

August 5, 2020

SHF Project Owner, LCC
1999 Avenue of the Stars, Suite 2850
Los Angeles, CA 90067



Re: Notification of Planning Board Action on
Specific Design Plan SDP-1601-03
Parkside, Section 4

Dear Applicant:

This is to advise you that the above-referenced Specific Design Plan was acted upon by the Prince George's County Planning Board on **July 30, 2020** in accordance with the attached Resolution.

Pursuant to Section 27-528.01, the Planning Board's decision will become final 30 calendar days after the date of this final notice of the Planning Board's decision, unless:

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

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

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Acting Clerk of the County Council, at 301-952-3600.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: *N. Andrew Bishop*
Reviewer

Attachment: PGCPB Resolution No. **2020-123**

cc: Donna J. Brown, Acting Clerk of the County Council
Persons of Record

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George’s County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 9, 2020, regarding Specific Design Plan SDP-1601-03 for Parkside, Section 4, the Planning Board finds:

- Request:** The subject specific design plan (SDP) requests approval of a mixed retirement development (MRD) consisting of 188 single-family detached and 96 single-family attached dwelling units, for Parkside, Section 4, which is part of the larger Parkside development.

Specifically, this SDP amendment proposes to slightly modify the development standards and layout previously approved with SDP-1601-02 and includes the location and design of the public roadways and private alleys, the lot and parcel layout, on-street parking, landscaping, utility location, fencing, and sidewalks within the development. In addition, this SDP is also seeking the approval of the architectural models for both the attached and detached units within Section 4.

- Development Data Summary:**

	EXISTING	APPROVED
Zone	R-M/M-I-O	R-M/M-I-O
Use	Residential	Residential
Gross Acreage	96.49	96.49
Flood Plain Acreage	2.49	2.49
Net Acreage	94	94
Total Lots	0	284
Single-family Detached	-	188
Single-family Attached	-	96
Total Parcels	2	17

OTHER DEVELOPMENT DATA

Parking Requirements

	Required	Provided
Section 4		
Single-Family Detached 2.0 x 188	376	376
Single-Family Attached at 2.04 x 96	196	192
Standard Visitor Parking Spaces	-	28
Parallel Visitor Parking Spaces	-	4
Total Parking:	572	600*

Note: *There are additional unmarked on-street parking spaces that have not been included in the parking schedule and are available for residents and guests on public roadways such as Victoria Park Drive, Elizabeth River Drive, and Mary Stream Road. Two parking spaces for the physically handicapped should be provided for visitor parking spaces. Of the two spaces, one should be van-accessible and the other one should be regular space. A condition has been included in this approval.

Architectural Model:

Model Name	Based Finished Square Footage (BFSF)	Height	Garage
Single-family detached			
Adventurer	2,016 sq. ft.	24 ft.	2-car
Curator	1,733 sq. ft.	24 ft.	2-car
Enthusiast	2,016 sq. ft.	24 ft.	2-car
Virtuoso	1,810 sq. ft.	24 ft.	2-car
Single-family attached (Townhouse)			
Awaken	1,697sq. ft.	25 ft.	1-car (2-car opt)
Connect	1,991 sq. ft.	19 ft.	2-car
Flow	1,200 sq. ft.	19 ft.	2-car

- Location:** The larger Parkside subdivision (formerly Smith Home Farm) is a 757-acre tract of land consisting of wooded and partially developed land, approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue), in Planning Area 78 and Council District 6. The subject property, Section 4 of the Parkside development, is located in the

north-central portion of the development, north of Central Park Drive at the terminus of Melwood Road, approximately 1,570 feet south of its intersection with Westphalia Road.

4. **Surrounding Uses:** The subject site is bounded to the north by vacant land and single-family detached residential units in the Rural Residential (R-R) and Open Space Zones; to the east by Section 7 of the Parkside development, which is currently undeveloped and in the Local Activity Center (L-A-C) and Residential Medium Development (R-M) Zones; to the south by Section 3 of the Parkside development, Central Park Drive, and the proposed Westphalia Central Park; and to the west by the proposed Rock Spring Drive, with Section 2 of the Parkside development in the R-M Zone and some scattered existing development in the Commercial Shopping Center, Commercial Office, Commercial Miscellaneous, and R-R Zones beyond.
5. **Previous Approvals:** The subject application is for Section 4 of a multiphase larger project currently known as Parkside, formerly known as Smith Home Farm, which is comprised of 757 gross acres, including 727 acres in the R-M Zone and 30 acres in the L-A-C Zone. The larger Parkside project was rezoned from the Residential-Agricultural Zone to the R-M (3.6–5.7 dwelling units per acre) and L-A-C Zone with a residential component, including a mixed retirement component, for a total of 3,648 dwelling units (a mixture of single-family detached, single-family attached, and multifamily condominiums) and 140,000 square feet of commercial/retail space, through Zoning Map Amendment Applications A-9965 and A-9966. The Prince George’s County District Council approved both zoning map amendment applications on February 13, 2006, and the Orders of Approval became effective on March 9, 2006.

On February 23, 2006, the Prince George’s County Planning Board approved Comprehensive Design Plan CDP-0501 and Type I Tree Conservation Plan TCPI-038-05 (via PGCPB Resolution No. 06-56(C)) for the entire Parkside project, with 30 conditions. On June 12, 2006, the District Council adopted the findings of the Planning Board and approved CDP-0501, with 34 conditions.

On July 20, 2011, an amendment to CDP-0501 (CDP-0501-01) was filed to modify Condition 3 regarding construction of the MD 4/Westphalia Road interchange, Condition 7 regarding the location and size of the proposed community center and pool, and Condition 16 regarding the size of the market-rate single-family attached lots in the R-M Zone. On December 1, 2011, the Planning Board approved CDP-0501-01 (PGCPB Resolution No. 11-112), with four conditions. On May 21, 2012, the District Council affirmed the Planning Board’s decision, with five conditions.

On March 28, 2016, the District Council reconsidered the approval of CDP-0501 and modified Conditions 10, 11, 24, 31, and 32, after adopting the findings and conclusions set forth by the Planning Board, with 31 conditions.

On January 30, 2020, the Planning Board approved a second amendment to CDP-0501 (CDP-0501-02) and the resolution (PGCPB Resolution No. 20-12) was adopted on February 20, 2020, to revise Condition 25 to change the number of building permits from 2,000 to 2,500 for construction of commercial space in the L-A-C Zone. No condition was attached to the approval.

On July 27, 2006, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-05080 (PGCPB Resolution No. 06-64(A)) and a revised Type I Tree Conservation Plan, TCPI-038-05-01, for 1,176 lots (a total of 3,628 dwelling units) and 355 parcels, with 77 conditions. A new PPS (4-16001) for Sections 5 and 6 was approved by the Planning Board on September 13, 2018 (PGCPB Resolution No. 18-91), for 441 lots and 81 parcels. This approval superseded PPS 4-05080 for Sections 5 and 6 only and does not impact Section 4.

On July 27, 2006, the Planning Board approved infrastructure SDP-0506 and associated Type II Tree Conservation Plan TCPII-057-06 (PGCPB Resolution No. 06-192) for portions of roadways identified as MC-631 (oriented east/west, also known as C-631) and C-627 (oriented north/south) in the R-M Zone. This application also showed a portion of the roadway between MC-631 and Presidential Parkway, also known as A-67.

