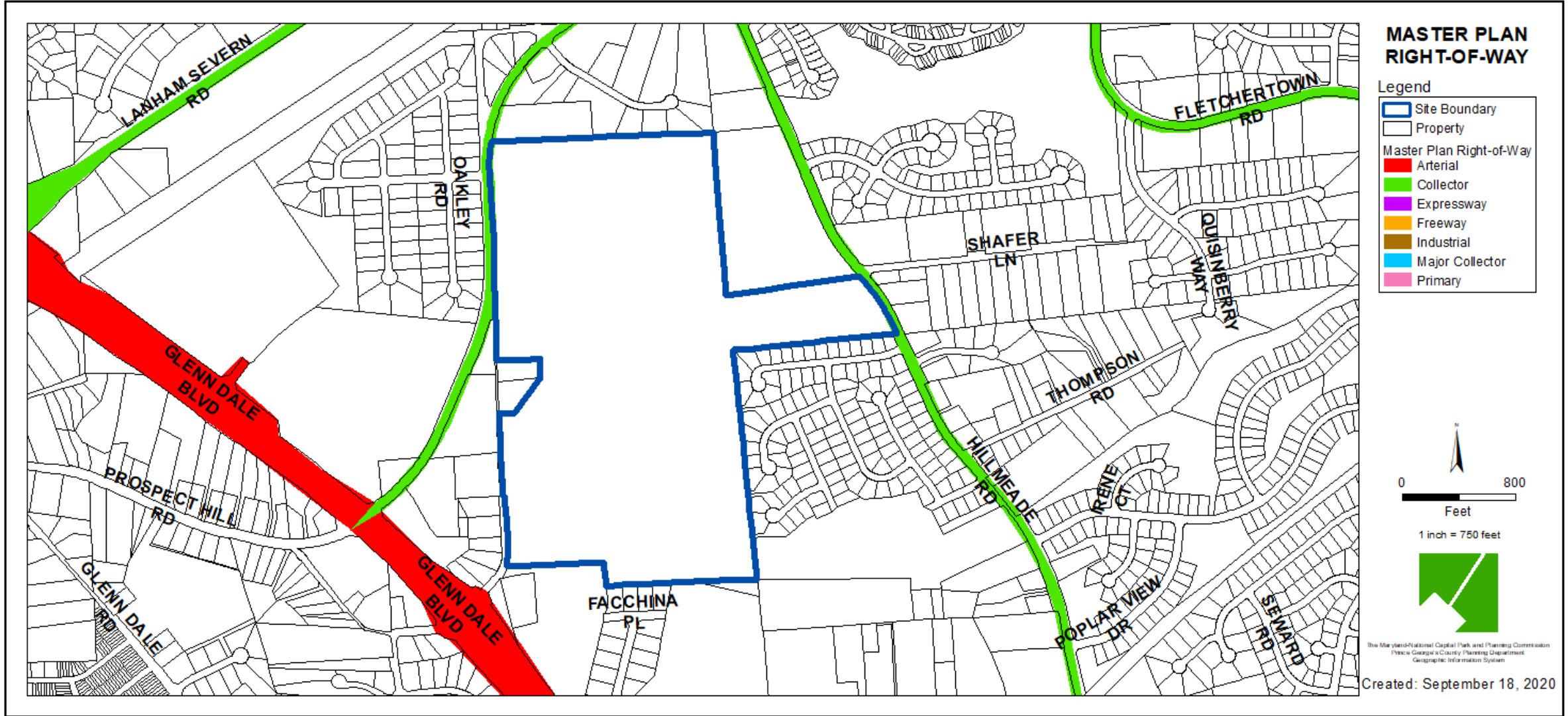
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



SITE PLAN



ELEVATIONS, K HOVNANIAN HOMES

ALASKA II - ELEV. B



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, K HOVNANIAN HOMES

BALTIMORE - ELEV. E



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, K HOVNANIAN HOMES

CALLAHAN I



FRONT
ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, K HOVNANIAN HOMES

DELAWARE II



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, K HOVNANIAN HOMES

EASTWOOD LOFT - ELEV. D



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, K HOVNANIAN HOMES

HADDENFIELD II - ELEV. E



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, K HOVNANIAN HOMES

HANOVER I



FRONT
ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, K HOVNANIAN HOMES

POTOMAC

KHovnanian[®]
Homes



FRONT
ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, K HOVNANIAN HOMES

ROCKFORD LOFT - ELEV. F



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, K HOVNANIAN HOMES

TOMASEN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS, DAN RYAN BUILDERS



Biltmore II



ELEVATIONS, DAN RYAN BUILDERS



Biltmore II



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 7



ELEVATION 9

ELEVATIONS, DAN RYAN BUILDERS



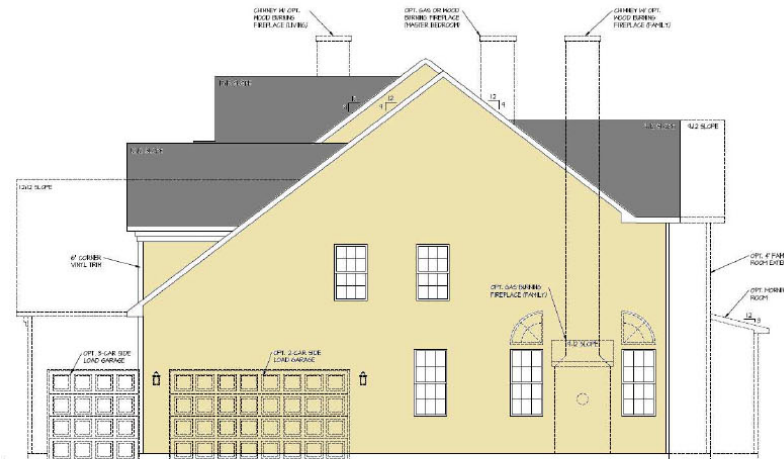
Biltmore II



REAR ELEVATION I



LEFT SIDE ELEVATION I



RIGHT SIDE ELEVATION I

ELEVATIONS, DAN RYAN BUILDERS



Castlerock II



ELEVATIONS, DAN RYAN BUILDERS



Castlerock II



ELEVATION 1



ELEVATION 3



ELEVATION 7



ELEVATION 8



ELEVATION 9



ELEVATION 11

ELEVATIONS, DAN RYAN BUILDERS



Castlerock II



1 REAR ELEVATION



2 LEFT SIDE ELEVATION #I, #II



3 RIGHT ELEVATION



ELEVATIONS, DAN RYAN BUILDERS



The Creighton II - ELEVATION I, SIDING OPTION

ELEVATIONS, DAN RYAN BUILDERS



The Creighton II - ELEVATION I, STONE/SIDING OPTION

ELEVATIONS, DAN RYAN BUILDERS



The Creighton II - ELEVATION I, BRICK OPTION

ELEVATIONS, DAN RYAN BUILDERS



Emory II



ELEVATIONS, DAN RYAN BUILDERS



Emory II



ELEVATION 1



ELEVATION 4



ELEVATION 9



ELEVATION 12



ELEVATION 5



ELEVATION 7

ELEVATIONS, DAN RYAN BUILDERS



Emory II



ELEVATIONS, DAN RYAN BUILDERS



Montgomery II



ELEVATIONS, DAN RYAN BUILDERS



Montgomery II



ELEVATION 1



ELEVATION 2



ELEVATION 4



ELEVATION 5



ELEVATION 6



ELEVATION 8

ELEVATIONS, DAN RYAN BUILDERS



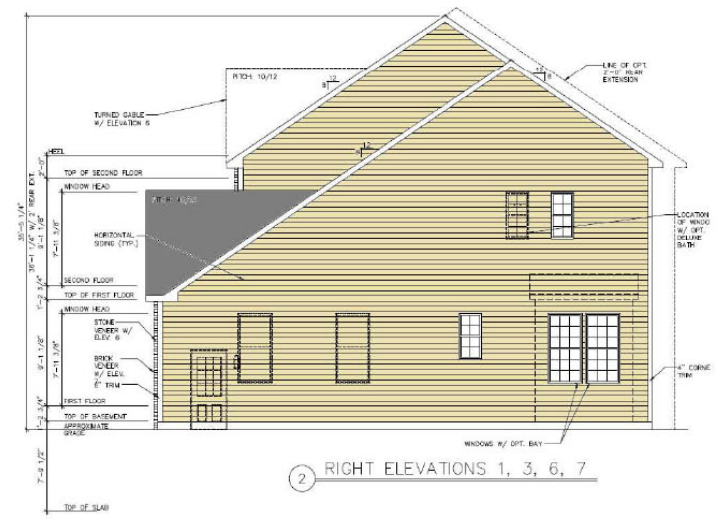
Montgomery II



1 REAR ELEVATION



1 LEFT ELEVATIONS 1, 3, 6, 7



2 RIGHT ELEVATIONS 1, 3, 6, 7



ELEVATIONS, DAN RYAN BUILDERS



Oakdale II



ELEVATIONS, DAN RYAN BUILDERS



Oakdale II



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 7



ELEVATION 8

ELEVATIONS, DAN RYAN BUILDERS



Oakdale II



ELEVATIONS, DAN RYAN BUILDERS



The Richmond II - ELEVATION I, SIDING OPTION

ELEVATIONS, DAN RYAN BUILDERS



LEFT SIDE

REAR

RIGHT SIDE

Richmond - ELEVATION I - STONE OPTION



ELEVATIONS, DAN RYAN BUILDERS



Richmond - ELEVATION I - BRICK OPTION

ELEVATIONS, DAN RYAN BUILDERS



Rosecliff II



ELEVATIONS, DAN RYAN BUILDERS



Rosecliff II



ELEVATION 1



ELEVATION 2



ELEVATION 4



ELEVATION 5

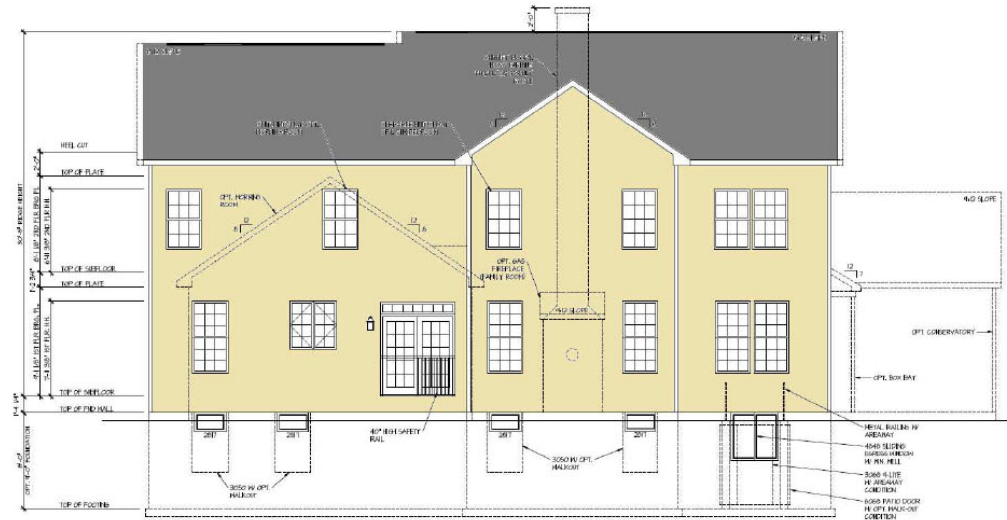


ELEVATION 6

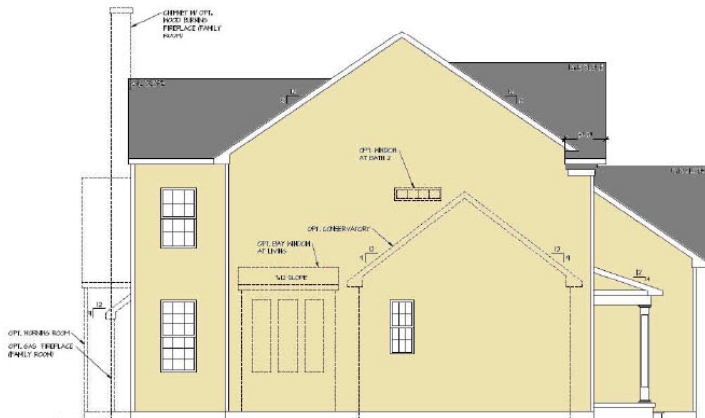
ELEVATIONS, DAN RYAN BUILDERS



Rosecliff II



REAR ELEVATION I



LEFT SIDE ELEVATION I



RIGHT SIDE ELEVATION I



DETAILED SITE PLAN APPLICATION (DSP - 19007-01)
THE FAIRWAYS
STATEMENT OF JUSTIFICATION

APPLICANT: Galaxy NC, LLC
448 Viking Drive, Suite 220
Virginia Beach, VA 23452

ATTORNEY/AGENT: Law Offices of Norman D. Rivera, Esq. LLC
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Bowie, MD 20715
301-352-4973

CIVIL ENGINEER: Dewberry Engineers Inc.
4601 Forbes Blvd., Suite 300
Lanham, MD 20706
301-731-5551

1. DESCRIPTION OF PROPERTY

The subject property is located on the east side of Prospect Hill Road, approximately 1600 feet northeast of its intersection with Glenn Dale Boulevard, in Planning Area 70 and Council District 4. The subject site is also located within the subarea of the 2006 *Approved Sector Plan for the East Glenn Dale Area* (East Glenn Dale Sector Plan) identified as the "Area Between Prospect Hill Road and Daisy Lane". The property was also included in the 2018 East Glenn Dale Limited Area Sector Plan (Limited Sector Plan).

The subject property is located on Tax Map 36 in Grids E2 and D2 and contains a total of 125.16 acres in the Open Space (O-S) and Multifamily Medium Density Residential-Condominium (R-18-C) Zones. The subject site was previously operated as the Glenn Dale Golf Club and contains Prospect Hill, Historic Site 70-025. The applicant proposes to develop the previous golf course site with single-family detached

and quadruple attached units in the R-18-C-zoned portion and single-family detached and single-family attached townhouse units in the O-S-zoned portion of the site in accordance with Council Bill CB-60-2019. This legislation amended the table of uses for the O-S Zone to allow single-family attached residential units subject to specific criteria, which this site meets.

Previous plan approvals include approved Detailed Site Plan (DSP-04023) and Preliminary Plans 4-03088 and 4-07025. A new Preliminary Plan of Subdivision (PPS) for the subject site reflecting the updated lot and street layout, 4-19005, was approved by the Planning Board on March 26, 2020. Detailed Site Plan DSP-19007 was subsequently approved on June 18, 2020. No architecture was included with that application. This revision is for the purpose of review and approval of architectural models for the community’s single-family detached units and review and approval of triggers for the construction of recreational facilities.

2. SUMMARY OF REQUEST

The applicant is requesting approval of a revision to DSP-19007 for single-family detached architecture and review and approval of triggers for the construction of recreational facilities. The following architectural models are proposed:

K Hovnanian SFD Model	Base Square Footage
Hanover II	2,348
Rockford	2,378
Haddenfield II	2,393
Eastwood Loft	2,441
Tomasen	2,628
Callahan	2,686
Baltimore	2,699
Delaware II	2,740
Lancaster	2,800
Alaska II	3,026
Rockford Loft	3,166
Potomac	3,359

Dan Ryan Homes SFD Model	Base Square Footage
Oakdale II	2,484
Castlerock II	2,643
Montgomery II	2,795
Rosecliff II	3,169
Richmond	3,387
Emory II	3,472
Biltmore II	3,521
Creighton	3,964

The design of many of the architectural models draws from the Prospect Hill Historic Site through the incorporation of optional columnar front porches and covered entries, dormers and compatible fenestration patterns. Units range in size from 2,348 to 3,964 square feet (base, not including options), which will allow for marketing to a broad spectrum of potential residents. Two single-story with loft models are also proposed to ensure the community can cater to those who wish to age in place.

This application also includes a request for approval of triggers for the construction of recreational facilities approved with DSP-19007. This request is discussed in detail below.