On December 12, 2007, SDP-0506-01 was approved by the Planning Director for the purpose of revising A-67 to a 120-foot right-of-way and adding bus stops and a roundabout. A second amendment, SDP-0506-02, was approved by the Planning Board on March 29, 2012 (PGCPB Resolution No. 12-14), subject to conditions contained herein. A third amendment, SDP-0506-03, was approved by the Planning Board on July 31, 2014 (PGCPB Resolution No. 14-70), subject to conditions.

In addition to the prior approvals for the site mentioned above, two later actions by the District Council have revised several conditions of CDP-0501 that govern the development of the entire Parkside project. The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) was approved by the District Council on February 6, 2007. In Prince George's County Council Resolution CR-2-2007, the District Council modified several conditions in CDP-0501. Specifically, the District Council prescribed a minimum residential lot size for single-family attached lots (Condition 16) near the Westphalia Town Center to be in the range of 1,300 to 1,800 square feet in Amendment 1 and, further in the resolution, established a minimum lot size for single-family attached dwellings in the R-M Zone (Market Rate) to be 1,300 square feet; established park fees (Condition 22) of \$3,500 per new dwelling unit (in 2,006 dollars) in Amendment 8; and further clarified the intent of the District Council regarding Conditions 10–23 in CDP-0501 for Smith Home Farm, to require submission of an SDP for the Central Park following approval of the Westphalia Sector Plan and SMA, and not as the second SDP as stated in the original Condition 23 of CDP-0501.

SDP-1002 for stream restoration, as required by conditions of PPS 4-05080 and SDP-0506, was approved by the Planning Board on January 26, 2012 (PGCPB Resolution No. 12-07) and adopted on February 16, 2012, formalizing that approval, subject to seven conditions. There are several stream restoration projects identified in SDP-1002 as priority projects that are located within Section 4.

The original SDP-1601 for Section 4 was approved by the Planning Board on October 27, 2016 (PGCPB Resolution No. 16-125), for infrastructure and the grading and installation of three stormwater management (SWM) ponds. On December 19, 2017, SDP-1601-01 was approved by

the Planning Director for the purpose of rough grading and detailed engineering for the restoration of Stream Reach 6-2.

SDP-1601-02 for Section 4 was approved by the Planning Board on May 16, 2019, subject to 9 conditions, (PGCPB Resolution No. 19-51) for 168 single-family detached residential lots and 127 single-family attached residential lots and the design of the public roadways and private alleys, the lot and parcel layout, on-street parking, landscaping, utility location, fencing, and sidewalks, but excluded architecture.

In addition, it is noted that this SDP is subject to SWM Concept Plan 14846-2006-03, for Sections 4, 5, and 6 of the Parkside development, which was approved on March 19, 2019 and was valid until May 25, 2020. Therefore, a new SWM concept plan will need to be provided prior to certification and is conditioned to be provided herein.

6. **Design Features:** The subject application proposes to slightly modify the layout previously approved with SDP-1601-02 and includes the location and design of the roadways, recreational facilities, landscaping, parcel layout, parking, utility locations, fencing, sidewalks, and architecture, which includes front loaded single-family attached and single-family detached units accessed from public and private roadways and are arranged in a grid pattern. The Melwood Legacy trail, a 10-foot-wide hiker-biker trail, runs through the middle of Section 4, forming the spine of the community and links to Sections 5 and 6, south of the subject site. Stormwater is being accommodated within existing ponds within the overall boundary, and supplemented by additional on-site infiltration, including bioretention facilities and submerged gravel wetlands.

The submitted site plan shows public and private rights-of-way at 50 to 60 feet wide to accommodate parallel parking and travel lanes that are generally 26 to 36 feet in width. Victoria Park Drive is the primary roadway in the development and is proposed with a 60-foot-wide right-of-way and 36 feet of pavement. The roadway runs along the southern portion of the site and forms the spine road of the community, connecting Rock Spring Drive with Section 7 of the Parkside development, east of the subject site.

Architecture

A mix of single-family attached and detached options are proposed with this application. These units are designed with master-down options and are being marketed to appeal to the senior population. The dwelling units proposed include four front-loaded two-car garage options for the 188 single-family detached dwelling units proposed in Section 4. The models include Adventurer, Curator, Enthusiast, and Virtuoso for the single-family detached units. Each unit has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, enhanced window and door trim, and roofed porches over the front doors with decorative columns, cross gables, and dormers and architectural finishes. The buildings have been designed to incorporate a variety of materials including brick, stone, and siding, creating a clean and contemporary design, which will complement the surrounding uses. The base size of the Adventurer, Enthusiast, and Virtuoso units are 40 feet wide, while the Curator is 31 feet in width. The dwelling units proposed a variety of depths the Adventurer measuring 66 feet deep, and the Curator measures 47 feet deep, the Enthusiast measures 62 feet deep, and the Virtuoso

measures 56 feet deep. The height of the single-family detached models is approximately 24 feet in height while the finish areas vary from Model to model. The base finished area of the four models ranges from 1,733 – 2,016 square feet. The base finished area for both the Adventurer and Enthusiast is 2,016 square feet, for the Curator is 1,733 square feet, and for the Virtuoso is 1,810 square feet.

Three front-loaded models with two-car garage are proposed for the 96 single-family attached units including Flow, Awaken, and Connect. Each model has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, enhanced window and door trim, and roofed porches over the front doors. The buildings have been designed to incorporate materials such as brick, and siding, creating a clean and contemporary design, which will complement the surrounding uses. The base size of and height of these models is consistent with a 30 feet wide dwelling unit width, and a building height of approximately 19 feet. The units vary in depth and finished area. The Flow measures 61 feet deep, the Awaken measures 66 feet deep, and the Connect measures 58 feet in depth. The base finished area also varies from 1,697 to 2,130 square feet and proposes a finished area for the Flow at approximately 2,130 square feet, the Awaken at 1,697 square feet, and the Connect at approximately 1,991 square feet.

All models propose architectural shingles on the roof and offer a variety of window treatments and architectural finishes including a mix of high-quality building materials on the façades, such as vinyl, brick, stone, and masonry. Options are available for outdoor patios, dormers, bay windows, and sunrooms.

It is noted that highly visible side elevations are not shown on the submitted building elevations and labels have not been included on the site plan showing which units will require additional end wall features and should be shown for clarification. The highly visible units should include a minimum of three standard features, in addition to the use of brick, stone, or masonry along the water table of the building for the single-family attached and detached homes. The plan should be revised to label all the specified lots or units as highly visible. Conditions have been included in this approval requiring the applicant to do so prior to certification.

Security in a compact townhouse development is important, and doorbell cameras may improve the security of individual units and help to create a safer neighborhood. The entry to the single-family attached units proposed is set back and should allow for the installation of third-party doorbell cameras and external entryways are wide enough to allow such cameras broad peripheral coverage. The applicant should consider townhouse model designs where the general area around the front door allows for the installation these types of devices and security options should be made available in the model selection at the time of purchase or as a possible rough-in to facilitate a homeowner's future installation.

Recreational Facilities

A comprehensive trail network is located throughout the site and connects a number of recreational facilities in the open spaces onsite, including a picnic pavilion, exercise stations, a butterfly garden, a dog park, bocce ball court, and a sitting area with an octagon pavilion.

The location and number of facilities proposed is acceptable for Section 4. The SDP includes enlargements, details, and specifications of these facilities, in support of what is proposed.

Condition 11 of the CDP provides a general guideline for the timing, construction, and installation of the proposed recreational facilities on the site but does not include a specific timing for each type of facility. The timing and construction of these facilities has been included in this approval.

Lighting

The photometric plan indicates the use of a decorative light-emitting diode fixture on a 14-foot-high black pole. Details of the proposed lighting fixture and photometrics are provided on the SDP and show appropriate lighting levels on the site's roads with minimal spillover onto the adjacent properties. All lighting fixtures should be full cut-off type.

Signage

The SDP proposes two freestanding monument signs at the intersection of Rock Spring Drive and Victoria Park Drive at the primary western entrance to the development. The monument signs are approximately 6 feet high and 20 feet wide. The sign is constructed with stone veneer and includes 7-foot-high columns on each end with a central concrete plaque for the community's name. The sign is externally illuminated using up-lighting. The sign appears to be generally acceptable, and landscaping is proposed along the base and behind the sign. The Planning Board required that attractive year-round landscaping be proposed at the base of the sign to enhance the proposed signage, as conditioned herein. In addition, staff notes that a schedule has not been provided listing the square footage of the proposed sign. Therefore, a condition has been included in the Recommendation section of this report requiring that a signage area calculation be provided.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9965-C:** On February 13, 2006, the District Council approved Zoning Map Amendment A-9965-C, subject to conditions that are relevant to this application. Conformance with these requirements was found with SDP-1601 and its amendments. The subject SDP for the 284 dwelling units proposed with this application does not change those findings and has been found in conformance with this approval.
8. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Prince George's County Zoning Ordinance in the R-M and Military Installation Overlay (M-I-O) Zones, as follows:
 - a. The subject application is in conformance with the applicable requirements of Section 27-507, Purposes; Section 27-508, Uses; Section 27-509, Regulations; and Section 27-510, Minimum size exceptions, of the Zoning Ordinance governing development in the R-M Zone, as demonstrated in prior approvals.

An MRD is defined in the Zoning Ordinance as a residential community for retirement-aged persons developed under a uniform scheme of development containing a mix of attached, detached, or multifamily dwelling units, nursing or care homes, or assisted living facilities. Each community shall be developed with not less than two types of dwelling units. This use is permitted in the R-M Zone, subject to Footnote 28 of Section 27-515(b), which reads as follows:

The owner of the property shall record among the Land Records of Prince George's County a declaration of covenants which establishes that the premises will be solely occupied by elderly persons, in accordance with State and Federal Fair Housing laws, for a fixed term of not less than sixty (60) years. The covenant shall run to the benefit of the County.

This requirement was addressed by Condition 51 of the PPS 4-05080 approval and will be enforced through that approval.

- b. Military Installation Overlay Zone: A portion of the project is also located within the Noise Impact Zone (60–74 dBA noise contour) of the M-I-O Zone. Noise levels of the residential homes within this portion of the development are required to be mitigated to an interior noise level of 45 dBA Ldn or less. Condition 62 of PPS 4-05080 reinforced this requirement and is discussed below in Finding 10.

The eastern portion of the property is located within Height Zone D and the rest of the property is located within Height Zone E. The maximum building height limits are approximately 234 to 360 feet. The proposed single-family detached and attached buildings that will be constructed with this application measure approximately 28 feet in height, below the maximum building height limits.

- c. Section 27-528(a) of the Zoning Ordinance sets forth the following criteria for approval of an SDP:

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

The subject application was found in conformance with the approved CDP. While the current SDP application proposes increased density in Section 4, it was found that the application is in general conformance with CDP-0501.

Specifically, the approved CDP for the project shows that the area of Section 4 is to be developed with various residential uses consistent with the MRD classification. Further this application's desired development is consistent with the location and number of residential units approved in the PPS for Parkside, and establishes the lots and parcels of the development and includes architecture and site details such as landscaping, lighting and recreational amenities.

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

The subject application is not in a regional urban community, and it should be noted that this use is permitted in the R-M Zone, subject to Footnote 28 of Section 27-515(b), as discussed.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

The Planning Board adopted a memorandum dated June 8, 2020 (Thompson to Bishop), and finds that conformance to Section 24-124(a)(8) of the Prince George's County Subdivision Regulations was found with the approval of PPS 4-05080, and this application will not change those prior findings. Therefore, it is determined that the development will be adequately served within a reasonable period of time with existing or programmed public facilities.

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

The application has an approved SWM Concept Plan, 14846-2006-03 (for Sections 4, 5, and 6), and is consistent with that approval. Therefore, adequate provisions have been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

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

The Planning Board adopted a memorandum dated June 15, 2020 (Finch to Bishop), and finds that the subject project is in conformance with TCPII-014-2016-02.

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

The Planning Board finds that the regulated environmental features are preserved and/or restored to the fullest extent possible, in accordance with the requirements of Section 24-130 (b)(5) of the Subdivision Regulations. In addition, it is noted that the impacts proposed to the regulated environmental features on this site are generally consistent with those approved with PPS 4-05080, and TCPI-038-05-01.

- 9. Comprehensive Design Plan CDP-0501 and its amendments and reconsideration:** CDP-0501 for Smith Home Farm was approved by the Planning Board on February 23, 2006 (PGCPB Resolution No. 06-56), and by the District Council on June 12, 2006, for 3,648 residential dwelling units and 170,000 square feet of commercial/retail. This approval was reconsidered to revise five conditions and findings related to certain services for the design, grading, and construction of the Westphalia Central Park and the issuance of building permits, and was reapproved by the District Council on March 28, 2016 (PGCPB Resolution No. 06-56(C)(A)).

Further it is noted that 284 dwelling units approved in combination with the dwelling units approved through other related SDPs are still within the unit count for the entire Parkside development and is approximately 2,098, which is within the 3,648 dwelling unit limit established with the CDP.

Conformance with the requirements of the CDP was found with SDP-1601 and its amendments. The subject SDP for the 284 dwelling units proposed with this application does not change those findings and has been found to be in general conformance with this approval. However, the following conditions warrant discussion in relation to the review of the subject SDP:

- 9. At time of the applicable SDP, the following areas shall be carefully reviewed:**
- d. Pedestrian network connectivity, including provision of sidewalks, various trails and connectivity along all internal roadways, and streets of the L-A-C and along the Cabin Branch stream valley. A comprehensive pedestrian network map connecting all major destinations and open spaces shall be submitted with the first SDP.**
 - f. A multiuse, stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails shall be provided from the stream valley trail to adjacent residential development as shown on the CDP.**
 - g. A trailhead facility for the Cabin Branch Trail.**

- h. The architectural design around the Central Park and the view sheds and vistas from the Central Park.**
- i. The subject site’s boundary areas that are adjacent to the existing single-family detached houses.**

In accordance with adopted memorandum (Smith to Bishop), dated June 8, 2020, the Planning Board finds that the previous conditions of approval related to pedestrian, bicycle, and transit transportation have been addressed. The subject application does not change conformance to the conditions related to the alignment or widths of the required trail, bicycle, and transit facilities, and the trails network is consistent with the prior approvals.

- 11. Per the applicant’s offer, the recreational facilities shall be bonded and constructed in accordance with the following schedule:**

PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Private Recreation Center Outdoor Recreation Facilities on HOA property	Prior to the issuance of the 200th building permit overall	Complete by 400th building permit overall
Pocket Parks (including Playgrounds) within each phase on HOA property	Prior to the issuance of any building permits for that phase	Complete before 50% of the building permits are issued in that phase
Trail system within each phase on HOA property	Prior to the issuance of any building permits for that phase	Complete before 50% of the building permits are issued in that phase
<p>It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details become available. Phasing of the recreational facilities may be adjusted by written permission of the Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.</p>		

- 12. All future SDPs shall include a tabulation of all lots that have been approved previously for this project. The tabulation shall include the breakdown of each type of housing units approved, SDP number and Planning Board resolution number.**

The subject application for Section 4 includes a total of 94.69 acres of land within the R-M-zoned property. The required table has been shown on this application reflecting the overall density of the development. This is needed for tracking purposes, for conformance with the requirements of A-9965-C, the CDP, the PPS, and prior SDP approvals relative to the final density of the overall site. However, updates and revisions are needed, as additional SDP approvals are completed.