3. CONFORMANCE TO FOOTNOTE 126 OF THE RESIDENTIAL TABLE OF USES

Council Bill CB-60-2019 was enacted to implement the recommendations of the 2018 East Glenn Dale Limited Area Sector Plan, which retained the O-S Zoning, but recommended that the subject site be developed in accordance with R-R densities. It amends the Table of Uses to include footnote 126, permitting single-family detached and townhouse uses in the O-S Zone, subject to specific requirements. The subject DSP is in conformance with the applicable requirements of footnote 126 as follows:

126 Permitted use, provided:

(C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached

(townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle; and

***RESPONSE:** The proposed revisions will have no impact on previous findings of conformance to the density requirements of the R-R Zone and detailed regulations governing development of the subject site, which were approved with DSP-19007. Architectural elevations featuring quality design and detailing, compatible with the surrounding community are included with this application for review and approval.*

4. CONFORMANCE TO THE EAST GLENN DALE SECTOR PLAN RECOMMENDATIONS FOR THE "AREA BETWEEN PROSPECT HILL ROAD AND DAISY LANE"

The 2018 Minor Amendment to the 2006 Approved Sector Plan for the East Glenn Dale Area amended the future land use recommendations relating to the "Area Between Prospect Hill Road and Daisy Lane," which includes the subject property. Previous recommendations for active adult and Residential, Low-Density/Open Space were replaced with the following language:

The development concept based on R-R Zone densities may include a mix of high quality, single-family residential development that enhance and preserve the existing community character and provide active and passive recreational opportunities for the homeowners or the public.

***RESPONSE:** The proposed DSP includes a mix of high-quality single-family residential development at R-R Zone densities. As noted above, the proposed character is consistent with the surrounding community. An extensive recreational package was approved with DSP-19007 to serve the active and passive needs of future homeowners and features two conveniently located tot lots and an extensive trail network with exercise stations and benches. The value of the approved recreational facilities package greatly exceeds the minimum required per the formula for determining the value of recreational facilities to be provided in subdivisions.*

5. **CONFORMANCE TO PRELIMINARY PLAN 4-19005**

Preliminary Plan 4-19005 was approved by the Planning Board on March 26, 2020 for the subject site. The following conditions of approval are applicable to the review of this DSP revision:

11. **Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure that the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025)**

RESPONSE: Landscaping was reviewed and approved with DSP-19007 and no revisions are proposed with this application. No lighting is proposed as these are single-family detached homes. Careful attention has been paid to the selection of architectural models, providing a range of high-quality options to future residents. Optional columnar porches, dormers, and molding details mimicking the notable architectural elements of Prospect Hill have been incorporated into many of the architectural models to establish a cohesive aesthetic and complement the historic character. The proposed architectural models will be reviewed by Historic Preservation staff as well as the Historic Preservation Commission through this application process to ensure the visual impacts of the proposed construction is mitigated when viewed from the Prospect Hill Historic Site.

12. **Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).**

RESPONSE: Historic Preservation staff as well as the Historic Preservation Commission will be reviewing the subject application prior to Planning Board approval to ensure conformance with the above condition.

6. **CONFORMANCE TO DETAILED SITE PLAN DSP-19007**

Detailed Site Plan DSP-19007 was approved by the Planning Board on June 18, 2020, subject to three conditions. The conditions applicable to this revision application are as follows:

- 1.c. **Provide a list of the private, on-site recreation facilities and proposed timing of construction, to be reviewed by the Urban Design Section as the designee of the Planning Board.**

RESPONSE: The following list of private, on-site recreation facilities and triggers for construction are proposed in fulfillment of the above condition:

Facility	Proposed Construction Trigger
Parcel G-1 Pre-School Age Playground	To be installed prior to the issuance of the 125 th permit by DPIE
Parcel D-1 Pre-School Age Playground	To be installed prior to the issuance of the 225 th permit by DPIE
11,208 Linear Feet of 8-foot-wide asphalt Trail with 8 Fitness Stations, 15 Trash Receptacles, & 15 Pet Waste Stations	Each section of trail and associated amenities to be completed in phase with the completion of site development work for each adjacent section of residential units.

2. **Prior to the approval of a detailed site plan for architecture, the applicant shall provide a plan for interpretive signage to be erected and public outreach measures for the Prospect Hill Historic Site (70-025). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.**

RESPONSE: Proposed interpretive signage as well as a plan for public outreach measures will be discussed with the Maryland-National Capital Park and Planning Commission staff archeologist as through the certification of DSP-19007.

7. **FINDINGS REQUIRED FOR THE PLANNING BOARD TO APPROVE THE DETAILED SITE PLAN 27-285(b)**

- (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: Based on the foregoing and following analysis, 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).

RESPONSE: Not applicable. A Conceptual Site Plan was not 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 economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

RESPONSE: Not applicable. This is not a detailed site plan for infrastructure.

(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 site has an approved Natural Resource Inventory, NRI-059-2019, and Stormwater Management Concept Plan #4923-2019-00. The application for DSP-19007 included a detailed discussion of each proposed impact and how it has been avoided, minimized, and/or mitigated to the fullest extent possible. The applicant worked with Environmental Planning Section staff through the PPS and DSP processes to refine and reduce PMA impacts where feasible to ensure that regulated environmental features are preserved and/or restored to the fullest extent possible. All conditions of approval relating to the above requirement have been addressed and no additional impacts are proposed with the subject revision application.

7. **OTHER SITE PLAN RELATED REGULATIONS**

Prince George's County Landscape Manual

The proposed revision to add single-family architecture and establish triggers for the construction of recreational facilities will have no impact on previous findings of conformance to the Landscape Manual.

Prince George's County Tree Canopy Coverage Ordinance

The proposed revision to add single-family architecture and establish triggers for the construction of recreational facilities will have no impact on previous findings of conformance to the Tree Canopy Coverage Ordinance.

Prince George's County Woodland and Wildlife Habitat Conservation Ordinance

The submittal package includes a Type II Tree Conservation Plan demonstrating conformance to the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. All previous conditions of approval have been addressed on the TCPII submitted with this application.

CONCLUSION

For all of the foregoing reasons, the Applicant believes the subject application conforms to the purposes and recommendations of the 2006 *Approved East Glenn Dale Sector Plan and Sectional Map Amendment* as amended, the requirements of Preliminary Plan 4-19005 & Detailed Site Plan DSP-19007, and the criteria for approval of a DSP. 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-19007-01.

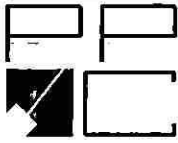
Respectfully submitted,

By: 

Attorney for Applicant

Norman D. Rivera

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



PGCPB No. 2020-36

14741 Governor Oden Bowie Drive
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File No. 4-19005

RESOLUTION

WHEREAS, Fairways Glenn Dale MD, LP is the owner of a 125.16-acre parcel of land known as Parcel 121, said property being in the 14th Election District of Prince George's County, Maryland, and being zoned Multifamily Medium Density Residential-Condominium (R-18C) Zone and Open Space (O-S) Zone; and

WHEREAS, on November 25, 2019, Fairways Glenn Dale MD, LP filed an application for approval of a Preliminary Plan of Subdivision for 272 lots and 15 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-19005 for The Fairways was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on March 26, 2020, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on March 26, 2020, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-016-2019, and APPROVED a Variance from Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-19005 for 272 lots and 15 parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:
 - a. Adjust the rear lot line of Lots 3 and 23 of Block D on Sheet 5 to avoid unusual hitches in their rear lot lines abutting the primary management area. The rear lot lines should be straight, consistent with abutting lots.
 - b. Correct the Development Standards table on the coversheet to provide the minimum lot standards required by the Zoning Ordinance and the minimum lot standards provided for each use and zone applicable to this site. All lots shall be designed to meet the minimum requirements.
 - c. Correct the density table on the coversheet to indicate the allowed density for single-family detached dwelling in the O-S Zone is 2.17 dwelling units per acre and reflect the total number of dwelling units permitted accordingly.

- d. Refer to the density calculation table in General Note 14, rather than providing an overall density for the site.
 - e. Delete General Note 18.
 - f. Delete Maryland-National Capital Park and Planning Commission approval blocks from the plan.
 - g. Correct General Notes 15 and 16 to provide the minimum zoning requirements based on each zone and use applicable to this site.
2. The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate, private recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department for adequacy and property siting with the submittal of the detailed site plan.
 3. Prior to submission of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original, executed recreational facilities agreements (RFAs) to the Development Review Division (DRD) for review and approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, with the recording reference noted on the final plat, prior to recordation.
 4. The applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities on-site, prior to issuance of building permits.
 5. In conformance with the 2006 *Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)* the applicant and the applicant's heirs, successors, and/or assignees shall provide a side path or wide sidewalks along the entire frontage of Hillmeade Road and Prospect Hill Road, unless modified by the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement with written correspondence, prior to issuance of the building permit.
 6. Prior to issuance of building permits, the applicant and the applicant's heirs, successors and/or assignees shall provide a financial contribution of \$840.00 to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) for the placement of bikeway signs along Hillmeade and Prospect Hill Roads, unless modified by DPIE with written correspondence. A note shall be placed on the final plat for payment to be received, prior to issuance of the first building permit.

7. Total development within the subject property shall be limited to uses that would generate no more than 201 AM and 238 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.
8. Prior to approval, the final plat of subdivision shall include:
 - a. The granting of public utility easements along all public rights-of-way, in accordance with the approved preliminary plan of subdivision.
 - b. Right-of-way dedication 40 feet from the centerline of Hillmeade Road and 40-feet from the centerline of Prospect Hill Road.
 - c. Any required building restriction lines associated with unsafe land, unless Prince George's County Department of Permitting, Inspections and Enforcement approves proposed mitigation that eliminates the need for a building restriction line.
9. Prior to issuance of any building permit within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency for construction of:

MD 193 and MD 564
Construction of a second left-turn lane along northbound MD 564 and southbound MD 564.
10. Prior to approval of any grading permit, the applicant shall provide measured drawings and detailed photographs of the spring house located on the subject property located south of the Prospect Hill Historic Site (70-025).
11. Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure that the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).
12. Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).
13. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25. Required revisions include but are not limited to:
 - a. Revise the TCP1 to save Specimen Trees 23, 33, 56, 123, 224, and 243 by revising the limits of disturbance as appropriate to preserve a minimum of two-thirds of each tree's critical root zone.

- b. Revise the Specimen Trees Table, as follows:
- (1) Add a column entitled "Disposition" and indicate which trees will remain and which will be removed from the site.
 - (2) Indicate that Specimen Trees 3, 4, 23, 33, 56, 57, 123, 165, 218, 221, 224, 235-239, 243, 249, and 253-255 will be saved.
 - (3) Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet, identifying with specificity the variance decision consistent with the decision of the Planning Board:

"NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed)."

- (4) Add Specimen Tree 146 to the Specimen Tree Table.
- c. Add the following note below the Specimen Tree Table:
- "Evaluation of specimen tree credit for woodland conservation purposes shall be calculated at time of TCP2."
- d. Label all off-site clearing with its acreage on the plan, accounting for it in the TCP worksheet and in any associated tables. This includes but is not limited to clearing and grading associated with the removal of off-site specimen trees and off-site sewer connections.
 - e. Show all areas of proposed easements that are to remain or are proposed to be created (with the exception of surface drainage easements) that overlap existing woodlands to remain, as being woodland retained counted as cleared on the plan, not as woodland preservation.
 - f. Ensure all specimen tree labels are unobscured by overlapping text.
 - g. All areas sought for landscape credit that are larger than 10,000 square feet and 50 feet wide must be shown as afforestation or reforestation. This may be further evaluated at the time of DSP.
 - h. Remove all reforestation/afforestation from any proposed wetland mitigation areas on-site. This may be further evaluated at the time of DSP.

- i. Priority shall be given for existing historic trees on-site to receive woodland conservation credit over off-site mitigation.
 - j. Remove specimen/historic tree preservation credits from the worksheet.
 - k. Revise all reforestation and woodland preservation areas to meet the minimum size requirements.
 - l. Remove all landscape areas credited for woodland conservation.
 - m. Update the TCP worksheet as necessary once the above changes have been made.
 - n. Have the qualified professional sign and date the TCP worksheet, as required.
 - o. Show all stormwater management structures.
14. Prior to signature approval of the preliminary plan of subdivision and Type 1 tree conservation plan, the following information shall be submitted:
- a. A revised natural resources inventory (NRI) exhibit shall be submitted showing the regulatory status of all streams and wetlands, as shown on the NRI approved October 18, 2019, with the exception of the changes outlined in the letter issued by the Maryland Department of the Environment, dated February 12, 2020.
 - b. A revised primary management area/regulated environmental features statement of justification (SOJ), including 8.5 by 11 exhibits, reflecting the regulated environmental features required to be shown on the revised NRI exhibit. The revised SOJ shall reflect the Prince George's County Planning Board's decision regarding impacts.
15. The natural resources inventory (NRI) shall be filed to be revised through the standard review and approval process. This revision to the NRI shall be approved prior to detailed site plan review and approval.
16. Prior to issuance of any permits which impact wetlands, wetland buffers, streams or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
17. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts and shall be reviewed by the Environmental Planning section prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written

consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

18. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-016-2019). The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-016-2019 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

19. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

20. Prior to signature approval of the preliminary plan of subdivision, an approved stormwater concept plan shall be submitted, and demonstration of whether unsafe soils are present on-site. If present, the detailed site plan must clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by the Prince George's County Department of Permitting, Inspections and Enforcement.
21. Prior to approval of a final plat, the applicant and the applicant's heirs, successors and/or assignees shall demonstrate that a homeowners association has been established. The draft covenants shall be submitted to the Subdivision and Zoning Section to ensure that the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber/folio of the declaration of covenants shall be noted on the final plat prior to recordation.
22. A detailed site plan shall be required for all lots and parcels approved with this preliminary plan of subdivision.
23. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association land, as identified on the approved preliminary plan of subdivision. Land to be conveyed shall be subject to the following:

- a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision and Zoning Section of the Development Review Division, Upper Marlboro.
- b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
- c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operation that is consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
- d. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
- e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division.
- f. The Prince George's County Planning Board, or its designee, shall be satisfied that there are adequate provisions to ensure retention and future maintenance of the property to be conveyed.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**— The subject property is located on the east side of Prospect Hill Road, approximately 1,600 feet northeast of its intersection with Glenn Dale Boulevard. The property consists of approximately 125.16 acres, having 10.05 acres within the Multifamily Medium Density Residential-Condominium (R-18C) Zone and 115.11 acres within the Open Space (O-S) Zone. This preliminary plan of subdivision (PPS) includes existing Parcel 121 (124.50 acres) recorded in the Prince George's County Land Records in Liber 5938 folio 757, and Outlot A (28,687 square feet or 0.66 acre) recorded in Plat Book VJ 183-61. This site is the former Glenn Dale golf course and contains existing structures and greens associated with the golf course, the Prospect Hill Historic Site and associated spring house, and areas of existing woodlands. This application includes 272 lots and 15 parcels for 210 single-family detached dwelling units and 62 single-family attached dwelling units. Existing structures, except for the historic house, are to be razed.

A variance was filed to Section 25-122(b)(1)(G) of the 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) for removal of 186 specimen trees on the subject site. The removal of 179 specimen trees is approved, as discussed further.

3. **Setting**— The subject property is located on Tax Map 36 in Grids D-2, D-3, E-2, and E-3, in Planning Area 70, and is split-zoned, R-18C and O-S. The subject site is irregularly shaped and is bounded by Hill Road and Prospect Hill Road to the west, and a panhandle of land extends from the interior of the subject property to connect with Hillmeade Road to the east. The subject property is surrounded by properties with zoning classifications that are primarily residential. The subject property is bound to the north by properties in the Residential-Agricultural, Residential-Estate (R-E), and Rural Residential (R-R) Zones, developed with single-family detached dwellings. Vacant property in the R-18C and O-S Zones, and single-family detached dwellings in the R-R Zone abut the subject site to the east. Property in the R-18C Zone, to be developed with senior housing approved via PPS 4-16034, the O-S Zone developed with a school, and the R-R Zone developed with single-family detached dwellings, abut the subject site to the south. Properties in the R-E, O-S, and R-R Zones, developed with single-family detached dwellings, abut the subject site to the west.

4. **Development Data Summary**—The following information relates to the subject PPS application:

	EXISTING	APPROVED
Zone	R-18C/O-S	R-18C/O-S
Use(s)	Golf Course	Residential
Acreage	125.16	125.16
Lots	0	272
Parcels	1	15
Outlot	1	0
Dwelling Units	1	272
Variance	No	Yes 25-122(b)(1)(G)
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee on December 13, 2019.

5. **Previous Approvals**—Special Exception SE-235 was approved by the Prince George’s County District Council in June 1955 for a special exception to the zoning regulations of the Maryland-Washington Regional District of Prince George’s County to allow for a golf and country club in the R-R Zone.