- 19. Prior to the approval of any residential building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans in the R-M Zone stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

This condition will be addressed at the time of permit as conditioned by the PPS.

- 25. Prior to issuance of the 2,000th building permit in the R-M- or L-A-C zoned land, a minimum 70,000 square feet of the proposed commercial gross floor area in the L-A-C Zone shall be constructed.**

The number of building permits released for the overall development of the project is still less than 2,000, and no commercial floor area has yet been constructed in Parkside. On January 30, 2020, the Planning Board approved a second amendment to CDP-0501 (CDP-0501-02) to change the number of building permits in this condition from 2,000 to 2,500. No condition was attached to the approval.

- 28. At time of the applicable Specific Design Plan approval, an appropriate bufferyard shall be evaluated and be determined to be placed between the proposed development and the existing adjacent subdivisions.**

The property is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) and a discussion of the application's conformance to Section 4.7, Buffering Incompatible Uses, is contained in Finding 14 below.

On December 1, 2011, CDP-0501-01 was approved by the Planning Board subject to four conditions, and the modification of Conditions 3, 7, and 16 of the original approval. On May 21, 2012, the District Council affirmed the Planning Board's decision and approved CDP-0501-01 (PGCPB Resolution No. 11-112). The following conditions warrant discussion in relation to the subject SDP:

2. The following three conditions attached to previously approved Comprehensive Design Plan CDP 0501 shall be revised as follows (underlined text is added/changed):

16. The following standards shall apply to the development. (Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the time of specific design plan if circumstances warrant).

<u>R-M ZONE</u>	<u>Condominiums</u>	<u>Single-family Attached</u>	<u>Single-family Detached</u>
<u>Minimum Lot size:</u>	<u>N/A</u>	<u>1,300 sf†</u>	<u>6,000 sf</u>
<u>Minimum frontage at street R.O.W.:</u>	<u>N/A</u>	<u>N/A</u>	<u>45*</u>
<u>Minimum frontage at Front B.R.L.</u>	<u>N/A</u>	<u>N/A</u>	<u>60**</u>
<u>Maximum Lot Coverage</u>	<u>N/A</u>	<u>N/A</u>	<u>75%</u>
<u>Minimum front setback from R.O.W.</u>	<u>10'****</u>	<u>10'****</u>	<u>10'****</u>
<u>Minimum side setback:</u>	<u>N/A</u>	<u>N/A</u>	<u>0'-12'****</u>
<u>Minimum rear setback:</u>	<u>N/A</u>	<u>10'</u>	<u>15'</u>
<u>Minimum corner setback to side street R-O-W.</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
<u>Maximum residential building height:</u>	<u>50'</u>	<u>40'</u>	<u>35'</u>

Notes:

*For perimeter lots adjacent to the existing single-family houses, the minimum frontage at street shall be 50 feet and minimum frontage at front BRL shall be 60 feet.

**See discussion of side setbacks in Section E of CDP text Chapter III. Zero lot line development will be employed.

***Stoops and or steps can encroach into the front setback, but shall not be more than one-third of the yard depth. For the multistory, multifamily condominium building, the minimum setback from street should be 25 feet.

† No more than 50 percent of the single-family attached lots shall have a lot size smaller than 1,600 square feet. The minimum lot width of any

single-family attached lot shall not be less than 16 feet with varied lot width ranging from 16 -28 feet. The 50 percent limit can be modified by the Planning Board at time of SDP approval, based on the design merits of specific site layout and architectural products.

This condition allows for Planning Board approval of variations to the design standards on a case-by-case basis. A variation to these standards was done as part of SDP-1601/02 through the addition of single-family detached standards for the MRD in Section 4. These standards applied to the single-family detached units in the MRD which are the subject of this application. The variations to these conditions are further discussed in detail, in Finding 13 below.

On January 30, 2020, the Planning Board approved a second amendment to CDP-0501 (CDP-0501-02) to revise Condition 25 to change the number of building permits from 2,000 to 2,500 for construction of commercial space in the L-A-C Zone. No condition was attached to the approval.

- 10. Preliminary Plan of Subdivision 4-05080:** The Planning Board approved PPS 4-05080 for the entire Parkside development (formerly Smith Home Farm) on March 9, 2006. PGCPB Resolution No. 06-64 was adopted on March 16, 2006, formalizing that approval. The approval was reconsidered several times, including on April 6, 2006 (PGCPB Resolution No. 06-64(A) and adopted on September 7, 2006); on July 27, 2006 (PGCPB Resolution No. 06-64(A/1)(C) and adopted on September 7, 2006); and, most recently, on May 24, 2012 (PGCPB Resolution No. 06-64(A/2)(C) and adopted on June 14, 2012), with 77 conditions. The conditions that are applicable to the review of this SDP are discussed below.

- 2. A Type II Tree Conservation Plan shall be approved with each specific design plan.**

A TCPII has been submitted with this application, and the Planning Board approved the TCPII, with no conditions, in conformance with this requirement.

- 3. Development of this site shall be in conformance with an approved Stormwater Management Concept Plan, 36059-2005-00 and any subsequent revisions.**

The Planning Board adopted a memorandum dated June 15, 2020 (Finch to Bishop), and finds that the subject project is in conformance with approved SWM Concept Plan 14846-2006-03, as required by this condition.

- 16. The applicant, his heirs, successors and/or assignees shall provide standard sidewalks along both sides of all internal roads. Wide sidewalks may be recommended within the community core or at the L-A-C. A detailed analysis of the internal sidewalk network will be made at the time of each SDP.**

The Planning Board adopted a memorandum dated June 8, 2020 (Smith to Bishop), which indicated that the SDP proposes five-foot sidewalks along both side of internal roadways, as required by this condition. However, additional pedestrian improvements are still required and have been included in this approval.

- 50. Total development within the subject property shall be limited to uses generating no more than the number of peak-hour trips (1,847 AM peak-hour vehicle trips and 1,726 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 Planning Board adopted a memorandum dated June 8, 2020 (Burton to Bishop), which indicated that the proposed development occupies approximately 97 acres of the original Smith Home Farm PPS area. Because the PPS was approved with a trip cap (Condition 50), and the overall property is being developed under several specific development plans, the applicant has provided a summary of trips that are being assigned to various SDPs. Table 1 below illustrates that summary.

Table 1			
Previous Approvals	Dwelling Units	Peak Hour Trips	
		AM	PM
SDP-1003	1129	740	598
SDP-1302/02	159	103	82
<i>SDP-1601/03 (Pending) – Senior Adult Housing</i>	<i>284</i>	<i>54</i>	<i>66</i>
PPS 4-16001	527	341	273
Total	2099	1238	1019
Original Trip Cap (4-05080)		1847	1726
Remaining (Unused) Trip Cap		609	707

The analysis summarized in Table 1 indicates that Condition 50 of PGCPB Resolution No. 06-64(A/2)(C) has been met. Therefore, the Planning Board finds that resubdivision of a portion of PPS 4-05080 would generate no net trips as a result of the resubdivision. There would be no net additional impact on critical off-site intersections. The provisions of Condition 42 of PGCPB Resolution No. 06-64(A/2)(C) must be addressed at the time of permitting.

- 56. A limited SDP for stream restoration shall be developed outlining areas that are identified to be in need of stream restoration. The limited SDP shall receive certificate approval prior to the certificate approval of the SDP for the first phase of development, excluding SDP-0506. Prior to issuance of any grading permits, all SDPs shall be revised to reflect conformance with the certified stream restoration SDP. There will not be a separate TCPII phase for the stream restoration work;**

it shall be addressed with each phase of development that contains that area of the plan. Each subsequent SDP and associated TCPII revision shall reflect the stream restoration work for that phase. As each SDP is designed, it shall include the detailed engineering for the stream restoration for that phase.

The limited SDP for stream restoration shall:

- a. Be coordinated with the Department of Parks and Recreation for land to be dedicated to M-NCPPC, other agencies who have jurisdiction over any other land to be dedicated to that agency and the review agency that has authority over stormwater management.**
- b. Consider the stormwater management facilities proposed.**
- c. Include all land necessary to accommodate the proposed grading for stream restoration.**
- d. Address all of the stream systems on the site as shown on the submitted Stream Corridor Assessment and provide a detailed phasing schedule that is coordinated with the phases of development of the site.**
- e. Be developed using engineering methods that ensure that the stream restoration measures anticipate future development of the site and the addition of large expanses of impervious surfaces.**
- f. Identify what areas of stream restoration will be associated with future road crossings, stormwater management and utility crossings; and identify areas of stream restoration that are not associated with future road crossings, stormwater management and utility crossings that have an installation cost of no less than \$1,476,600 which reflects the density increment granted in the M-R-D portion of the project (see Finding No. 8, 15 of CDP-0501).**

This condition has been addressed for Section 4. The required limited SDP for stream restoration, SDP-1002, was approved by the Planning Board on January 26, 2012, subject to conditions contained in PGCPB No. 12-07. Section 4, which is currently under review, includes the stream restoration for Reach 6-2.

- 62. Prior to the approval of any residential building permits within the 65 or 70 dBA Ldn noise contours, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building plans stating that building shells of structures have been designed to reduce interior noise level to 45 dBA or less.**

Modifications will be needed on specific dwelling units requiring alternative building products and exterior wall treatments, such as noise reducing windows, sliding doors, and enhanced wall construction techniques, to maintain noise levels below the interior limit of 45 dBA Ldn on-site. This condition will be enforced at time of the permit.

- 65. At the time of specific design plan, the TCPII shall contain a phased worksheet for each phase of development and the sheet layout of the TCPII shall be the same as the SDP for all phases.**

A phased worksheet, as well as an individual TCPII worksheet, has been provided on TCPII-014-2016-03. The sheet layout of the TCPII matches the layout of the SDP for Section 4.

- 67. No part of the Patuxent River Primary Management Area shall be located on any single-family detached or attached lot.**

The Planning Board finds that this condition is evaluated in the adopted memorandum (Finch to Bishop) and will be confirmed at time of final plat when the primary management area (PMA), except for areas of approved impacts, will be placed into a conservation easement.

- 69. Each specific design plan that contains trails shall show the field identified location for all trails and the associated grading.**

The plans show the Melwood Legacy Trail within Section 4, and the associated grading.

- 11. Specific Design Plan SDP-0506 and its amendments:** The Planning Board approved infrastructure SDP-0506 (PGCPB Resolution No. 06-192) for roadway construction for portions of C-631 (oriented east/west, also known as MC-631) and C-627 (oriented north/south, also known as MC-635), with three conditions.

SDP-0506-01 was approved by the Planning Director for the purpose of revising A-67 to a 120-foot right-of-way and adding bus stops and a roundabout. No condition was attached to the approval.

SDP-0506-02, was approved by the Planning Board on March 29, 2012 (PGCPB Resolution No. 12-14), subject to five conditions, none of which is applicable to the review of this SDP.

SDP-0506-03, to add entrance features, fencing, and landscaping along Central Park Drive (MC-631) and Rock Spring Drive (C-627), was approved by the Planning Board on July 31, 2014 (PGCPB Resolution No. 14-70), subject to two conditions. None of the conditions are relevant to the review of this SDP.

- 12. SDP-1002 Smith Home Farm Stream Restoration:** The Planning Board approved SDP-1002 (PGCPB Resolution No. 12-07) on January 26, 2012 for stream restoration, required by

Condition 56 of the approval of PPS 4-04080 and Condition 2 of the approval of SDP-0506. The applicable environmental conditions, or those that have not yet been fully addressed with subsequent development steps, are discussed as follows:

3. **Prior to issuance of the first building permit for each individual phase/section of development containing the stream restoration for all reaches located within that individual phase/section shall be completed. Evidence of completion including a summary of all work performed and photographs shall be submitted to and approved by the Environmental Planning Section, following a confirmatory site visit by an Environmental Planning Section staff member.**
4. **Should the required minimum \$1,476,600 expenditure in stream restoration efforts not be met upon completion of work on the identified priority areas, the subject specific design plan (SDP-1002) shall be revised and additional priority area(s) recommended as necessary to meet the minimum required expenditure. The applicant shall be required to undertake stream restoration efforts specified in the revision approval in accordance with all other requirements of the SDP approval, until such time as the required minimum expenditure is met.**

It was previously assumed that the six priority stream restoration projects identified in SDP-1002 would not fulfill the minimum required stream restoration expenditure. SDP-1002 estimated the preliminary cost for the six priority project locations at \$775,065.00, or 52 percent of the required minimum expenditure.

Only two projects are identified in Sections 1 through 6; Reach 6-2 (Section 4) and Reach 3-4 (Section 5). The conceptual cost estimate was \$266, 125 in 2012, for 950 linear feet of stream restoration. Detailed cost estimates for these two projects now total \$554,185.60, significantly higher than originally estimated. Final construction costs are not yet available.

The remainder of the required minimum expenditure available for the four remaining projects located in Section 7 has not yet been determined. The conceptual cost estimate for priority projects in Section 7 was \$511, 924, and addressed 3,189 linear feet of stream restoration. It is now anticipated that the remaining four priority projects will exceed the remaining funds available.

7. **Prior to approval of each individual specific design plan for the lotting out of the various sections of Smith Home Farm, areas of stream restoration to be associated with future road crossings, stormwater management, and utility crossings shall be identified. Should the above-identified items significantly alter the concept plan for stream restoration established through the subject application, as judged by the Environmental Planning Section as designee of the Planning Board, revision of SDP-1002 shall be required.**

The areas of stream restoration to be associated with future road crossings, SWM, and areas for utility crossings in Section 4 are consistent with SDP-1002 for stream restoration, and no revision is required with the current application.

13. Specific Design Plan SDP-1601 and its amendments: SDP-1601 was approved by the Planning Board on October 27, 2019 (PGCPB Resolution No. 16-125), with eight conditions for an infrastructure SDP for the grading and installation of three SWM ponds for Parkside, Section 4, a part of the larger Parkside development. The conditions relevant to the subject application are as follows:

- 3. Prior to approval of any future specific design plan (SDP) and Type II tree conservation plan (TCPII) for Section 4, the SDP and TCPII shall be revised as follows:**
 - a. To reflect the location of the master plan trail. The location of the master plan trail shall be confirmed by the trails coordinator.**
 - b. The SDP, TCPII, and detailed stream restoration plan shall indicate the removal of the roadbed and culvert crossing the stream at a diagonal and, if a crossing is needed within the primary management area, it shall be provided by a bridge or boardwalk which provides dry passage over the stream and allows free flowing of water under the conveyance structure within the 100-year floodplain.**

The SDP and TCPII reflect the location of the master-planned trails. The detailed stream restoration plan presented on the SDP and TCPII includes a pedestrian bridge, and a note that indicates that the roadbed and culvert are to be removed and dry passage over the stream shall be provided. The Planning Board finds that a detail of the bridge has not been provided and should be shown on the SDP for clarification. Therefore, a condition is included in this approval, to provide the details and specification of the bridge design prior to certification.