PPS 4-03088 (PGCPB Resolution No. 04-18) was approved by the Prince George's County Planning Board in January 2004 for a cluster subdivision on the subject property. Subsequently, Detailed Site Plan DSP-04023 (PGCPB Resolution No. 04-271) was approved by the Planning Board in December 2004 for the cluster development. However, the DSP was remanded by District Council and eventually fell dormant.

The 2006 *Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)* (East Glenn Dale Area Sector Plan and SMA) reclassified the subject properties from the R-R to the O-S, Zone and the R-R Zone to the R-18C Zone.

PPS 4-07025 (PGCPB Resolution No. 08-67) was approved by the Planning Board in April 2008 for the subdivision of 3 parcels and 1 lot for an active adult community on the subject property. However, the applicant did not proceed to receive signature approval of the PPS, in accordance with the conditions of approval, and submitted information concerning the withdrawal of the PPS. The subject PPS 4-19005 is the only applicable PPS for development of the subject property.

6. **Community Planning**—Conformance with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the East Glenn Dale Area Sector Plan and SMA are evaluated, as follows:

General Plan

This application is in the Established Communities area. The vision for the Established Communities area is context-sensitive infill and low- to medium-density development, and maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met is recommended.

Sector Plan

The subject property is located in Planning Area 70, in the Glenn Dale Area Community. The sector plan recommends residential low-density and open space development on the subject property, and it reclassified the subject properties from the R-R to the O-S Zone and the R-R Zone to the R-18C Zone. However, Prince George's County Council Bill CB-97-2018 further modified the permitted uses and development density allowed in the O-S Zone.

Given the approved zoning and allowed development pursuant to CB-97-2018, this application conforms to Section 24-121(a)(5) of the Subdivision Regulations.

7. **Stormwater Management**—In accordance with Section 24-120(a)(8) of the Subdivision Regulations, a Stormwater Management (SWM) Concept Plan (4923-2019-0), currently under review with the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with this application.

According to the proposed SWM plan, Irrigation Ponds 2 and 3 will be retrofitted for SWM purposes, and Irrigation Pond 1 will be removed and replaced with a gravel wetland system. An additional three submerged gravel wetlands are proposed with nine micro-bioretention facilities, along with a series of four swales, to provide stormwater retention and attenuation on-site before discharging into tributaries of the Horsepen Branch.

In accordance with Section 24-130 of the Subdivision Regulations, development must be in accordance with an approved SWM concept plan to ensure that on-site or downstream flooding do not occur. Submittal of an approved SWM concept plan and letter will be required, prior to signature approval of the PPS.

8. **Parks and Recreation**—This PPS was reviewed and evaluated for conformance with the requirements and recommendations of Plan 2035, the area master plan, the Land Preservation, Parks and Recreation Plan for Prince George's County, and the *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, as they pertain to public parks and recreational facilities.

The plans indicate that approximately 70 acres of land will be used for development, and the remaining 55 acres of land will be open/green space. As per Section 24-134(a)(1) of the Subdivision Regulations, mandatory dedication of parkland applies to any new residential subdivision. Based on the density of the proposed subdivision, the applicant is required to dedicate 5 percent of their land to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for public parks.

As previously noted, the subject property is not adjacent to any existing M-NCPPC owned property or parks. The closest surrounding facilities include Daisy Lane Park (one-half mile to the south) with a baseball diamond, picnic shelter, playground, soccer fields, and a walking loop trail; and Northridge Park (three-fourths mile to the north) with a softball diamond, picnic shelter, playground, a walking loop trail, fitness course, and a lake/pond recreational area. The Prince George's County Department of Parks and Recreation (DPR) is very interested in creating connectivity to the adjacent Daisy Lane Park, which is in close proximity to the southern portion of the development, at proposed Parcel C2. This would require obtaining easements for access across the adjoining properties. DPR explored several possible routes and has determined that the connection is not viable, due to topography and various environmental concerns.

With the information submitted by the applicant, the proposal is for the mandatory dedication requirements to be met by providing on-site recreational facilities. In accordance with Section 24-135(b) of the Subdivision Regulations, the mandatory dedication of parkland requirements may be met by the provision of on-site recreational facilities. The on-site recreational facilities may be approved by the Planning Board, provided that the facilities will be superior, or equivalent to those that would have been provided under the provisions of mandatory dedication. Further, the facilities shall be properly developed and maintained to the benefit of future residents through covenants or a recreational facilities agreement, with this instrument being legally binding upon the subdivider and their heirs, successors, and/or assignees.

The applicant has adequately provided conceptual information for the proposed on-site facilities that will be constructed within the development and available to residents. The list of the facilities proposed include over 1.5 miles of walking trails, sitting areas, fitness stations, and two preschool-aged playgrounds. The list of proposed preliminary recreational facilities is acceptable.

The applicant's proposal of the provisioning on-site recreational facilities will meet the parks and recreation needs of the future residents.

9. **Trails**— This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the East Glenn Dale Area Sector Plan and SMA, to provide the appropriate pedestrian and bicycle transportation recommendations.

Review of Proposed On-Site Improvements

The development includes an internal trail network throughout the subject site and sidewalks on both sides of internal roadways. The submitted PPS includes blocks over 750 feet in length. However, and pursuant to Section 24-121(a)(9), additional mid-block pedestrian crossings are not necessary because they would not connect to existing or other proposed pedestrian facilities.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to residential neighborhoods, a church facility to the west, and a school and community park to the south, with no current connections.

Review of Master Plan of Transportation (MPOT) Compliance

There are two master plan trails that impact the subject site; planned bike lanes along Prospect Hill Road and Hillmeade Road. The Complete Streets element of the MPOT reinforces the need for these recommendations, and includes the following policies regarding sidewalk and bikeway construction, and the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 1:

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Sidewalks on both sides of the internal roadways are shown on the submitted plans, and therefore fulfill the intent of the policy above.

Review of Sector Plan Compliance

The sector plan includes the following policies regarding sidewalk and bikeway construction and the accommodation of pedestrians and bicyclists (page 30):

Policy 1: Incorporate appropriate pedestrian-oriented development (POD) features in all new development.

Policy 2: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines.

Policy 3: Provide new trail connections and improved trail connectivity.

Prospect Hill Road and Hillmeade Road are subject to a bikeway fee for the placement of signage. While the frontages may be too short for an effective striped bicycle lane, the full extent of the bicycle lane can be constructed by the Prince George's County Department of Public

Works and Transportation (DPW&T) as part of future capital improvements or roadway maintenance projects. Prior to this, a "Share the road with a bike" sign can be installed along both roadways. Bikeway signs can be used to effectively notify motorists that people may be bicycling on the road.

Hillmeade Road is designated as a priority sidewalk corridor. A sidewalk shall be constructed along the entire frontage of Hillmeade Road, unless modified by DPW&T and/or DPIE by means of written correspondence. Side paths are recommended per the sector plan along Prospect Hill Road, in conjunction with on-road bicycle facilities. A side path shall be constructed along the subject property's frontage of Prospect Hill Road, unless modified by DPW&T/DPIE, by means of written correspondence. The sector plan recommends future development of the Glenn Dale Golf Course to include an internal trail network to "improve the connectivity between sites in the southern portion of the East Glenn Dale area, including Daisy Lane Community Park." (Sector Plan, page 31) The proposed trail system shown on the submitted plans fulfills the intent of this policy.

10. **Transportation**—The findings and recommendations outlined below are based upon a review of the materials and analyses conducted by staff, consistent with the "Transportation Review Guidelines, Part 1" (Guidelines).

The subject property is located within Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted.

For two-way stop-controlled intersections a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed.

For roundabouts, where the analysis using the *Highway Capacity Manual* (Transportation Research Board) indicates a volume-to-capacity (v/c) ratio greater than 0.850 for the intersection, geometric improvements or trip reduction

measures should be considered that will reduce the v/c ratio to an acceptable level. The operating agency can deem a v/c between 0.850 and 0.900 to be acceptable, and that agency must do this in writing for the Planning Board to make a similar finding.

The application analyzed is a PPS for a residential development consisting of 210 single-family units and 62 townhomes. Using trip generation rates from the Guidelines, this development will be adding 201 (40 in, 161 out) AM peak-hour trips and 238 (155 in, 83 out) PM peak-hour trips.

The development will impact the following intersections deemed to be critical:

- MD 193 and MD 564
- MD 193 and Prospect Hill Road
- MD 450 and Hillmeade Road
- Prospect Hill Road and Hillmeade Road
- Prospect Hill Road and site access
- Hillmeade Road and site access

Since the trip generation for the proposed development is projected to exceed 50 trips in either peak hour, the applicant has provided a traffic impact study (TIS) dated October 2019. Using data from this TIS, the following results were determined:

EXISTING CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 193 and MD 564	C/1194	D/1359
MD 193 and Prospect Hill Road	C/1187	B/1149
MD 450 and Hillmeade Road	A/922	C/1249
Prospect Hill Road and Hillmeade Road*	12.2 seconds	12.5 seconds
Prospect Hill Road and Site Access-Glenn Dale Forest Road*	N/A	N/A
Hillmeade Road and Site Access*	N/A	N/A
*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.		

In evaluating the effect of background traffic, four background developments were identified in the TIS. Additionally, a growth factor of 0.5 percent per year for six years were applied to the through traffic along MD 193. A background scenario analysis based on future developments yielded the following results:

BACKGROUND CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 193 and MD 564	C/1287	E/1462
MD 193 and Prospect Hill Road	C/1264	C/1240
MD 450 and Hillmeade Road	A/964	D/1312
Prospect Hill Road and Hillmeade Road*	12.9 seconds	13.5 seconds
Prospect Hill Road and Site Access-Glenn Dale Forest Road*	N/A	N/A
Hillmeade Road and Site Access*	N/A	N/A
*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.		

Regarding the total traffic scenario, Table 1 below shows a breakdown of the trip generation for the two residential uses. In summary, the proposed development will generate 201 AM and 238 PM peak-hour trips.

Table 1						
Trip Generation Summary						
Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Existing Golf Course (ITE-430) – 18 holes	25	7	32	28	24	52
Single-Family Housing – 209 units	31	126	157	122	66	188
Townhouse – 63 units	9	35	44	33	17	50
New proposed trip cap	40	161	201	155	83	238

A third analysis (total traffic) revealed the following results:

TOTAL CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 193 and MD 564 <i>With improvements</i>	D/1307 C/1269	E/1487 D/1417
MD 193 and Prospect Hill Road	C/1291	C/1250
MD 450 and Hillmeade Road	A/999	D/1326
Prospect Hill Road and Hillmeade Road*	13.1 seconds	13.9 seconds
Prospect Hill Road and Site Access-Glenn Dale Forest Road*	16.3 seconds	16.9 seconds
Hillmeade Road and Site Access*	8.9 seconds	9.3 seconds
* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.		

The results of the traffic analyses show that under total traffic, all the critical intersections are deemed to be operating adequately except for the MD 193/MD 564 intersection. The TIS recommended the following improvement:

- Construct a second left turn lane along northbound MD 564 and southbound MD 564

This improvement will result in adequate LOS, as shown in the table above.

Agency review

The TIS was referred to and reviewed by representatives from DPIE, as well as the Maryland State Highway Administration (SHA). DPIE has deferred to SHA for comments regarding SHA facilities. SHA has not commented as of this writing. A referral response from DPIE dated December 27, 2019 (Giles to Davis), indicated the following requirements which will need to be addressed by the applicant prior to grading permit: provide a right-turn lane analysis for the Prospect Hill Road and Glen Dale Forest Road site entrance intersection, as shown in the study along the eastbound direction, and that all internal intersections need to meet the intersection sight distance requirements for a 25-mph speed. It is within the authority of DPIE to review and require these items at the time of permitting for site access.

Master Plan Roads and Site Access

The property is in an area where the development policies are governed by the East Glenn Dale Area Sector Plan and SMA, as well as MPOT. The site is currently accessed from Old Prospect Hill Road, a substandard roadway, which is proposed to be used for temporary access to support

the development and then converted to emergency only access once two new entrance locations are constructed. The subject property fronts on Prospect Hill Road, a planned collector road (C-342), requiring 80 feet of right-of-way, and Hillmeade Road, a planned collector road (C-343), also requiring 80 feet of right-of-way, which will provide the permanent access to the site. Consequently, the applicant will be required to dedicate 40 feet of right-of-way from the center line of both roads.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, as required in accordance with Section 24-124 of the Subdivision Regulations.

11. **Schools**—Per Section 24-122.02 of the Subdivision Regulations, the Planning Board shall analyze school facilities at the time of PPS. The analysis is as follows:

Impact on Affected Public School Cluster by Dwelling Units

	Affected School Cluster		
	Elementary School Cluster 1	Middle School Cluster 1	High School Cluster 1
Single-Family Detached (SFD) Dwelling Units	210 DU	210 DU	210 DU
Pupil Yield Factor (PYF) – Detached	0.158	0.098	0.127
SFD x PYF	33	21	27
Single-Family Attached (SFA) Dwelling Units	62 DU	62 DU	62 DU
Pupil Yield Factor (PYF) – Attached	0.114	0.073	0.091
SFA x PYF	7	5	5
Total Future Subdivision Enrollment SFD+SFA	40	26	32
Actual Enrollment in 2019	12,632	5,756	6,695
Total Enrollment	12,672	5,782	6,727
State Rated Capacity	11,837	4,725	6,221
Percent Capacity	107%	122%	108%

Section 10-192.01 of the Prince George’s County Code establishes school facilities surcharges and an annual adjustment for inflation. The current amount is \$16,698 per dwelling unit, as this project falls outside of the I-95/I-495 Capital Beltway. This fee is to be paid to Prince George’s County at the time of issuance of each building permit.

12. **Public Facilities**—In accordance with Section 24-122.01, water and sewerage, police, and fire and rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section, dated March 3, 2020 (Thompson to Conner), incorporated herein by reference.

13. **Use Conversion**—This PPS was analyzed based on the proposal for a residential development. The analysis includes access, mandatory parkland dedication, public facilities, and density, specifically related to the land use and layout proposed with this application. While the subject application is not proposing any nonresidential development, if such a land use were proposed, a new preliminary plan shall be required.
14. **Public Utility Easement (PUE)**—Section 24-122(a) requires that, when utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

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

The standard requirement for PUEs is 10 feet wide along both sides of all public rights of way. In accordance with Section 24-128(b)(12) of the Subdivision Regulations, PUEs are also required along one side of all private streets. The subject site fronts on the existing public rights-of-way of Hillmeade Road and Old Prospect Hill Road. Public roads and Private Road A, which will serve the townhouse lots, are provided internal to this subdivision. The required PUEs are delineated on the PPS.

15. **Historic**—The Historic Preservation Commission (HPC) reviewed the subject application at its January 21, 2020 meeting and, in a memorandum dated January 22, 2020 (HPC to Simon), incorporated by reference herein, forwarded the following findings and conclusions regarding the subject site:

Findings

1. The subject property comprises 125.16 acres located east of Prospect Hill Road and Old Prospect Hill Road, west of Hillmeade Road, and northeast of Glenn Dale Road in Glenn Dale, Maryland. The subject application proposes a residential development, including 62 single-family attached townhouses and 209 single-family detached houses. The subject property is zoned O-S (115.11 acres) and R-18C (10.05 acres).
2. The subject application includes the Prospect Hill Historic Site (70-025). The brick main block of Prospect Hill was built by George W. Duvall early in the nineteenth century and underwent a major renovation in 1940, by then-owner Terrill Brazelton, who added the Neoclassical porches and Palladian windows. The main block is attached to a lower gambrel-roof frame dwelling by means of a two-story connecting hyphen. It is likely that the Duvall's lived in the gambrel roof portion after their marriage in 1820 and the brick section was built soon after that. The property, also containing a tobacco barn and icehouse, was sold in 1955 to the Prospect Hill Golf and Country Club and was home to the Glenn Dale Golf Club until recently.