- 4. Prior to issuance of the first building permit for lots located within Section 4, the required stream restoration project for Reach 6-2 shall be completed and evidence of completion, including a summary of all work performed and photographs, shall be submitted to the Environmental Planning Section as designee of the Planning Board, following a confirmatory site visit by an Environmental Planning Section staff member as designee of the Planning Board.**

Stream restoration work in Reach 6-2 will be completed prior to building permits for Section 4.

- 5. Prior to approval of any future specific design plans for Section 4, the applicant shall work with the Environmental Planning Section as designee of the Planning Board and appropriate County staff to develop a strategy and schedule for the**

fulfillment of the \$1,476,600 minimum expenditure in stream restoration concurrent with on-going development of the site.

This condition was addressed during the review and approval of SDP-1601/02. All obligations of the applicant pertaining to stream restoration have been specifically identified and approved for the Parkside project.

SDP-1601-01 was approved on December 19, 2017 by the Planning Director for infrastructure, including rough grading and detailed engineering for restoration of stream Reach 6-2, and did not include any conditions. The current application includes the approved stream restoration work, which has not yet been implemented.

SDP-1601-02 was approved by the Planning Board on May 16, 2019 (PGCPB Resolution No. 19-51), with 9 conditions for the location and design of the public roadways and private alleys, the lot and parcel layout, on-street parking, landscaping, utility location, fencing, and sidewalks, but excluded architecture. The development that is proposed with the subject application does not exceed the number of lots/units reflected in Section 4 in the approved PPS (4-05080). The conditions relevant to the subject application are as follows:

- 2. Prior to final plat of subdivision within Specific Design Plan SDP-1601, the applicant shall enter into a public recreational facilities agreement for construction of the 8-foot-wide asphalt hiker/biker trail on the property to be conveyed to The Maryland-National Capital Park and Planning Commission.**
- 3. Prior to issuance of the first building permit, the applicant shall provide the text, images, and details of the interpretive signage for archeological Site 18PR766. The wording and placement of the interpretive signage shall be reviewed and approved by the Historic Preservation Section.**
- 4. Prior to issuance of building permits for Lots 22 and 23, Block B, construct the 8-foot-wide asphalt hiker/biker trail. The final alignment shall be staked in the field and approved by the Prince George's County Department of Parks and Recreation prior to construction.**
- 5. Prior to approval of the 148th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall install the interpretive sign for archeological Site 18PR766. The details and specifications for the sign shall be reviewed and approved by the Historic Preservation Section prior to installation.**
- 6. Long-term maintenance for the stream restoration project on Reach 6-2 in Section 4 of the Parkside development shall be the responsibility of the property owner.**
- 7. Monitoring and reporting on the Reach 6-2 stream restoration project shall be in accordance with conditions established by permits issued by the Maryland Department of the Environment (MDE) for projects proposed to occur in stream**

and wetland areas. Copies of the periodic monitoring and reporting information required by MDE shall be submitted to the Environmental Planning Section during the required 3 -year monitoring period.

The applicant agrees with Conditions 2, 3, 4, 5, 6, and 7. However, it is noted that the lot numbers in Conditions 3 and 4 will need to be updated to correspond with the current SDP revision.

8. The following standards shall apply to the development. (Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the time of specific design plan if circumstances warrant.):

R-M Zone			
	Condominiums	Single-family Attached	Single-family Detached
Minimum Lot size:	N/A	1,300 sq. ft.†	6,000 sq. ft.
Minimum frontage at street R.O.W:	N/A	N/A	45*
Minimum frontage at Front B.R.L.	N/A	N/A	60***
Maximum Lot Coverage	N/A	N/A	75%
Minimum front setback from R.O.W.	10'***	10'***	10'***
Minimum side setback:	N/A	N/A	0'-12'***
Minimum rear setback:	N/A	10'	15'
Minimum corner setback to side street R.O.W.	10'	10'	10'
Maximum residential building height:	50'*****	40'	35'

Notes:

* For perimeter lots adjacent to the existing single-family houses, the minimum frontage at street shall be 50 feet and the minimum frontage at front BRL shall be 60 feet.

** See discussion of side setbacks in Section E of CDP text Chapter III. Zero lot line development will be employed.

*** Stoops and or steps can encroach into the front setback, but shall not be more than one-third of the yard depth. For the multistory, multifamily condominium building, the minimum setback from street should be 25 feet.

******Additional height up to 75 feet may be permitted at time of SDP with sufficient design justification.**

† No more than 50 percent of the single-family attached lots shall have a lot size smaller than 1,600 square feet. The minimum lot width of any single-family attached lot shall not be less than 16 feet, with varied lot width ranging from 16–28 feet. The 50 percent limit can be modified by the Planning Board at the time of SDP approval, based on the design merits of specific site layout and architectural products.

The above condition allows the Planning Board to approve variations at the time of SDP if circumstances are warranted. The applicant is proposing variations from this condition to accommodate the specific architectural models that are proposed with this application. Specifically, standards for single-family detached units which are proposed as senior housing dwelling units.

The applicant states that there is a growing need for this type of housing and that these units are typically smaller and more compact than traditional single-family homes, to limit maintenance and upkeep. In addition, the applicant has indicated that these smaller units will be more affordable and reduce the construction and site development costs such as road construction, site grading, and SWM, improving the affordability of residential units. The proposed revisions to development standards have been requested, and the Planning Board supported these changes, and a condition has been included herein to revise these standards.

R-M Zone – MRD			
	Condominiums	Single-family Attached	Single-family Detached
Minimum Lot size:	N/A	1,300 sq. ft.†	5,000 sq. ft.
Minimum frontage at	N/A	N/A	45*
Minimum frontage at Front B.R.L.	N/A	N/A	50**
Maximum Lot Coverage	N/A	N/A	75%
Minimum front setback from R.O.W.	10'****	10'****	10'****
Minimum side setback:	N/A	N/A	0'–10'***
Minimum rear setback:	N/A	10'	10'
Minimum corner setback to side street R.O.W.	10'	10'	10'
Maximum residential building height:	50'*****	40'	35'

Notes:

*** For perimeter lots adjacent to the existing single-family houses, the minimum frontage at street shall be 50 feet and the minimum frontage at front BRL shall be 60 feet.**

**** See discussion of side setbacks in Section E of CDP text Chapter III. Zero lot line development will be employed.**

***** Stoops and or steps can encroach into the front setback, but shall not be more than one-third of the yard depth. For the multistory, multifamily condominium building, the minimum setback from street should be 25 feet.**

****** Additional height up to 75 feet may be permitted at time of SDP with sufficient design justification.**

† No more than 50 percent of the single-family attached lots shall have a lot size smaller than 1,600 square feet. The minimum lot width of any single-family attached lot shall not be less than 16 feet, with varied lot width ranging from 16–30 feet. The 50 percent limit can be modified by the Planning Board at the time of SDP approval, based on the design merits of specific site layout and architectural products.

- 14. 2010 Prince George’s County Landscape Manual:** Per Section 27-528(a)(1) of the Zoning Ordinance, an SDP must conform to the applicable standards of the Landscape Manual. The proposed residential development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The required plantings and schedules have been provided on the submitted landscape plan, demonstrating conformance with these sections with the exception of 4.7, which has not been provided and is conditioned to be provided, requiring the applicant to show conformance to Section 4.7 of the Landscape Manual prior to certification.
- 15. Prince George’s County Woodland Conservation and Tree Preservation Ordinance:** This property is not subject to the Woodland and Wildlife Habitat Conservation Ordinance, but is subject to the provisions of the 1993 Prince George’s County Woodland Conservation Ordinance because it is grandfathered due to the previously approved Type I Tree Conservation Plan, that was approved prior to September 2010. The gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and a Type I Tree Conservation Plan, TCPI-38-05-01, was approved for the site with PPS 4-05080.

 - a. The most current plan, Natural Resources Inventory NRI-006-05-03, approved on March 7, 2018, was submitted with the review package for the current application. The NRI indicates that streams, wetlands, 100-year floodplain, and areas of steep slopes are found within the limits of the SDP and comprise the PMA. The information on the NRI is correctly shown on the current SDP and TCPII submittals.

- b. The total woodland conservation requirement for the overall development is 253.52 acres, which is distributed proportionally over the development sections. The TCPII associated with Section 4 is TCPII-014-2016, and the -03 revision to TCPII-014-2016 is associated with the current application. The Individual Woodland Conservation Worksheet for Section 4 indicates that the woodland conservation requirement is 22.68 acres. The woodland conservation requirement is being satisfied in this section with 6.10 acres of on-site preservation and 16.58 acres of on-site afforestation, which fulfills the requirement of this section, and the overall requirement for the Parkside development.

16. Prince George's County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading, or building permit for more than 5,000 square feet of disturbance. Properties zoned R-M are required to provide a minimum of 15 percent of the gross tract area in TCC. The subject application provides the required TCC schedule, demonstrating conformance to this ordinance.

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

- a. **Historic Preservation—** The Planning Board adopted a memorandum dated June 4, 2020 (Stabler to Bishop), which noted that a Phase I archeological survey was conducted on the subject property in 2005. Four archeological sites were identified within the area included in the subject application: 18PR766, 18PR767, 18PR770, and 18PR772. A Phase II investigation was conducted on Site 18PR766. It was determined that significant information was gained from this excavation, and no further work was required on the other three archeological sites.

It was noted that the subject property is near, but is not adjacent to the Blythewood Historic Site (78-013). One early nineteenth-century tobacco barn, 78-012, was documented within the subject property in 1974; however, the barn was no longer standing when the 2005 cultural resources survey was conducted on the subject property, and from aerial photographs appears to have collapsed by 1977.

In addition, it was noted that the subject application includes a portion of the Melwood Legacy Trail, and during the review of SDP-1601-02, it was determined that Interpretive signage should be placed along the trail to provide information on significant findings of the archeological investigations that were conducted near the trail. Conditions regarding the design and installation of this signage were established and have not been satisfied and remain in effect.

It was determined that the subject application will not affect any historic sites, or resources and no additional conditions have been included.

- b. **Community Planning**— The Planning Board adopted a memorandum dated June 5, 2020 (Gravitz to Bishop), which noted that the Westphalia Sector Plan and SMA retained the subject property in the R-M Zone and provided an in-depth discussion of the SDPs conformance with the 2014 *Plan Prince George's 2035 Approved General Plan*, and conformance with the applicable zoning regulations.
- c. **Transportation Planning**— The Planning Board adopted a memorandum dated June 8, 2020 (Burton to Bishop), which provided an analysis of the relevant previous conditions of approval that are incorporated into the findings above. The site plan was revised to show the proposed Victoria Park Drive with a 60-foot-wide roadway terminating at the property line, separating Sections 7 and 4, and this is acceptable. Overall, from the standpoint of transportation, the Planning Board finds that this plan is acceptable and meets the findings required for an SDP.
- d. **Trails**— The Planning Board adopted a memorandum dated February 1, 2019 (Smith to Bishop), which reviewed the SDP application for conformance with all applicable conditions attached to prior approvals. The relevant comments have been included in the above findings. The Planning Board approves this SDP, with conditions regarding sidewalk connections and interpretative and wayfinding signage which have been included in this approval, as appropriate.
- e. **Prince George's County Department of Parks and Recreation (DPR)**— The Planning Board adopted a memorandum dated June 8, 2020 (Asan to Bishop), which, recommended approval of this SDP, with one condition, that has been included in this approval.
- f. **Environmental Planning**— The Planning Board adopted a memorandum dated June 15, 2020 (Finch to Bishop), which provided a comprehensive analysis of the SDPs conformance with all applicable environmental-related conditions attached to previous approvals that have been included in above findings. Additional comments are as follows:

Stream Restoration

An approved SWM Concept Approval Letter and Plan (48330-2016) for the restoration of Reach 6-2 was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on September 20, 2016, as the first step towards final technical approval. The approved stream restoration concept plan was consistent with the concept for the restoration expressed in SDP-1002, which called for a full stream valley restoration.

The restoration technique proposed calls for the relocation of the stream channel within the limits of the floodplain. The stream channel was designed to allow the 1.5-year storm event to spill out onto the excavated floodplain, allowing for frequent inundation of the surrounding wetland areas. The stream channel will be cut down to the existing

groundwater elevation and designed to optimize base flow habitat. Grade control structures have been added to avoid future entrenchment.

Maryland-National Capital Park and Planning Commission staff supported the concept as approved, except for the retention of the existing crossing of the Melwood Legacy Trail over the roadbed, and the continued channeling of stream flow through the culvert, which appears to work against the success of the project. The roadbed and culvert should be removed and replaced with a boardwalk or bridge which allows for the free flowing of water from the upstream wetlands, and provides dry passage across the stream, if needed. Removal of this constriction would eliminate an existing impact to wetland and wetland buffers and allow for the restoration of impacted PMA. DPIE has agreed to this revision, to be incorporated into the final technical design of Reach 6-2 if required permitting is obtained from the Maryland Department of the Environment. The removal of the culvert is not included on the current plan.

Protection of Regulated Environmental Features

Prior to approving an SDP for infrastructure, the Planning Board shall find that the plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirements of Subtitle 24-130 (b)(5). There have been minor changes to the layout of Section 4 since approval of the preliminary plan, and minor additional impacts. The impacts proposed to the regulated environmental features on this site are generally consistent with those previously approved with PPS 4-05080 and with prior SDP and TCPII approvals for Section 4.

Stormwater Management

The site has a revised SWM concept letter (14846-2006-03), which was approved on March 19, 2019 and expired on May 25, 2020. The plan was found in conformance with Subtitle 32 Water Resources Protection and Grading Code by DPIE. The plan is consistent with the previous SWM Concept Plan for Sections 4, 5, and 6, which moved forward to implementation prior to May 4, 2017, under grandfathering provisions. SWM structures in Section 4 include three existing extended detention ponds, which are already constructed.

- g. **Special Projects**— The Planning Board adopted a memorandum dated June 8, 2020 (Thompson to Bishop), which provided a comprehensive analysis of the SDP's conformance with the adequate public facilities, as follows:

Water and Sewer

Section 24-122.01(b)(1) of the Prince George's County Code of Ordinances, Subdivision Regulations states "the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval." The 2018 *Water and Sewer Plan* placed this property in the 2018 *Water and Sewer Plan* placed this property in the Water and Sewer Category 3, Community System.