3. Section 24-135-01(b), Historic Preservation requirements, states:

The following requirements shall apply to a proposed subdivision containing or adjacent to a historic resource:

- (a) Lots shall be designed to minimize adverse impacts of new construction on the historic resource;
 - (b) Natural features (such as trees and vegetation) which contribute to the preservation of a historic resource or provide a buffer between the historic resource and new development, shall be retained; and
 - (c) Protective techniques (such as limits of disturbance (LODs), building restriction lines and buffers) shall be used.
4. Based on an exhibit provided by the applicant, proposed Lot 2 will be closest to the historic site and the highest portion of the building will be 25–50 percent visible from the historic site and a portion of the rear of that structure will be 0–25 percent visible. Dwellings on Lots 4, 5, 6, and 17 may also be visible from the historic site and the rears of these buildings also face towards the historic site. The clubhouse of the golf course is currently located where Lots 1 and 2 are proposed, is in an open area, and is highly visible from the historic site. Historic Preservation staff noted that the clubhouse was constructed prior to the designation of Prospect Hill as a Historic Site, so no buffering was required at that time. The HPC noted that there is an opportunity to screen the rear of the historic house from the proposed buildings in that area, while leaving an open view in the front.
5. A Phase I archeology survey was conducted on the subject property in July 2007. The area covered by the Phase I survey was confined to portions of the property that had a high potential of containing archeological resources and that had not been extensively disturbed by construction of the Glenn Dale golf course.
6. A spring house located to the south of the house was not previously recorded. The spring house is constructed of stone and is set over a small spring.

Conclusions

- 1. Due to the visibility of Lots 1 and 2 from the historic site and the potential impact to its viewshed, these lots should be eliminated from the plan, in accordance with Section 24-135-01(b)(1).
- 2. Proposed lots 4, 5, 6, and 17, and proposed lots 1 and 2, if approved by the Planning Board, should be subject to a requirement for a limited DSP to address architecture, materials, landscaping, and lighting in order to ensure that the visual impacts of this new proposed construction is mitigated when viewed from the nearby historic site.

3. The Phase I survey did not identify any significant archeological resources. Most of the property was previously disturbed by construction of the golf course. A spring house located to the south of the historic site was not previously recorded. This building should be documented through measured drawings and detailed photographs by the applicant, prior to its demolition or any grading in the vicinity.
4. At the time of DSP, HPC should review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).

Revised plans were received February 20, 2020 which shifted Lots 1 and 2 farther west of the Historic Site (70-025), leaving additional space for potential buffering and setback of the future proposed dwellings. It is also noted that the lots referenced in the HPC memorandum were all within Block B of the prior submitted plans. Lots 1, 2, 4, 5, and 6 are now designated in Block C, and Lot 17, Block B is now designated as Lot 11, Block B on the revised plans submitted February 20, 2020. It is recommended that landscaping and proposed dwellings on the lots referenced by HPC be further evaluated at the time of DSP regarding their visibility and architectural compatibility with the historic site, at which time additional recommendations, including the loss of lots, may be made.

16. **Environmental**—The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case	Associated Tree Conservation Plan or Natural Resources Inventory	Authority	Status	Action Date	Resolution Number
4-03088	TCPI/060/03	Planning Board	Superseded	9/23/2004	No. 04-18
DSP-04023	TCPII/088/04	Planning Board	Withdrawn	N/A	N/A
4-07025	TCPI/060/03-01	Planning Board	Approved	4/24/2008	08-67
N/A	NRI-059-2019	Staff	Approved	10/18/2019	N/A
4-19005	TCP1-016-2018	Planning Board	Pending	Pending	Pending

Grandfathering

This project is not grandfathered with respect to the environmental regulations contained in Subtitles 24 and 27 that came into effect on September 1, 2010 because the application is for a new PPS. This project is subject to the WCO and the Environmental Technical Manual (ETM).

Master Plan Conformance

2014 Plan Prince George's 2035 Approved General Plan

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by Plan 2035, and within the Established Communities area of the General Plan Growth Policy (2035).

Conformance with the Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan (May 2017)

The 2017 *Countywide Green Infrastructure Plan* (Green Infrastructure Plan) was approved with the adoption of the *Approved Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved Green Infrastructure Plan, three regulated areas are mapped on-site. One is associated with a stream system including associated non-tidal wetlands that originate on the north-central portion of the property and flow off-site to the north. A second regulated area is associated with an existing pond with emergent wetlands located along the northeastern property boundary that outfall off-site. The third regulated area is associated with two existing ponds located along the southeastern portion of the property, along with associated emergent wetlands, and a stream system that drains off-site. It appears that an existing sewer easement that runs from the subdivision located along Prospect Hill has been incorrectly mapped as part of this regulated area. All three areas drain off-site into tributaries of the Horsepen Branch watershed. Evaluation areas are mapped along the periphery of all three mapped regulated areas.

The following policies and strategies in **BOLD** are applicable to the subject application. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

POLICY 1: Preserve, enhance and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:

- a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
- b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
- c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**

- d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.**
- e. Coordinating implementation between County agencies, with adjoining jurisdictions and municipalities, and other regional green infrastructure efforts.**
- f. Targeting land acquisition and ecological restoration activities within state-designated priority waterways such as stronghold watersheds and Tier II waters.**

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored and protected.

- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**
- b. Prioritize use of public funds to preserve, enhance, connect, restore and protect critical ecological systems.**

The site contains three regulated areas that are located within the Horsepen Branch of the Patuxent River, which is both a stronghold and a Tier II watershed. Much of these regulated areas have been previously impacted as a direct result of the prior use of the Glenn Dale Golf Club on-site.

However, there is potential to improve and restore many of these regulated areas on-site and to focus development away from them. The applicant proffers improving water quality associated with the two existing ponds along the southern section of the site by remediating the existing pond embankment and installing wetlands that will aide in prevention of further degradation and erosion off-site. The regulated area associated with the ephemeral stream system and associated wetlands located along the north central portion of the property is proposed to be retained and reforested.

No Sensitive Species Project Review Areas or special conservation areas are located on or within the vicinity of the subject site.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**
- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

The potential for network gaps has been identified on the subject site to connect the mapped regulated and evaluation areas. Some of these areas are proposed to be protected through a combination of woodland preservation, afforestation, and the creation of new wetland areas on-site.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**
 - a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**
 - b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

The site is currently developed as a golf course with no public or private roads on-site. However, an existing network of golf cart trails exist on-site that are proposed to be retained and improved on-site as hiking trails for future residents. The undeveloped portion of the subject site will be significantly impacted by transportation improvements. Any future trail system proposed through the regulated areas of the site will be evaluated during the site planning process at time of DSP. Trails through sensitive areas shall be generally designed to minimize impacts.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

Conservation easements are required for the subject application to protect areas identified within the primary management area (PMA) that are not otherwise approved for impact.

With regard to the required woodland conservation easement, approximately 2.02 acres of woodland conservation (0.12 acre of which is for specimen tree/historic tree credit) and 12.07 acres of afforestation/reforestation, and 6.01 acres of landscape credits are proposed. The final on-site areas counted as woodland conservation credits will be required to be placed in a woodland conservation easement if it meets the criteria for credit.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The proposed SWM Concept Plan (4923-2019-00) currently under review by DPIE proposes the implementation of four separate SWM systems that utilize a combination of submerged gravel wetlands, micro-bioretenion areas, and swales to improve the water quality of runoff that will discharge off-site. DPIE will determine whether or not this proposed SWM concept plan is in conformance with the current code.

POLICY 7: Preserve, enhance, connect, restore and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

Planting of native species is encouraged on-site.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**
- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**
- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

Green space should be encouraged within the proposed development, particularly within and around existing regulated areas onsite for expansion, restoration, and preservation of these regulated areas.

Reforestation and landscape planting are shown on the Type 1 tree conservation plan (TCP1); however, it has not been provided in connection with the enhancement of regulated or evaluation areas. Rather, it has been provided in areas encircled by proposed lots.

2006 Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)

The site is located in the East Glenn Dale Area Sector Plan and SMA. The sector plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project with regard to natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the SMA and the plain text provides comments on plan conformance.

Environmental Infrastructure Section Recommendations

Policy 1: Protect, preserve and enhance the identified green infrastructure network within the sector plan area.

The site layout is incorporating sufficient preservation of regulated areas within the green infrastructure network within the sector plan area. Areas are being preserved along the southern and western boundaries of the site, as well as along the northern portion of the site, within regulated areas comprised of wetlands and their associated buffers. Minor impacts are supported for transportation circulation purposes.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Implementing conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications is encouraged. The capture and reuse of stormwater for grey water should be considered with the site's final design to the fullest extent possible.

The proposed SWM Concept Plan (4923-2019-00) currently under review by DPIE proposes the implementation of four separate SWM systems that utilize a combination of submerged gravel wetlands, micro-bioretenion areas, and swales to improve the water quality of runoff that will discharge off-site.

Policy 3: Protect and enhance tree cover within the sector plan study area.

Conformance with Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, will be required at the time of DSP, subject to review by the Urban Design Section.

Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

The use of green building techniques and energy conservation techniques should be used as appropriate. The use of alternative energy sources such as solar, wind, and hydrogen power are encouraged.

Policy 5: Reduce light pollution and intrusion into residential and environmentally sensitive areas.

The use of alternative lighting technologies is encouraged so that light intrusion onto surrounding residential is limited. Use of lights should be minimized along the waterfront with lighting directed away from PMA. Full cut-off optic light fixtures should be used.

Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.

The site is not abutting roadways of arterial or higher classification, or any transit right-of-way, and is not within a noise impact zone which would require the review of noise.

Environmental Review

Existing Conditions/Natural Resources Inventory

The site has an approved Natural Resources Inventory Plan (NRI-059-2019), which shows the existing conditions of the property. A supplemental NRI exhibit was submitted with this application on February 26, 2020 showing changes to the designation of several on-site streams per a field meeting held February 10, 2020 and a letter from the Maryland Department of the Environment (MDE) dated February 12, 2020, which was issued based on the findings of the field meeting. MDE verified that three stream channels located on the northern portion of the site, which were shown on the approved NRI as intermittent, are considered ephemeral in nature. These streams contain pockets of wetlands, which are still regulated, but are now considered isolated.

It should be noted that the NRI exhibit submitted by the applicant shows changes to other regulated environmental features, beyond those that were discussed during the field meeting with MDE. These changes are not outlined in the summary letter issued by MDE. The three stream channels, that were designated by MDE as ephemeral, join together and drain under an existing fairway via a pipe. This pipe drains into an intermittent stream channel, which drains off-site to the north; however, the NRI exhibit shows this stream segment as ephemeral. The NRI exhibit must be revised to show the stream segment located below the three ephemeral streams as intermittent, as shown on the approved NRI. The NRI exhibit also shows the steam channel located on the northeastern portion of the property as ephemeral. This stream is shown on the approved NRI as intermittent and must be revised on the NRI exhibit to be shown as intermittent.

A total of 258 specimen trees have been identified on-site or within the immediate vicinity of the site's boundary. There are an additional 38 trees and shrubs that have been identified on-site that are located within a historic environmental setting associated with Prospect Hill (70-025), which is registered as a historic site with the State of Maryland.

The site contains regulated environmental features, including streams/wetlands and their buffers, and 100-year floodplain, which comprise the PMA, and isolated wetlands and their buffers. The site is associated with tributaries of the Horsepen Branch watershed, which is both a stronghold and a Tier II watershed. The forest stand delineation indicates that there are four forest stands, two of which have a high rating for preservation. The site has a total of 11.75 acres of gross tract woodland, of which no acres are within the existing 100-year floodplain, as shown on the NRI. Areas of steep slopes are scattered across the site. Much of the remaining property is a grassed golf course.

The NRI exhibit must be revised prior to signature approval of this PPS and TCP1, to account for only the changes to the categorization of streams on-site determined by MDE, as outlined in their February 12, 2020 letter.

The NRI plan must be revised through the standard review and approval process. The revised NRI plan must be submitted with the DSP.

Woodland Conservation

This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. TCP1-016-2019 has been submitted for review, which covers the area of this PPS.

According to the worksheet shown on the TCP1 as submitted, the site is 125.16 acres split-zoned between the O-S (115.11 acres) and R-18C (10.05 acres) Zones. A total of 11.75 acres of existing woodlands are on the net tract and no woodlands are within the existing floodplain. The site has a woodland conservation threshold of 58.66 acres, or 47.56 percent of the net tract, as tabulated. Off-site clearing is shown on the plan, but has not been accounted for in the TCP worksheet. The TCP1 shows a total woodland conservation requirement of 32.94 acres based on the proposed clearing shown. The TCP1 shows this requirement will be met by providing 2.02 acres of on-site woodland preservation (0.12 acre of which is for specimen/historic tree credit), 12.07 acres of on-site afforestation/reforestation, 6.01 acres of landscape credits, and 12.84 acres of off-site woodland conservation credits. It is unclear which specimen/historic trees are proposed to be credited toward the woodland conservation requirement. The TCP1 must be revised to eliminate specimen tree credits, which were not evaluated with the current application. If specimen tree credits are warranted, the TCP2 shall include all information required to support such a request, including but not limited to, updates to the specimen tree table, details for preservation and maintenance of the trees, and the permanent protection of the specimen or historic trees retained as woodland conservation credit. A note shall be added to the TCP1 to indicate that further evaluation of specimen tree credit for woodland conservation purposes will be evaluated at the time of TCP2. Also, at the time of TCP2, a vegetation management plan must be included for the preservation and maintenance of any trees within the historic environmental setting and proposed for woodland conservation credit.

Several areas are labeled as landscape areas credited for preservation and reforestation. Woodland conservation credit for these landscaped areas is not approved at this time. Landscape credits for planting areas may be considered at the time of TCP2 review; however, the TCP1 shall maximize reforestation on-site, in accordance with Section 25-122(c), which prioritizes reforestation over landscape credits. Any landscape areas credited for woodland preservation must meet the minimum code requirements and be located in a way that provides a supplemental edge to existing woodland and/or provides a contiguous wooded corridor. Isolated patches of landscaping shall not be credited toward woodland conservation requirements.

The TCP1 requires additional technical revisions that are included in the conditions of this approval.

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Environmental Technical Manual (ETM)."

A total of 258 specimen trees, 242 on-site and 16 off-site, (Note: ST-119 and ST-120, which were identified as being off-site are actually on-site) were identified on the approved NRI. An additional 38 trees were also identified within 100 feet of the LOD located within the Historic Site of Environmental Setting associated with the State registered historic site known as Prospect Hill and Outbuildings (70-025). None of the trees or shrubs associated with the Historic Site of Environmental Setting are to be removed.

Of the 242 on-site specimen trees, a total of 186 were proposed for removal according to the revised variance request received on February 21, 2020. A detailed condition analysis was submitted as part of this variance request for these trees, as well as for two additional trees located off-site proposed for removal (four are labeled as off-site on the variance request, but only two are actually off-site).

After subsequent changes to the layout of the PPS submitted on February 20, 2020 and TCP1 submitted on February 21, 2020, the applicant did not match the updated variance request accordingly to reflect the most recently submitted plans. As a result, there are an additional 15 specimen trees on-site proposed for removal on the TCP1 plan that are not accounted for by the variance request (Specimen Trees 3, 4, 57, 165, 218, 221, 235-239, 249, and 253-255). Since these trees were not included in the variance request, no findings for their removal can be made at this time. They must be shown as saved on the plan. Additional variance requests may be made at later development review phases.

Review of Subtitle 25 Variance Request

A Subtitle 25 variance application and statement of justification (SOJ) dated May 24, 2019 in support of a variance were received on November 22, 2019. A revised TCP1 was received for review on January 9, 2020. Subsequently, a revised SOJ dated February 21, 2020 and a revised TCP1 were received on February 21, 2020.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the 186 specimen trees together; however, details specific to the 201 individual on-site trees that are actually proposed for removal on the plan were provided in a table incorporated as part of this record. These tables break down the on-site trees into three categories: Table 1) Invasive Species (required to be removed), Table 2) Non-Native Non-Invasive Species, and Table 3) Native Species (priority for preservation).

Statement of Justification request:

A variance to Section 25-122(b)(1)(G) is requested for the clearing of 186 specimen trees together; however, 15 additional trees not initially considered for clearing are now proposed to be cleared with this application, as shown on the TCP1.

This variance is requested to the WCO, which requires under Section 25-122, that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The Subtitle 25 Variance Application form requires an SOJ of how the findings are being met.

The text in **BOLD**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

There are many open grown specimen trees located inside and outside of the PMA in the most developable area of the site. These trees range in condition from poor to excellent condition. The development has mostly been focused away from regulated environmental features, such as streams and wetlands with their associated buffers, which comprise the PMA. Many of the trees are unavoidable if the project is to be developed in a viable manner. The specimen trees on-site have been categorized into invasive species, non-native non-invasive, and native. All invasive species are supported for removal.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

This property is split-zoned O-S and R-18C and is limited as to the number of lots that can be created on-site. Further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development with the following exceptions:

Specimen Trees 23, 33, 56, 123, 224, 243, and 244 appear to be capable of being saved on the plan by either slightly adjusting the grading to reduce clearing within one-third or less of the critical rootzones of these trees, or these trees already have less than one-third of their critical root zone being removed and are considered to have a greater likelihood to be viable post construction if properly protected and root pruned prior to construction.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The nature of the variance request is not a result of actions by the applicant.

- (E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and**

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

- (F) Granting of the variance will not adversely affect water quality.**

The site is governed by the current SWM regulations. The site is adjacent to Horsepen Branch and water is discharging untreated from the existing golf course and irrigation ponds constructed prior to these regulations, meaning there is currently significant discharge of untreated stormwater runoff. The loss of specimen trees will be offset from the establishment of water quality and control devices preventing direct untreated discharge into the Horsepen Branch during storm events.

Summary

After evaluating the applicant's request, the findings of Section 25-119(d) have been adequately addressed for the removal of 179 specimen trees; three that are invasive species (Specimen Trees 104, 112, 113); 62 that are considered non-native, non-invasive (Specimen Trees 2, 8, 10-11, 40-45, 49-51, 53-54, 58-70, 77-80, 82, 88-95, 105-107, 121, 143-144, 159-164, 166-167, 170, 214-215, 227-228, 229-A, and 252); and 114 native trees (Specimen Trees 9-15, 30-32, 34-38, 46, 48, 73-76, 81, 84-87, 96, 101, 102, 108-111, 114-115, 118-120, 122, 140-142, 145-154, 158, 168-169, 171-213, 219, 222-225, 230-232, 234, 240-242, 245-248, 250, 256-257).

The following seven specimen trees, Specimen Trees 23, 33, 56, 123, 224, 243, and 244, appear to be capable of being saved on the plan by either slightly adjusting the grading to reduce clearing within one-third or less of the critical rootzones of these trees, or these trees already have less than one-third of their critical root zone being removed and are considered to have a greater likelihood to be viable post construction if properly protected and root pruned prior to construction. The following 15 Specimen Trees, 3, 4, 57, 165, 218, 221, 235-239, 249, and 253-255, are shown as being removed on this plan; however, because they were not part of a variance request, they cannot be approved for removal at this time. The TCP1 and PPS must be revised to show these trees as saved. Additional variance requests may be made at later development review phases.

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

The site contains regulated environmental features, including streams/wetlands and their buffers, and 100-year floodplain, which comprise the PMA, isolated wetlands, and their buffers.

Impacts to regulated environmental features should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare.

Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfalls at points of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site, in conformance with County Code. Impacts to regulated environmental features must first be avoided and then minimized. The SOJ must address how each on-site impact has been avoided and/or minimized.

Statement of Justification

A SOJ and associated exhibits were initially submitted with this application on September 10, 2019. Subsequent revisions to these documents occurred on November 6, 2019, January 9, 2020, and finally on February 21, 2020. The current revised SOJ and associated exhibits are for three impacts on-site totaling 97,003 square feet (2.23 acres). The SOJ includes a letter from Bay Environmental, Inc. addressed to the Baltimore District Corps of Engineers and dated June 12, 2019, refuting the regulatory status of three of the regulated environmental features on-site. A letter from MDE dated February 12, 2020 in support of Bay Environmental, Inc. reclassifying three channels centrally located in the northern section of the property, that are shown as intermittent on the current approved NRI, to be ephemeral. An NRI exhibit was received on January 26, 2020, in lieu of an approved NRI with this PPS application. As discussed under the NRI section of this memo, the NRI exhibit must be revised to show only the changes in regulatory status of streams that were confirmed by MDE. All other regulated environmental features must be shown on the approved NRI. The NRI plan must be revised and approved prior to acceptance of the DSP, signature approval of the PPS, and TCP1.

According to the ETM, a mitigation plan is required if the cumulative proposed impacts for the entire site to wetlands and wetland buffers are shown to exceed a 0.5-acre threshold. Only on-site impacts are evaluated for this threshold. The amount and type of mitigation, if required, shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board. This can be in the form of stream or wetland restoration, wetland creation, or retrofitting of existing SWM facilities that are not required by some other section of County Code.

An unquantified wetland mitigation area is shown on the TCP1 and on the impact exhibits provided by the applicant.

Analysis of Impacts

Based on the SOJ, the applicant requested the following impacts described below:

Impact 1 for Construction of Public Road E and Irrigation Pond 3 Retrofit for Stormwater Purposes

Impact 1 is for the disturbance of a total of 63,188 square feet (1.45 acres), which is comprised of 235 linear feet of stream bed impact, 2,375 square feet of wetland and wetland buffer impacts, and 56,027 square feet of stream buffer impacts for retrofitting existing Irrigation Pond 3 for stormwater purposes along with the construction of Public Road E. Two new outfall structures are also proposed into the stream. It appears that these improvements will actually improve the structural integrity of the existing pond and aid in prevention of future scouring and erosion into the adjoining stream.

Proposed mitigation is shown for this impact. It shows creation of existing wetlands adjacent to the stream being impacted for an unspecified amount that is not part of the stormwater concept plan submitted to DPIE for this site. The overall benefits of the stormwater retrofit of this irrigation pond make up for it, as it will prevent future scouring and improve the quality of water outflowing from the existing pond into the stream. Because of this, Impact 1 and the proposed mitigation for this impact as shown on the TCP1 and associated impact exhibits provided by the applicant are approved.

Impact 2 for Construction of Private Road A and Removal and Replacement of Irrigation Pond 1 with a Gravel Wetland to Treat Stormwater

Impact 2 is for the disturbance of a total of 13,932 square feet (0.32 acre), which is comprised of 13,932 square feet of wetland and wetland buffer impacts for construction of a section of Private Road A; construction of a submerged gravel wetland; and proposed stormdrain outfall. Irrigation Pond 1 is manmade and the irrigation pumps that supply water to it were shut down at the time of the golf course closure severing the hydrologic connection to this pond, which will result in the pond receding over time. Thus, the prior wetlands and associated environmental features will no longer have a water source and will eventually disappear. The proposed submerged gravel wetland will replace the pond with the new development and will treat stormwater from the site while providing a functional replacement wetland.

It was noted that the regulated environmental features impact exhibit for this area, as well as the TCP1, are inconsistent with the approved NRI for the area of this impact. MDE's letter did not make findings to change the status of the stream that flows from this pond off-site from intermittent to ephemeral, as is referenced on the exhibit. The TCP1, the exhibit, and SOJ must be revised with the correct area of PMA impacts based on the existing stream buffer, as referenced on the approved NRI.

Although no mitigation plan was provided for this impact, since the existing wetland system was dependent on water pumped in elsewhere from the site and is no longer functional with the closing of the golf course, this impact is approved. The replacement of the pond with a functional gravel wetland that will treat previously untreated water that leaves the site is considered more beneficial than preserving the pond in its current state of decline on-site.

Impact 3 for Construction of Submerged Gravel Wetland 4 and Outfall Structures as Part of the Stormwater Retrofit for Irrigation Ponds 2 and 3.

According to the applicant's Impact Exhibit, Impact 3 is for the disturbance of a total of 19,833 square feet (0.46 acre), which is solely composed of 14,969 square feet of wetland and wetland buffer impacts for proposed grading and construction for Submerged Gravel Wetland 4 and associated stormdrain outfall structures required for SWM for retrofitting existing Irrigation Ponds 2 and 3. The square footage amounts for this impact in Table 1 of the applicant's Impact Exhibits are inconsistent with the total area of PMA tallied in this table. It is unclear as to what the actual total impact to regulated environmental features that are proposed for this area. No mitigation was proffered for this impact.

This impact is approved with a condition that additional mitigation is provided on-site in the form of supplemental wetland establishment equal to or greater than the area of wetlands removed from the site.

Additional Impacts Not Requested with This Application.

It was noted that one additional impact to regulated environmental features is shown on this plan but was not requested in the SOJ. This impact is for the creation of two outfall structures associated with Submerged Gravel Wetland 1 for stormwater purposes. It appears that this impact is solely associated with stream buffer impacts, which are not shown on the TCP1. These impacts were not requested and must be evaluated at time of DSP review.

Summary

After evaluating the applicant's SOJ for proposed impacts to regulated environmental features, as well as impacts shown on the plans as submitted that were not included in the SOJ, Impacts 1, 2, and 3 are approved. The impacts shown on the plans that were not requested with this application cannot be approved at this time and must be requested at time of DSP. The regulated environmental features on the subject property have been preserved to the fullest extent possible based on the LODs shown for proposed impacts 1, 2, and 3.

Erosion and Sediment Control

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by MDE that are afforded special protection under Maryland's anti-degradation policy. According to correspondence with the Prince George's Soil Conservation District (PGSCD), a 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams. The approved NRI and TCP1 reflect this buffer, which is regulated by the PGSCD. The PGSCD may require redundant erosion and sediment control measures for this site, as part of their review and approval process. No further information is required at this time regarding erosion and sediment control.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Christiana-Downer complex (5-25 percent slopes), Christiana-Downer-Urban land complex (5-15 percent slopes),

Downer-Hammonton complex (2-5 percent slopes), Elkton silt loam (0-2 percent slopes), Fallsington sand loams (0-2 percent slopes) Northern Coastal Plain, Russett-Christiana complex (2-5 percent slopes), Russett-Christiana-Urban land complex (0-5 percent slopes), Sassafras and loam (0-2 percent slopes) Northern Coastal Plain, Sassafras-Urban land complex (0-5 percent slopes), and Woodstown sandy loam (2-5 percent slopes) Northern Coastal Plain.

According to available information, no unsafe soils containing Marlboro clay exist on-site; however, unsafe soils containing Christiana complexes are mapped on this property. According to DPIE, when existing or proposed steep slopes exceed 20 percent on unsafe soils, government agencies should insist on the submittal of a full geotechnical report that includes a global stability analysis with the proposed (mitigated) 1.5 safety factor line determined and shown on the plans submitted for County review and approval. The Site Road Division of DPIE should make this determination at the time of SWM concept review.

A detailed analysis and mitigation, if necessary, should be addressed with the approval of the SWM concept plan. Prior to signature approval of the PPS, the applicant shall demonstrate conformance with Section 24-131 of the Subdivision Regulations for unsafe soils, by submitting an approved SWM concept plan that clearly delineates the location of any associated 1.5 safety factor line, as well as any accompanying building restriction lines that are required by DPIE. The layout on the SWM concept plan must conform to the layout of the proposed DSP for this site. An amended SWM concept plan and slope stability analysis, which reflects the final layout, will be required.

17. **Urban Design**—The PPS proposes single-family detached, single-family attached (townhouse), and quadruple-attached dwelling units. The quadruple-attached dwellings and the single-family detached units are allowed in the R-18C Zone. However, the quadruple-attached units must follow the Townhouse Zone regulations.

Single-family detached and single-family attached dwellings are allowed in the O-S Zone, pursuant to Footnote 129 included in CB-97-2018, which permits these uses in the O-S Zone, under certain circumstances, and is subject to DSP review. CB-60-2019 was approved on November 19, 2019 to expand Footnote 129, to allow a permit for rough grading to be issued after approval of the PPS and acceptance of a DSP.

Specifically, Footnote 129 is as follows:

129 Permitted use, provided:

- (A) **The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;**
- (B) **The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on lot(s) or parcel(s) with**

an aggregate acreage of not less than One Hundred Twenty (120) acres in size;

- (C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle;**
- (D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section; and**
- (E) Notwithstanding Section 27-270 of this Subtitle, a permit for rough grading may be issued by the Department of Permitting, Inspections, and Enforcement after the adoption of a Resolution of approval for the preliminary plan of subdivision and acceptance of a Detailed Site Plan. The grading shall be limited to utilities, streets and the approved limits of disturbance for rough grading purposes as shown on the approved preliminary plan of subdivision.**

Conformance with the footnote is required for the proposed development in the O-S Zone, at the time of DSP review. In addition, the proposed development will need to show conformance with other applicable requirements in the Zoning Ordinance, including but not limited to the following:

- Section 27-437, Requirements in the R-18C Zone;
- Section 27-441, Uses permitted in all residential zones;
- Section 27-442, Regarding the bulk regulations in the R-18C Zone;
- Parts 11 and 12 of the Zoning Ordinance, regarding parking and signage, respectively.

It is noted that DSP review is not required for single-family detached lots in the R-18C Zone. However, given the unified development proposal and the zoning line, which bisects the lotting pattern, the DSP shall include all lots in the O-S and R-18C zones approved with this PPS.

Conformance with the 2010 Prince George's County Landscape Manual

The proposed development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, 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, are applicable to this development. Conformance with the requirements of the Landscape Manual will be evaluated during future review phases.

A Historic Site (70-025), Prospect Hill and Outbuildings, is located in the middle of the site. The site is located in the developing tier, and a Type E bufferyard is required between the proposed development and the historic setting boundary of this historic site. A Type E bufferyard requires a minimum 60-foot building setback and a minimum landscaped yard width of 50 feet along the entire setting boundary, adjacent to the proposed development. Adequate spacing has been provided and a bufferyard is shown around the historic setting to allow for the required bufferyard width, which will be further evaluated with the future DSP.

Conformance with the Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. Properties zoned R-18C are required to provide a minimum 15 percent of gross tract area to be covered by tree canopy. The subject site includes 10.05 acres in the R-18C Zone and therefore requires 1.50 acres of tree canopy coverage. Properties zoned O-S are normally exempt from the requirements of the Tree Canopy Coverage Ordinance. Compliance with tree canopy coverage requirements will be further evaluated during future review phases.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

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 Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, March 26, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of March 2020.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:SC:nz

APPROVED AS TO LEGAL SUFFICIENCY

David Warner /s/
M-NCPPC Legal Department

Date: March 20, 2020

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 June 18, 2020, regarding Detailed Site Plan DSP-19007 for Fairway Estates at Glenn Dale, the Planning Board finds:

- Requests:** The subject application is for approval of a Detailed Site Plan, DSP-19007, for 62 single-family attached lots, 210 single-family detached lots, and recreation facilities.

2. Development Data Summary:

	EXISTING	APPROVED
Zone	O-S/R-18C	O-S/R-18C
Use	Golf Course/Country Club	Single-family Detached and Attached
Dwelling Units		
Single-family detached	0	210
Single-family attached	0	62
Total Dwelling Units	0	272
Total Gross Acreage	125.16	125.16
Floodplain	1.82	1.82
Total Net Acreage	123.34	123.34

- Location:** The site is in Planning Area 70 and Council District 4. More specifically, it is located on the east side of Prospect Hill Road, approximately 230 feet north of Glenn Dale Boulevard, in Glenn Dale, Maryland.
- Surrounding Uses:** The site is bounded to the north by developed residential properties in the Residential-Agricultural (R-A) Zone, the Residential-Estate Zone, and the Rural Residential (R-R) Zone; to the east by vacant land in the Open Space (O-S) and Multifamily Medium Density Residential-Condominium (R-18C) Zones, Hillmeade Road, and developed residential properties in the R-R Zone; to the south by institutional uses in the R-18C and O-S Zones, and residential development in the R-R Zone; and to the west by Prospect Hill Road, and residential development in the R-A and R-R Zones.

5. **Previous Approvals:** Special Exception SE-235 was approved by the Prince George's County District Council in June 1955, for a special exception to the zoning regulations of the Maryland-Washington Regional District of Prince George's County, to allow for a golf and country club in the R-R Zone.

In January 2004, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03088 (PGCPB Resolution No. 04-18) for a cluster residential subdivision. Subsequently, DSP-04023 (PGCPB Resolution No. 04-271) was approved by the Planning Board in December 2004, for the cluster development. However, the DSP was remanded by the District Council and eventually fell dormant.

The 2006 *Approved Sector Plan and Sectional Map Amendment for East Glenn Dale Area (Portions of Planning Area 70)* (East Glenn Dale Area Sector Plan and SMA) reclassified the subject properties from the R-R Zone to the O-S Zone, and the R-R Zone to the R-18C Zone. PPS 4-07025 (PGCPB Resolution No. 08-67) was approved by the Planning Board in April 2008, for the subdivision of three parcels and one lot for an active adult community on the subject property. However, the applicant did not proceed to receive signature approval of the PPS, in accordance with the conditions of approval, and submitted information concerning the withdrawal of the PPS.

On March 26, 2020, PPS 4-19005 and a Type I Tree Conservation Plan, TCP1-016-2019, were approved by the Planning Board (PGCPB Resolution No. 2020-36) for 272 lots and 15 parcels, subject to 23 conditions.

6. **Design Features:** This DSP proposes development for a total of 272 dwelling units, which includes 210 single-family detached and 62 single-family attached (townhouse) dwelling units. The subject DSP proposes the lots, grading, landscaping, signage, recreation facilities, and infrastructure for this development. Architecture will be approved under a DSP to be submitted in the future, which is a requirement, prior to the issuance of building permits. The single-family detached lots will be located on public roads that circulate in a looped fashion through the community, from Prospect Hill Road to Hillmeade Road. The single-family attached lots will be located on private roads, which are shown to be sufficiently lit, within the northeast corner of the community, which is in the R-18C Zone. The Prospect Hill Historic Site, 70-025, is located in the center of the site and is proposed to be retained with this application.

Signage

The applicant is proposing one monument sign at the Prospect Hill Road entrance, and two monument signs at the Hillmeade Road entrance. Each of the three signs will be mounted on a variable height brick masonry wall with a precast decorative trim along the top, and precast caps on columns. The Prospect Hill Road entrance will have a single sign on the south side of the entrance. The height of the wall was not provided on the plans, but it scales to approximately nine feet high at the center, tapering down to approximately four feet on either end. It is divided into three sections, spanning a total of 57 feet wide. The community name, "The Fairways", will be in black lettering on a grey masonry block inset located in the center. Materials, illumination, and dimensions were not included on the plan and are required as conditions in this resolution.

At the Hillmeade Road entrance, two monument signs measuring 18 feet long by 9 feet high will be located on either side of the entrance. A sign on each monument will present the community name in black lettering on a grey masonry block inset. Again, materials, illumination, and dimensions were not provided on the plan, and have been conditioned herein. In addition, there is no schedule, or note to demonstrate that the proposed signs are in conformance with Section-27-624 of the Prince George's County Zoning Ordinance. This section limits gateway signs for residential subdivisions to one sign that is a maximum of 6 feet high and 12 square feet; so most likely the signs will have to be reduced, or else a departure from sign design standards will be required. Therefore, a condition is included herein, requiring the signs to demonstrate conformance to the Zoning Ordinance prior to certification.

Recreational Facilities

At the time of PPS 4-19005, it was determined that the mandatory parkland dedication requirement would be met for this property by providing on-site recreational facilities. This DSP proposes over 1.5 miles of multipurpose trails, which meander through the open space areas of the community and provide connections between the different sections. The trails incorporate existing golf cart paths into new sections of trail for a cohesive network and will include sitting areas and fitness stations throughout. Two pre-school age tot lots are proposed and will be provided in the north east section of the property, among the quadruple townhome units, and in the south east section, adjacent to the single-family detached homes.

No timing for construction of the facilities was provided on the plans. Therefore, a condition is included herein, requiring the applicant to provide this prior to certification, to be reviewed by the Urban Design Section, as designee of the Planning Board.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the O-S and R-18C Zones and the site plan design guidelines. The relevant requirements of the Zoning Ordinance are as follows:
 - a. This DSP is in general conformance with the requirements of the R-18C Zone, as the single-family detached and quadruple-attached units are permitted uses. The single-family attached units will be developed as quadruple attached units in this zone.
 - b. This DSP is in general conformance with the requirements of the O-S Zone, as single-family detached and townhouses are permitted uses, subject to specific criteria in Footnote 129, as follows:
 - (A) **The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;**

This property is located within the character area of the East Glenn Dale Area Sector Plan and SMA identified as the "Area Between Prospect Hill Road and Daisy Lane," which was the subject of a minor amendment to that plan. The resolution of approval of the minor amendment (Prince George's County Council Resolution CR-20-2018) was adopted on April 3, 2018.

- (B) The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on lot(s) or parcel(s) with an aggregate acreage of not less than One Hundred Twenty (120) acres in size;**

This property is located on a parcel with an aggregate acreage of 125.16 acres.

- (C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle;**

This application demonstrates conformance to the requirements of the R-R Zone for the residential development within the O-S Zone area, and establishes detailed regulations that will govern development of the site. Architecture is not proposed at this time and will be reviewed with a future DSP application.

- (D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section; and**

PPS 4-19005 was approved by the Planning Board on March 26, 2020 (PGCPB Resolution No. 2020-36), subject to 23 conditions.

- (E) Notwithstanding Section 27-270 of this Subtitle, a permit for rough grading may be issued by the Department of Permitting, Inspections, and Enforcement after the adoption of a Resolution of approval for the preliminary plan of subdivision and acceptance of a Detailed Site Plan. The grading shall be limited to utilities, streets and the approved limits of disturbance for rough grading purposes as shown on the approved preliminary plan of subdivision.**

A grading permit may be pursued at the discretion of the applicant.

- c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 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. In addition, community open spaces are designed to allow for recreational facilities and are readily accessible to the community.

8. **Preliminary Plan of Subdivision 4-19005:** PPS 4-19005 was approved by the Planning Board on March 26, 2020 (PGCPB Resolution No. 2020-36), with 23 conditions. The following conditions apply to this DSP:

1. **Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:**
 - a. **Adjust the rear lot line of Lots 3 and 23 of Block D on Sheet 5 to avoid unusual hitches in their rear lot lines abutting the primary management area. The rear lot lines should be straight, consistent with abutting lots.**

The statement of justification (SOJ) states that the lot lines have been adjusted on PPS-4-19005 that will be submitted for certification; however, the lot lines shown on the DSP are the same as those requiring correction with the PPS. A condition to ensure that all lot lines match those represented on the certified PPS is included in this resolution.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate, private recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department for adequacy and property siting with the submittal of the detailed site plan.**

The subject DSP proposes over 1.5 miles of walking trails, sitting areas, fitness stations, and two pre-school aged playgrounds that have been found to be adequate and properly sited, in accordance with the Prince George's County Parks and Recreation Facilities Guidelines.

7. **Total development within the subject property shall be limited to uses that would generate no more than 201 AM and 238 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision, with a new determination of the adequacy of transportation facilities.**

The PPS was approved for a total of 272 dwelling units. This phase of the development represents 272 dwelling units, consequently, the trip cap will not be exceeded with this DSP application.

11. **Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure that the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).**

This application includes landscaping for the specified lots; no lighting is proposed, as these are single-family detached lots on public roads. Architectural standards will be reviewed with a subsequent DSP.

12. **Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).**

The Historic Preservation Commission reviewed the subject DSP for landscaping and lighting, as discussed in Finding 12. At the time of the submission of a DSP for architecture and materials, they will review those details for their impact on Prospect Hill Historic Site.

13. **Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25. Required revisions include but are not limited to:**

- a. **Revise the TCP1 to save Specimen Trees 23, 33, 56, 123, 224, and 243 by revising the limits of disturbance as appropriate to preserve a minimum of two-thirds of each tree's critical root zone.**
- b. **Revise the Specimen Trees Table, as follows:**
 - (2) **Indicate that Specimen Trees 3, 4, 23, 33, 56, 57, 123, 165, 218, 221, 224, 235-239, 243, 249, and 253-255 will be saved.**
- h. **Remove all reforestation/afforestation from any proposed wetland mitigation areas on-site. This may be further evaluated at the time of DSP.**

The Type 2 Tree Conservation Plan, TCP2-010-2020, provided with this application, shall be in conformance with the approved TCP1. A revised specimen tree variance was evaluated with this application to address the specimen trees to be removed, as discussed in Finding 12.

14. **Prior to signature approval of the preliminary plan of subdivision and Type 1 tree conservation plan, the following information shall be submitted:**

- a. **A revised natural resources inventory (NRI) exhibit shall be submitted showing the regulatory status of all streams and wetlands, as shown on the NRI approved October 18, 2019, with the exception of the changes outlined in the letter issued by the Maryland Department of the Environment, dated February 12, 2020.**
- b. **A revised primary management area/regulated environmental features statement of justification (SOJ), including 8.5 by 11 exhibits, reflecting the regulated environmental features required to be shown on the revised NRI exhibit. The revised SOJ shall reflect the Prince George's County Planning Board's decision regarding impacts.**

Because the TCP2 must be found to be in conformance to the approved TCP1, these conditions affect the design and layout of the TCP2, and the pertinent conditions to this review are discussed in Finding 12.

15. **The natural resources inventory (NRI) shall be filed to be revised through the standard review and approval process. This revision to the NRI shall be approved prior to detailed site plan review and approval.**

A revised Natural Resources Inventory Plan (NRI-059-2019-01) was approved for this site on April 22, 2020 and included in this DSP application for reference.

20. **Prior to signature approval of the preliminary plan of subdivision, an approved stormwater concept plan shall be submitted, and demonstration of whether unsafe soils are present on-site. If present, the detailed site plan must clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by the Prince George's County Department of Permitting, Inspections and Enforcement.**

Stormwater Management (SWM) Concept Plan 4923-2019 and associated approval letter from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with the subject application and received on January 3, 2020. However, the layout approved on the SWM concept plan is not the same as what is shown on either the approved PPS, or this DSP. In response to comments, a revised unapproved SWM concept plan was later submitted by the applicant on May 7, 2020, that matches the layout of this DSP. However, DPIE has not determined whether or not any soil safety factor lines, or any accompanying building restriction lines are required at this time.

22. **A detailed site plan shall be required for all lots and parcels approved with this preliminary plan of subdivision.**

This DSP is submitted in response to this condition.

9. **2010 Prince George's County Landscape Manual:** This application 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 Landscape Requirements; and Section 4.10, Street Trees Along Private Roads of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The landscape plan provided with this application demonstrates conformance to all applicable Landscape Manual requirements.
10. **Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area, or disturbance and require a grading permit. Properties zoned R-18C are required to provide a minimum 15 percent of gross tract area to be covered by tree canopy. The subject site includes 10.05 acres in the R-18C Zone, and therefore, requires 1.50 acres of tree canopy coverage. Properties zoned O-S are exempt from the requirements of the Tree Canopy Coverage Ordinance. This DSP provides the required schedule, demonstrating conformance with the Tree Canopy Coverage Ordinance.
11. **Prince George's County Woodland and Wildlife Habitat Conservation (WCO):** The site is subject to the provisions of the WCO because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-010-2020, has been submitted for review that covers the area of this DSP.

According to the worksheet shown on the TCP2, a total of 11.75 acres of existing woodlands are on the net tract and no woodlands are within the existing floodplain. The site has a Woodland Conservation Threshold (WCT) of 58.66 acres, or 47.56 percent of the net tract, as tabulated. No off-site clearing is shown on the plan. The TCP2 shows a total woodland conservation requirement of 33.47 acres based on the proposed clearing shown. The TCP2 shows this requirement will be met by providing 2.12 acres of on-site woodland preservation, 12.13 acres of on-site afforestation/reforestation, 5.11 acres of landscape credits, 0.12 acre of specimen tree credit (with two existing specimen trees within the Prospect Hill Historic Site (70-025)), and 13.99 acres of off-site woodland conservation credits. A sewer line is proposed to connect to an existing line to the north of the subject site. Off-site clearing will be necessary to accommodate this connection, but has not been shown on the plan, nor accounted for in the woodland conservation worksheet.

Several landscape areas are shown on the plan to also serve as woodland conservation; however, the density of landscape planting does not meet the definition of woodland, per Section 25-118(b)(72). The plan does not account for the additional planting required to meet the density in order to count as woodland conservation credits. All landscaping in areas to be counted as woodland conservation must be native. The TCP shall show the proposed planting for each landscape area and demonstrate that the minimum planting density has been met for woodland conservation credit. Further, there are 13 separate woodland afforestation/reforestation areas proposed on the plan, but only one reforestation planting schedule.

Two large areas are labeled as “On-Site Landscape Credit” for meeting woodland conservation requirements located on Parcel C1 (Landscape Area 8), and Parcels E1 (Landscape Area 9). Woodland conservation credit for these landscaped areas is not supported as these areas are large enough or could be enlarged further to be shown as reforestation instead.

Landscape Area 8 is associated with a 50-foot-wide Type E bufferyard that is required to be planted to screen the historic setting boundary of the Prospect Hill Historic Site from the proposed development. To count this area as woodland conservation, supplemental planting must occur. Preserving this buffer, supplemented with planting to meet the requirements of the Landscape Manual, as well as providing supplemental planting with seedlings to change the area from just landscaping to reforestation, is required herein.

A portion of proposed landscape credit area (LSC) 10 is over 50 feet in width behind Lot 9, Block D and is contiguous with woodland afforestation/reforestation area (WRA) 9. In addition, LSC 13 can be added to WRA 10 by shifting the proposed fitness trail between WRA 11 and LSC 13 to make it at least 50 feet wide. The Planning Board requires WRA 9 be expanded to include contiguous areas of LSC 10, and by shifting the fitness trail, LSC 13, where both are at least 50 feet in width. All remaining proposed landscaping that is less than 50 feet in width may remain as landscaping and can receive landscaping credit for LSC 10.

The Planning Board approves the woodland conservation credit for landscape areas 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 8, 11, 12, and 14 on the TCP2. Since this site is within a Tier 2 Catchment Area the additional native plantings on-site will benefit water quality of the overall watershed and many of these landscape areas will provide linkages and habitat expansion to many of the proposed woodland preservation and afforestation areas on-site in areas that are too small for traditional reforestation or afforestation to fit.

The TCP2 requires additional technical revisions as discussed that are included as conditions of this resolution.

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

- a. **Historic Preservation Commission (HPC)**—The Planning Board reviewed a memorandum dated April 22, 2020 (HPC to Burke), incorporated herein by reference, in which the HPC indicated that they reviewed the subject application at its April 21, 2020 meeting and voted 6-0-1 to forward findings, conclusions, and conditions to the Planning Board, summarized as follows:

The applicant provided a viewshed study from the Prospect Hill Historic Site to the closest lots, Lots 1 and 2. The applicant’s exhibit shows that the proposed landscape buffer that is required around the Prospect Hill Historic Site will provide sufficient screening for the houses that will be sited on Lots 1 and 2.

The subject application does not propose any architecture, materials or lighting. At the time of the submission of a DSP for architecture, materials and lighting, the Historic Preservation Commission will review these details for their impact on the Prospect Hill Historic Site.

The Phase I archeological survey did not identify any significant archeological resources. Most of the property was previously disturbed by construction of the golf course. A springhouse located to the south of the historic site was not previously recorded. This building should be documented through measured drawings and detailed photographs by the applicant prior to its demolition or any grading in the vicinity.

A Phase I archeology survey was conducted on the subject property in July 2007. The area covered by the Phase I survey was confined to portions of the property that had a high probability of containing archeological resources and that had not been extensively disturbed by construction of the Glenn Dale golf course. The artifacts from the Phase I survey were never curated at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. The applicant's representatives noted that they had contacted the archeological firm that conducted the Phase I study and has been storing the artifacts recovered from the Phase I archeological investigations. The applicant will work with the consultant to curate the artifacts at the Maryland Archaeological Conservation Lab in Calvert County and to produce the final Phase I reports. A condition is included in this resolution to require the applicant to curate the artifacts that were recovered from the Phase I archeological survey to the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland prior to approval of any building permits.

It was noted that there is a trail shown on the plan and that there is an opportunity to provide interpretive signage on the history and significance of the Prospect Hill Historic Site along that trail. A condition is included in this resolution to provide a plan for interpretive signage and public outreach measures subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist prior to the approval of the DSP for architecture.

- b. **Community Planning**—The Planning Board reviewed a memorandum dated May 21, 2020 (Sams to Burke), incorporated herein by reference, which indicated that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.
- c. **Transportation Planning**—The Planning Board reviewed a memorandum dated May 11, 2020 (Burton to Burke), incorporated herein by reference, which provided an evaluation of previous conditions of approval and found that the conditions have been addressed appropriately for this application. The Planning Board determined that the circulation on the proposed site is acceptable and meets the findings required for a DSP.

- d. **Trails**—The Planning Board reviewed a memorandum dated May 11, 2020 (Smith to Burke), incorporated herein by reference, which provided an evaluation of previous conditions of approval, master plan of transportation compliance, and the following summarized comments:

The proposed development includes an internal fitness trail throughout the site that varies in width ranging from five to ten feet and five-foot sidewalks on both sides of the internal roadways. Portions of this trail align with the existing golf cart pathway. Crosswalks are also included throughout the site and provide a continuous pedestrian system. This fitness trail is located in close proximity to many of the proposed dwelling units and will likely be a well-used amenity for the community. Because of its close proximity to many of the dwelling units, the Planning Board requires that signage identifying the location of the proposed trail throughout the site shall be provided so that future residents are aware of the fitness trail in respect to their lots. The Planning Board also requires that the fitness trail maintain a minimum width of eight feet throughout the site, including the portions of the trail that are the existing golf cart pathway to accommodate pedestrian and bicycle use. These conditions and additional trails conditions are included in this resolution.

- e. **Environmental Planning**—The Planning Board reviewed a memorandum dated May 22, 2020 (Juba to Burke), incorporated herein by reference, which provided comments on this application, summarized as follows:

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Plan, NRI-059-2019-01, which shows the existing conditions of the property. A total of 258 specimen trees have been identified on-site or within the immediate vicinity of the site's boundary. There are an additional 38 trees and shrubs that have been identified on-site that are located within a historic environmental setting associated with Prospect Hill Historic Site.

The site contains regulated environmental features, including streams and wetlands with their buffers, and 100-year floodplain. The Forest Stand Delineation indicates that there are four forest stands; two of which have a high rating for preservation. The site has a total of 11.75 acres of gross tract woodland, none of which are within the existing 100-year floodplain, as shown on the NRI. Areas of steep slopes are scattered across the site. The site is associated with tributaries of the Horsepen Branch watershed, which is both a stronghold and a Tier II watershed.

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Environmental Technical Manual (ETM)."

A total of 258 specimen trees were identified on the approved NRI, with 242 on-site and 16 off-site. It is important to note that Specimen Trees 119 and 120 were identified on the TCP2 as being off-site but are located on-site. A condition to correct the identification of these trees as on-site is included in this resolution. An additional 38 trees were also identified within 100 feet of the limits of disturbance located within the environmental setting of the Prospect Hill Historic Site. None of the trees or shrubs associated with the Historic Site Environmental Setting are being proposed to be removed.

At time of the PPS 4-19005 review, a total of 186 on-site specimen trees were proposed for removal according to the variance request dated February 21, 2020. A detailed condition analysis was submitted as part of this variance request for these trees as well as for four additional trees located off-site proposed for removal. At time of Planning Board, the Board made the finding for approval of the removal of 179 specimen trees. The Planning Board also found that 15 of the specimen trees could not be approved for removal at that time, although they were shown as being removed on the plan. These trees were not part of a variance request, and therefore could not be approved for removal. The Planning Board also concluded that seven specimen trees appeared to be capable of being saved on the TCP1 plan by either slightly adjusting the grading to reduce clearing within one-third or less of the critical rootzones of these trees, or these trees already have less than one-third of their critical root zone being removed and are considered to have a greater likelihood to be viable post construction if properly protected and root pruned prior to construction. These trees were conditioned to be saved on the TCP1 prior to signature approval of the PPS and TCP1. It should be noted that Specimen Tree 124 was mistakenly labeled as Specimen Tree 224 in the associated PGCPB Resolution No. 2020-36.

An additional 18 specimen trees that were not approved for removal with the PPS and TCP1 are requested to be removed with this DSP and TCP2 application. These trees include Specimen Trees 3, 4, 5, 6, 27, 33, 52, 71, 72, 123, 124, 133, 165, 221, 236, 243, 244, and 253.

Specimen Trees 277 and 278 on Sheet 14 of the TCP2 are shown as being saved but are still within the revised limits of disturbance. Neither of these trees were previously approved for removal with the PPS and TCP1. The Planning board disapproves the removal of these trees at this time since they were not requested for removal with the variance request. The TCP2 shall be revised to show these trees and their critical root zones to be saved.

Review of Subtitle 25 Variance Request

A revised Subtitle 25 variance application and SOJ dated May 12, 2020, in support of a variance, was received on May 18, 2020. A revised TCP2 was received for review on May 7, 2020.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The Letter of Justification submitted seeks to address the required findings for the 18 specimen trees together.

The text in **BOLD**, labeled A-F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

There are many open grown specimen trees located outside of the primary management area (PMA) in the most developable areas of the site. These trees range in condition from poor to excellent. The development has mostly been focused away from regulated environmental features, such as streams and wetlands with their associated buffers, which comprise the PMA. Many of the trees are unavoidable if the project is to be developed in a viable manner. The specimen trees on-site have been categorized into invasive species, non-native non-invasive, and native. All invasive species were previously approved with the PPS and TCP1 for removal.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

This property is split zoned O-S and R-18C and is limited as to the number of lots that can be created on-site. Further limiting of developable area by protecting the root zones and specimen trees will deprive the applicant of the opportunity to create a functional development.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

As previously discussed in (A) and (B) above, not granting this variance will prevent the project from being developed in a functional and efficient manner. The variance would not result in a privilege to the applicant; it would allow for development to proceed with similar rights afforded to others with similar properties and land uses.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

The nature of the variance request is not in response to actions taken or resulting by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and,

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

The site is governed by the current SWM regulations. The site is adjacent to the Horsepen Branch and water is discharging untreated from the existing golf course and irrigation ponds constructed prior to these regulations, meaning there is significant discharge of untreated storm water runoff currently. The proposed loss of specimen trees will be offset from the establishment of water quality and control devices preventing direct untreated discharge into the Horsepen Branch during storm events.

After evaluating the applicant's request, the Planning Board approves the removal of the 18 requested specimen trees. These trees include six Specimen Trees (3, 4, 5, 6, 52, 165) that are non-native Siberian elm trees that are considered an invasive species within the State of Maryland and actively controlled by the University of Maryland Extension Service; and 12 native Specimen Trees (27, 33, 71, 72, 123, 124, 133, 221, 236, 243, 244, and 253).

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

The site contains regulated environmental features, including streams/wetlands and their buffers, and 100-year floodplain, which comprise the PMA, and isolated wetlands and their buffers.

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing, or at the point of least impact to the regulated environmental features. SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfalls at points of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code. Impacts to regulated environmental features must first

be avoided and then minimized. The SOJ must address how each on-site impact has been avoided and/or minimized.

A revised SOJ dated April 14, 2020 and associated exhibits were submitted for five on-site impacts totaling 133,847 square feet (3.07 acres).

According to the Environmental Technical Manual, a mitigation plan is required if the cumulative proposed impacts for the entire site to wetlands and wetland buffers are shown to exceed a 0.5-acre threshold. Only on-site impacts are evaluated for this threshold. The amount and type of mitigation, if required, shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board. This can be in the form of stream or wetland restoration, wetland creation, or retrofitting of existing SWM facilities that are not required by some other section of County Code.

A wetland mitigation exhibit was also submitted with this application with two possible mitigation areas (Area 1 and Area 2) totaling 48,911 square feet (1.12 acres) associated with the stormwater retrofit of Irrigation Pond 3 and associated stream impacts.

The SOJ contains an impact summary table on page 3. This table breaks-down the impacts into the features that are proposed to be impacted (stream buffer, wetland, wetland buffer etc.); however, because these features overlap, it is difficult to confirm the proposed overall impact area for each requested impact. For evaluation purposes, The Planning Board focused on the total area for each impact, as described below:

Impact 1 for Construction of Public Road E and Irrigation Pond 3 Retrofit for Stormwater Purposes

Impact 1 is proposed for the disturbance of a total of 65,352 square feet (1.50 acres) of total PMA Impact, which is comprised of 181 linear feet of stream bed impact, 3,534 square feet of wetland and wetland buffer impacts, and 58,046 square feet of stream buffer impacts for retrofitting existing Irrigation Pond 3 for stormwater purposes along with the construction of Public Road E. While the SOJ indicates portions of the disturbance is temporary, all impacts to the PMA are considered permanent. Two new outfall structures are also proposed into the stream. The proposed improvements are designed to improve the structural integrity of the stream.

A proposed mitigation plan was provided for this impact. It shows creation of existing wetlands around this pond (Area 1) for 34,209 square feet and adjacent to the stream being impacted (Area 2) for a total of 14,702 square feet that are not part of the stormwater concept plan submitted to DPIE for this site. A combined total of 48,911 square feet (1.12 acres) of mitigation is proffered to offset the 1.50 acres of proposed impacts for this area. Although the proffered mitigation falls short by 0.38 acre, the overall benefits of the stormwater retrofit of this irrigation pond make up for it as it will

prevent future scouring and improve the quality of water outflowing from the existing pond into the stream.

This impact was modified slightly from what was approved with the PPS.

Impact 2 for Construction of Private Road A and Removal and Replacement of Irrigation Pond 1 with a Gravel Wetland to Treat Stormwater

Impact 2 is proposed for the disturbance of a total of 26,354 square feet (0.60 acre) total PMA Impact, which is comprised of 11 linear feet of stream bed impacts, 27,443 square feet of wetland and wetland buffer impacts, and 10,709 square feet of stream buffer impacts for the construction of a section of Private Road A; the construction of a submerged gravel wetland; and proposed storm-drain outfall. While the SOJ indicates portions of the disturbance is temporary, all impacts to the PMA are considered permanent. Irrigation Pond 1, as labeled on the original SWM concept, is man-made and the irrigation pumps that supply water to it were shut down at the time of the golf course closure severing the hydrologic connection to this pond, which will result in the pond receding over time. Thus, the prior wetlands and associated environmental features will no longer have a water source and will eventually disappear. The proposed submerged gravel wetland will replace the pond with the new development and will treat stormwater from the site while providing a functional replacement wetland.

Although no mitigation plan was provided for Impact 2 since the existing wetland system was dependent on water pumped in elsewhere from the site and is no longer functional with the closing of the golf course. The replacement of the pond with a functional gravel wetland that will treat previously untreated water that leaves the site is considered more beneficial than preserving the pond in its current state of decline on-site.

Impact 3 for Construction of Submerged Gravel Wetland 4 and Outfall Structures as Part of the Stormwater Retrofit for Irrigation Ponds 2 and 3.

Impact 3 is proposed for the disturbance of a total of 20,045 square feet (0.46 acre), which is solely composed of 21,943 square feet (0.50 acre) of wetland and wetland buffer impacts for proposed grading and construction for Submerged Gravel Wetland 4 and associated storm-drain outfall structures required for SWM for retrofitting existing Irrigation Ponds 2 and 3, as labeled on the original SWM concept. While the SOJ indicates portions of the disturbance is temporary, all impacts to the PMA are considered permanent. This impact was modified from what was conditionally approved with the PPS. No mitigation was proffered for this impact.

Impact 4 for Construction of an Underdrain to Control Overflow of Micro-bioretenment Area 3.3. for Stormwater Purposes

Impact 4 is proposed for the disturbance of a total of 442 square feet (0.01 acre), which is solely comprised of 442 square feet of wetland buffer impacts for the construction of an underdrain, to control overflow of Micro-bioretenment Area 3.3 for stormwater purposes.

Impact 5 for Construction of One Outfall Structure Associated with Submerged Gravel Wetland 1 for Stormwater Purposes

Impact 5 is proposed for the disturbance of a total of 21,503 square feet (0.49 acre), which is comprised of 55 linear feet of stream bed impacts, and 21,227 square feet of stream buffer impacts, for the construction of one outfall structure associated with proposed Submerged Gravel Wetland 1 on the plan.

The SOJ includes a section for proposed mitigation. The applicant proposed 1.12 acres of mitigation in the form of wetland enhancement in the southeastern portion of the site surrounding the existing irrigation pond. An additional wetland mitigation area is shown in the southern area of the property along the existing stream and within the floodplain.

After evaluating the applicant's SOJ for proposed impacts to regulated environmental features, the Planning board approves Impacts 1-5 and the proffered mitigation of 1.12 acres.

Erosion and Sediment Control

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by the Maryland Department of the Environment (MDE) that are afforded special protection under Maryland's Anti-degradation policy. According to correspondence with the Prince George's Soil Conservation District (PGSCD), a 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams. The approved NRI and TCP2 reflect this buffer, which is regulated by PGSCD. The PGSCD may require redundant erosion and sediment control measures for this site as part of their review and approval process.

Soils

According to available information, no unsafe soils containing Marlboro clay exist on-site; however, unsafe soils containing Christiana complexes are mapped on this property. According to the DPIE, when existing or proposed steep slopes exceed 20 percent on unsafe soils, government agencies should insist on submitting a full Geotechnical Report that includes a Global Stability Analysis with the proposed (mitigated) 1.5 Safety Factor Line (SFL) determined and shown on the plans submitted for County review and approval.

A detailed analysis and mitigation, if necessary, should be addressed with the approval of the SWM concept plan. Prior to certification of the DSP, the applicant shall demonstrate

conformance with Section 24-131 of the Prince George's County Subdivision Regulations, for unsafe soils, by submitting an approved SWM concept plan that clearly delineates the location of any associated 1.5 SFL, as well as any accompanying building restriction lines that are required by DPIE. The layout on the SWM concept plan must conform to the layout of the proposed DSP for this site. An amended SWM concept plan and slope stability analysis, which reflects the final layout will be required.

Christiana Complex Soils

A global slope stability geotechnical report was submitted on May 13, 2020, which was referred to DPIE. DPIE had not commented on the slope stability analysis at the time of the hearing. A determination of safety must be made by DPIE prior to certification of the DSP and TCP2. If it is determined that unsafe soils are present, the DSP shall clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by DPIE. This may result in un-buildable lots.

Stormwater Management

A copy of a SWM Concept Plan 4923-2019 and associated approval letter from the DPIE was submitted with the subject application and received on January 3, 2020. However, the layout approved on this SWM concept plan was not the same as what is shown on either the approved PPS or of this DSP. A revised unapproved SWM concept plan was later submitted by the applicant, on May 7, 2020, that matches the layout of this DSP. According to the proposed plan, Irrigation Ponds 2 and 3 will be retrofitted for SWM purposes and Irrigation Pond 1 will be removed and replaced with a gravel wetland system. An additional three submerged gravel wetlands are proposed with 12 micro-bioretenion facilities, along with a series of five swales and ten drywells to provide stormwater retention and attenuation on-site before discharging into tributaries of the Horsepen Branch. A condition requiring an approved concept in conformance with this DSP layout prior to certification of the DSP is included in this resolution.

- g. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not provide any comments on this application.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board reviewed a memorandum dated April 17, 2020 (Giles to Burke), incorporated herein by reference, in which DPIE provided standard comments that will be addressed through their separate permitting process and indicated they have no objection to the DSP.
- i. **Prince George's County Health Department**—The Planning Board reviewed a memorandum dated March 30, 2020 (Adepoju to Burke), incorporated herein by reference, in which the Health Department provided guidance and recommendations, including the following summarized comments:

Pesticides used to control pests on lawns, golf courses and recreational areas may affect individuals that may be sensitive when in contact with the treated areas. The existing site

is currently occupied as a golf course and is intended to be redeveloped into a residential community. The applicant may consider sampling the grounds for potential herbicide and pesticide contaminants that may exist in the soils particularly in the areas of the chemical mixing stations and the t-boxes and greens of the golf course. If detected, the applicant should ensure the mitigation efforts according to state and local laws.

The applicant must ensure that underground storage tanks are not disturbed by excavation or grading activities. Should the soil become contaminated during the construction/demolition activity or should the applicant discover contaminated soils, all impacted soils must be handled in a manner that comports with State and local regulations. The applicant may consider testing the soils for possible contaminants associated with the motorized vehicle maintenance prior to the redevelopment of the existing golf course to a residential community.

The applicant may consider applying for the Maryland Department of the Environment's Voluntary Cleanup Program prior to the redevelopment of the potential "brownfield sites". Please contact the Land Restoration Program/ Land Management Administration located at 1800 Washington Boulevard in Baltimore Maryland, or call (410) 537-3305.

13. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

14. Per 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:

(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 requirements of Subtitle 24-130(b)(15).

The regulated environmental features on the subject property have been preserved to the fullest extent possible based on the limits of disturbance shown on the DSP and TCP2 for proposed impacts 1-5.

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 Type 2 Tree Conservation Plan TCP2-010-2020, and further APPROVED Detailed Site Plan DSP-19007 for the above described land, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant shall make the following revisions to the plans:

- a. Obtain signature approval of Preliminary Plan of Subdivision 4-19005 and revise the DSP as necessary to be in conformance.
- b. Show necessary grading for the fitness trail as applicable, and show the location, height, and any required fencing for proposed retaining walls.
- c. Provide a list of the private, on-site recreation facilities and proposed timing of construction, to be reviewed by the Urban Design Section as the designee of the Planning Board.
- d. Provide a minimum 8-foot-wide sidewalk or side path along the entire site frontage on Hillmeade Road and Prospect Hill Road, unless modified with written correspondence by the Prince George's County Department of Permitting, Inspections and Enforcement.
- e. Provide minimum 8-foot-wide trail to replace the existing golf cart trail.
- f. Provide a detail indicating the size, height, materials, color, and wording for signs to indicate the location of the future trail. The signs shall be constructed of durable materials, utilize colors that will attract attention, and state at a minimum, "Future Trail Location" with the expected month and year of construction completion.
- g. Show the locations of all future trail location signs. The signs shall be posted at no more than 150-foot intervals, directed toward the nearest residential lots, and at a height that is visible from those lots.
- h. Provide an approved stormwater management concept plan showing the same layout as the DSP and Type 2 tree conservation plan.
- i. Provide written correspondence from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) regarding whether unsafe soils are present on-site. If present, the DSP shall clearly delineate the location of any associated safety factor lines, as well as any accompanying building restriction lines that are required by DPIE. This may result in un-buildable lots.
- j. Provide the materials, illumination, and dimension for the lettering on the entrance signage, and the height of the monument for the Prospect Hill Road entrance monument, in conformance with Section 27-624 of the Prince George's County Zoning Ordinance.
- k. The Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - (1) On the overall specimen and historic trees tables of the TCP2:

- (a) Update the column entitled "Variance" to indicate which application approved each variance based on the findings of Planning Board for both Preliminary Plan of Subdivision 4-19005 and DSP-19007.
 - (b) Complete the standard note regarding specimen tree variances below the table.
 - (c) Indicate in the disposition column of the specimen and historic trees tables of the TCP2 that the critical root zone of Specimen Tree 29 will be root pruned.
- (2) Identify and label all off-site clearing with its acreage on the plan and accounting for it in the tree conservation plan worksheet and any associated tables. This includes but is not limited to clearing and grading associated with the removal of off-site specimen trees, and off-site utility connections.
- (3) Provide a copy of the erosion and sediment control plan. Adequate protection of all isolated wetland areas on-site that are proposed to be retained must be demonstrated on the TCP2 as well as other regulated environmental features proposed to remain within the primary management area.
- (4) Include all symbols for proposed silt fence and super silt fence to the TCP2 legend and plan as appropriate.
- (5) Identify the locations of all required tree protection fencing on the TCP2 plan. Differentiate between each fencing type used on the plan and legend, clearly demarcating transitions between fencing types as needed. Make all tree protection fencing symbols used on the plan be consistent with the legend and black on each sheet of the TCP2 so they are clearly distinguishable from other features on the plan.
- (6) Show tree protection fence/combination silt fence around woodland preservation area (WPA) 3 on the TCP2.
- (7) Revise the location of all reforestation/afforestation and woodland preservation signs, so they are spaced at a minimum of 50-feet apart as required. Add signs around woodland reforestation/afforestation area (WRA) 8, 10, 12, and 14.
- (8) All landscape areas proposed to receive woodland conservation credit must be planted exclusively with native material. These areas shall also be planted with supplemental native material as needed to meet the definition of woodland found in Section 25-118(b)(72) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. These areas shall be surrounded by split rail fencing, reforestation signage, and be recorded within woodland conservation easements.

- (9) Replace Landscape Credit Areas 10 and 13 on the TCP2 with reforestation expanded to meet the minimum requirements.
- (10) Change Landscape Credit Area 8 to afforestation/reforestation.
- (11) Use a darker line-style to clearly differentiate the existing contours from the proposed contours associated with grading for this project. Add the symbols for the proposed contours to the legend of Sheets 4-19 of the TCP2.
- (12) Revise the symbols to be black instead of grey for all regulated environmental features on the TCP2, so they are easily distinguishable from other features on the TCP2.
- (13) Show all areas of proposed easements that are to remain or are proposed to be created (with the exception of surface drainage easements) that overlap existing woodlands to remain, as being woodland retained counted as cleared on the plan, not as woodland preservation.
- (14) On Sheet 14 of the TCP2, revise the symbols for Specimen Trees 277 and 278 to be consistent with the other specimen tree symbols on the TCP2. Add their critical root zones to the plan. Revise the limits of disturbance to show them as being saved since they were not requested or approved for removal with the PPS or DSP.
- (15) Correct the Specimen Tree Table on the TCP2 to identify Specimen Trees 119 and 120 as on-site.
- (16) Ensure that all Specimen Tree signs on the TCP2 are placed along the vulnerable edges of the critical root zones, so they face the point of greatest visibility towards the proposed development. Remove all specimen tree signs from trees proposed for removal on the TCP2.
- (17) Ensure that the specimen tree table on the plan is consistent with the statement of justification and variance request, and that the TCP2 graphically shows the proposed disposition accordingly. All specimen trees approved for removal by the Planning Board must be shown as removed on the TCP2 plan. All specimen trees not approved for removal by the Planning Board must be shown as saved on the TCP2 plan.
- (18) Add separate afforestation/reforestation schedules for each planting area on the TCP2 as required. Add planting schedules for each landscape area that is also proposed to be counted as woodland conservation to demonstrate the use of native materials and that the density meets the definition of woodland found in

Section 25-118(b)(72) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.

- (19) Add and complete the Property Owners Awareness Certificate(s) to each sheet of the TCP2. Ensure that a separate property owner's awareness certificate is provided on the plan and signed by each appropriate owner prior to certification of the plan.
 - (20) Revise the Standard Type 2 Tree Conservation Plan notes on Sheet 2 of the TCP2 as follows:
 - (a) Planting Specification Note 16 must be completed with the name, address, and phone number of the nursery supplier as required.
 - (b) Add the standard TCP2 Additional Notes to the TCP2 entitled "When Invasive Plant Species are to be removed by the permittee" to the plan.
 - (c) Include an invasive species management plan on the TCP2 as required.
 - (21) Update the TCP worksheet as necessary once the above changes have been made. The qualified professional must sign and date the TCP worksheet, as required.
 - (22) The current TCP2 approval block must be added to each sheet of the TCP2. Include the TCP2 number in the block on each sheet of the TCP2.
 - (23) The Qualified Professional must sign and date their landscape architect seal on each sheet of the TCP2.
 - (24) Show tree protection fencing along the intersection of the limits of disturbance and critical root zone of each specimen tree proposed to be saved on the plan (on and off-site).
2. Prior to the approval of a detailed site plan for architecture, the applicant shall provide a plan for interpretive signage to be erected and public outreach measures for the Prospect Hill Historic Site (70-025). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.
 3. Prior to approval of any building permit, the applicant shall curate the artifacts recovered from the Phase I survey of the subject property at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. Proof of the disposition of the curated artifacts shall be provided to Historic Preservation staff.


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 Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, June 18, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of June 2020.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:TB:nz

APPROVED AS TO LEGAL SUFFICIENCY
David S. Warner /s/
M-NCPPC Legal Department
Date: June 10, 2020



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
pgplanning.org/HPC.htm • 301-952-3680

November 18, 2020

MEMORANDUM

TO: Thomas Burke, Development Review Division, Urban Design Section

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division, Jennifer Stabler, Historic Preservation Section, Countywide Planning Division, Tyler Smith, Historic Preservation Section, Countywide Planning Division

FROM: Historic Preservation Commission

**SUBJECT: DSP-19007-01: The Fairways at Glenn Dale Estates
(includes Prospect Hill Historic Site, 70-025)**

The Historic Preservation Commission (HPC) reviewed the subject application at its November 17, 2020 meeting. The HPC voted 7-0-1 (the Vice-Chair voted "present") to forward the following findings, conclusions, and conditions to the Planning Board for its review of the subject application.

Findings

1. The subject property comprises 125.16 acres located east of Prospect Hill Road and Old Prospect Hill Road, west of Hillmeade Road, and northeast of Glenn Dale Road in Glenn Dale, Maryland. The subject property is zoned O-S (Open Space, 115.11 acres) and R-18-C (Multifamily Medium Density Residential-Condominium, 10.05 acres). This application is a revision of DSP-19007 for the purpose of review and approval of architectural models for the community's single-family detached units and approval of triggers for the construction of recreational facilities.
2. The subject application includes the Prospect Hill Historic Site (70-025). The brick main block of Prospect Hill was built by George W. Duvall early in the nineteenth century and underwent a major renovation in 1940 by then-owner Terrill Brazelton, who added the Neoclassical porches and Palladian windows. The main block is attached to a lower gambrel-roof frame dwelling by means of a two-story connecting hyphen. It is likely that the Duvalls lived in the gambrel roof portion after their marriage in 1820 and the brick section was built soon after that. The property, also containing a tobacco barn and icehouse, was sold in 1955 to the Prospect Hill Golf and Country Club and was home to the Glenn Dale Golf Club until recently.
3. The Prince George's County Planning Board approved the Preliminary Plan (4-19005) for the subject property at its March 26, 2020 meeting. The following conditions from PBCPB Resolution No. 2020-36 are those that are applicable to the treatment of the Historic Site:

10. *Prior to approval of any grading permit, the applicant shall provide measured drawings and detailed photographs of the spring house located on the subject property, located south of the Prospect Hill Historic Site (70-025).*

COMMENT: The applicant submitted detailed photographs and measured drawings of the spring house to Historic Preservation staff on June 1, 2020. This condition has been satisfied.

11. *Lots 1, 2, 4, 5, and 6, Block C, and Lot 11, Block B, shall be reviewed at the time of detailed site plan for architecture, materials, landscaping, and lighting to ensure the visual impacts of this new construction is mitigated when viewed from the nearby Prospect Hill Historic Site (70-025).*

COMMENT: Proposed Lots 1 and 2, Block C may be partially visible from the Historic Site during Fall and Winter months and the rears of those proposed buildings will be facing it. Dwellings on Lots 4, 5, 6, Block C and Lot 11, Block B may also be visible from the Historic Site and the rears of these buildings also face towards the Historic Site. To mitigate the adverse effects on the viewshed of the Historic Site, the applicant has proposed landscaping within the 50' landscape buffer that was approved with DSP-19007 that should substantially screen the new development from the Historic Site. However, particular attention should be given to the details of the rear elevations of the houses on these lots.

12. *Prior to approval of a detailed site plan, the Historic Preservation Commission shall review proposed landscape buffering, lighting, architecture and materials, and other details in the vicinity of the historic site to mitigate potential adverse effects on the views to and from the Prospect Hill Historic Site (70-025).*

COMMENT: See below for discussion of the proposed architecture and materials.

4. The following architectural models are proposed:

K Hovnanian Single Family Dwelling Model	Base Square Footage
Hanover II	2,348
Rockford	2,378
Haddenfield II	2,393
Eastwood Loft	2,441
Tomasen	2,628
Callahan	2,686
Baltimore	2,699
Delaware II	2,740
Lancaster	2,800
Alaska II	3,026
Rockford Loft	3,166
Potomac	3,359

Dan Ryan Homes Single Family Dwelling Model	Base Square Footage
Oakdale II	2,484
Castlerock II	2,643
Montgomery II	2,795
Rosecliff II	3,169
Richmond	3,387
Emory II	3,472
Biltmore II	3,521
Creighton	3,964

According to the applicant’s Statement of Justification, the design of the architectural models draws from the Prospect Hill Historic Site through the incorporation of optional columnar front porches and covered entries, dormers and compatible fenestration patterns. Units range in size from 2,348 to 3,964 square feet, which will allow for marketing to a broad spectrum of potential residents. Two single-story with loft models are also proposed to ensure the community can cater to those who wish to age in place. No lighting is proposed in the sections closest to the Prospect Hill Historic Site, as these are all single-family detached houses.

5. Some of the models proposed by the applicant provide an option for a stone water table and/or veneer. The stone water table and veneer are not compatible with the character of the Prospect Hill Historic Site. The multi-colored brick option is also not compatible. Therefore, staff recommends that a stone veneer and/or water table option and the use of multi-colored brick should not be offered for the houses that will be constructed on Lots 1, 2, 4, 5, and 6, Block C and Lot 11, Block B.

6. In its review of DSP-19007, the Planning Board approved two conditions that are relevant to this application (PGCPB 2020-98):

2. *Prior to the approval of a detailed site plan for architecture, the applicant shall provide a plan for any interpretive signage to be erected and public outreach measures for the Prospect Hill Historic Site (70-025). The location and wording of the signage and the public outreach measures shall be subject to approval by the M-NCPPC staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.*

COMMENT: The applicant submitted the details of an interpretive sign that will be placed within the development. The interpretive sign provides a brief history and description of the Prospect Hill Historic Site and its former outbuildings. However, this is no discussion of the enslaved African Americans who lived and worked on the property. The interpretive sign should be revised to include information on this aspect of the history of the site. The applicant should also show the proposed location of the interpretive sign on the Detailed Site Plan. The sign should be placed along the fitness trail in a location near the Prospect Hill Historic Site.

3. *Prior to approval of any grading permit, the applicant shall curate the artifacts recovered from the Phase I survey of the subject property at the Maryland*

Archaeological Conservation Laboratory in Calvert County, Maryland. Proof of the disposition of the curated artifacts shall be provided to Historic Preservation staff.

COMMENT: In a letter dated November 11, 2020 from Rebecca Morehouse, MAC Lab Collections Staff to Stantec Consulting Services (the applicant's archeological consultant), the applicant submitted proof (on November 18, 2020) that the artifacts recovered from the Phase I investigations on the subject property were curated at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland. This condition has been satisfied.

Conclusions

1. The applicant provided a viewshed study from the Prospect Hill Historic Site to the closest lots, Lots 1 and 2 with DSP-19007 that was reviewed by the HPC at its April 21, 2020 meeting. The applicant's exhibit showed that the landscape buffer that is required around the Prospect Hill Historic Site will provide sufficient screening for the houses that will be sited on Lots 1 and 2. However, portions of the houses on Lots 4, 5, 6, Block C and Lot 11, Block B may be partially visible from the Historic Site during the winter months. Historic Preservation Staff recommend that the stone and multi-colored brick veneer should not be offered as an option for the houses that will be sited on Lots 1, 2, 4, 5, 6, Block C and Lot 11, Block B.
2. The applicant should revise the language of the interpretive signage to include a discussion of the enslaved African Americans who worked on the Prospect Hill plantation. The location of the interpretive sign should be indicated on the plans in an area along the fitness trail that is near the Prospect Hill Historic Site. The artifacts that were recovered during the Phase I archeology survey have been curated at the Maryland Archeological Conservation Lab.

Recommendations

The Historic Preservation Commission recommends to the Planning Board approval of DSP-19007-01, The Fairways at Glenn Dale Estates, with the following conditions:

1. The houses that will be constructed on Lots 1, 2, 4, 5, and 6, Block C and Lot 11, Block B, shall not have the option of a stone water table and/or stone veneer and/or multi-colored brick.
2. Prior to signature approval of this detailed site plan, the applicant shall revise the plan to indicate the location of the interpretive sign along the fitness trail that is near the Prospect Hill Historic Site and provide language that includes a discussion of the African American occupants of the property.

October 13, 2020

MEMORANDUM

TO: Thomas Burke, Urban Design
FROM: Tempi Chaney, Permit Review Section
SUBJECT: DSP-19007-01; The Fairways

1. On the template sheets, the total base finished area for each house type should be provided or removed from the plans.
2. On the template sheet, 3A, the Baltimore house type, provide the number of stories and the total base finish area of the house.
3. Sheets 3C and 3D, for all house types shown, provide the actual height of each house type, not just maximum 35-foot.
4. Provide the dimensions for all options shown on each house type on all template sheets. This includes bay windows, bow windows, means of egress, chimneys, extensions, projections, all options.
5. Provide the width of the trails on the site plan.
6. Provide the dimensions of each sign area on the sign detail sheet. The dimensions of each sign would include the concrete inlay, not just the lettering area.
7. Provide the signage area square footage for each sign on the sign detail sheet.
8. Will the fencing along the entire frontage along Prospect Hill Road be the white vinyl split rail fence?

9. Provide the height of the fence on the site plan.
10. At time of permits, a non-certified site plan will be required to be submitted along with the certified site plans demonstrating the house type, elevation, lot setbacks, lot coverage, all required zoning information.