Capital Improvement Program (CIP)

The Prince George's County FY 2020-2025 Approved CIP identifies three public safety facilities in Planning Area 78-Westphalia & Vicinity: Police Training /Administrative Headquarters, the Fire-EMS Department Headquarters, and the Forestville Fire/EMS Station Westphalia.

Police Facilities

This SDP was reviewed for adequacy of police services, in accordance with Section 24-122.01(c) of the Subdivision Regulations. The subject property is in Police District II, Bowie, located at 601 Crain Highway, in Upper Marlboro, Maryland. The response time standards established by Section 24-122.01(e) is ten-minutes for emergency calls and 25-minutes for non-emergency calls. The test is applied on the date the application is accepted, or within the following three (3) monthly cycles, pursuant to Section 24-122.01(e)(2). The times are based on a rolling average for the preceding 12 months. The SDP was accepted for processing by the Planning Department on May 1, 2020.

Reporting Cycle	Effective 12 Month Cycle	Priority	Non-Priority
Acceptance Date <i>May 1, 2020</i>		9	6
Cycle 1			
Cycle 2			
Cycle 3			

The response time standards of 10 minutes for priority calls and 25 minutes for non-priority calls were met in the first monthly cycle following acceptance. Pursuant to CR-69-2006, the Prince George's County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police and fire and rescue personnel staffing levels. The Police Chief has reported that the department has adequate equipment to meet the standards stated in Prince George's County Council Bill CB-56-2005.

Fire and Rescue

This SDP was reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) of the Subdivision Regulations. The response time standard established by Section 24-122.01(e) is a maximum of seven-minutes travel time from the first due station. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of May 28, 2020, the proposed project appears to pass the seven-minute travel time standard from Station 823, Forestville, located at 8321 Old Marlboro Pike in Upper Marlboro. There may be some lots that fail the seven-minute travel time, which can be re-evaluated at the time of the preliminary plan review.

Schools

This SDP was reviewed for impact on school facilities, in accordance with Section 24-122.02 of the Prince George’s County Code of Ordinances, Subdivision Regulations, and CR-23-2001 and CR-38-2002, *Amended Adequate Public Facilities Regulations for Schools*. This property is located outside the I-495 Beltway. The Planning Board conducted an analysis and the results are as follows:

	Affected School Cluster		
	Elementary School Cluster 4	Middle School Cluster 4	High School Cluster 4
Total Proposed Dwelling Units (DU)	338 DU	338 DU	338 DU
Single-Family Detached DU	283	283	283
Pupil Yield Factor	0.158	0.098	0.127
Total [PYF*DU]	45	28	36
Total Future Subdivision Enrollment	45	28	36
Adjusted Student Enrollment 9/30/2019	12,927	9,220	7,782
Total Future Enrollment [TFE]	12,972	9,248	7,818
State Rated Capacity [SRC]	15,769	9,763	8,829
Percent Capacity [TFE/SRC]	82%	95%	89%

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is \$9,741 per dwelling if a building is located between Interstate 495 and the District of Columbia; \$9,741 per dwelling if the building is included within a Basic Plan, or Conceptual Site Plan that abuts an existing, or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$16,698 per dwelling for all other buildings. This fee is to be paid to Prince George’s County at the time of issuance of each building permit.

- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**— DPIE did not provide comments on the subject project.
- i. **Prince George’s County Police Department**—The Police Department did not provide comments on the subject project.
- j. **Prince George’s County Health Department**—The Prince George’s County Health Department did not offer any comments.

- k. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not provide comments on the subject project.

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 II Tree Conservation Plan TCPII-014-2016-03, and further APPROVED Specific Design Plan SDP-1601-03 for the above-described land, subject to the following conditions:

1. Prior to certification of this specific design plan, the applicant shall provide the specified information or make the following revisions to the plans:
 - a. Provide attractive year-round landscaping at the base of the entrance sign to enhance the proposed signage and provide seasonal interest.
 - b. Provide a signage area calculation for the entrance monument listing the required and provided square footage of the proposed sign.
 - c. Provide standard crosswalks at the intersection of Victoria Park Drive and Elizabeth River Drive, unless modified by the Department of Permitting, Inspections and Enforcement with written correspondence.
 - d. Provide the details and specifications for the bridge design on The Melwood Legacy Trail crossing tributary 4 of Cabin Branch.
 - e. Provide landscape schedules showing conformance to Section 4.7 of the Prince George's County Landscape Manual.
 - f. Provide a valid, approved Stormwater Management Concept Plan.
 - g. Provide two parking spaces for the physically handicapped in the parking spaces for visitors, and update the parking and loading schedule to reflect this revision. Of the two spaces, one parking space shall be van-accessible and the other parking space shall be a standard parking space.
 - h. Revise the architecture of the single-family attached and detached dwelling units to provide a minimum of two standard end wall features. On all highly visible side elevations, provide three end wall features in addition to the use of brick, stone, or masonry along the water table of the building for the single-family attached and detached homes.
 - i. Indicate on the architectural elevations which additional feature will be standard for the highly visible units. Such choice shall be approved by the Urban Design Section, as designee of the Prince George's County Planning Board.

- j. Include a general note on the plans stating that the following buildings are deemed highly visible and shall receive the highly visible treatments, and be labeled as “HV” on the site plan:
 - Block A, Lots 1, 4, 6, 7, 9, 12, 14, 15, 19, 22
 - Block B, Lots 1, 3, 4, 27, 28, 33, 34, 45
 - Block C, Lots 1, 3, 4, 6
 - Block D, Lots 1, 3, 8, 9, 12, 21, 22
 - Block E, Lots 1, 4, 10, 11, 18, 19, 24, 28, 33, 34, 42, 43
 - Block F, Lots 1, 4, 7, 8, 18, 21, 34, 35
 - Block G, Lots 1, 10, 11, 24
 - Block H, Lots 1, 5, 6, 17, 18, 30
 - Block J, Lots 1, 17, 18, 22, 23, 41
2. Prior to the approval of the building permits for either Lot 27 or 28 (whichever is approved last), the applicant and the applicant’s heirs, successors, and/or assignees shall construct the portion of the 8-foot-wide hiker/biker trail adjacent to the lots.
3. Prior to issuance of the 142nd building permit, the applicant and the applicant’s heirs, successors, and/or assignees shall construct the Melwood Legacy Trail from Victoria Park Drive to the northern boundary of Section 4 in its entirety. Prior to issuance of the 264th building permit, the applicant and the applicant’s heirs, successors, and/or assignees shall construct the Melwood Legacy Trail from Victoria Park Drive to the southern boundary of Section 4.
5. At the time of final plat of subdivision, the applicant shall provide a Public Use Trail Easement to the Maryland-National Capital Park and Planning Commission, to allow public access to Melwood Legacy Trail.
6. The proposed private recreational facilities shall be constructed in accordance with the following schedule, which shall be incorporated into the recreational facilities agreement:
 - a. Construct wayfinding and pedestrian crossing signage, a picnic pavilion, picnic tables, benches, trash receptacles, bocceball court, and a butterfly garden on Parcel D1 by the 95th building permit.
 - b. Construct the sitting areas, octagon pavilion and exercise stations on Parcel H1 by the 175th building permit.
 - c. Construct the Bike rack on Parcel J1, and the dog park on Parcel E2 with, trash receptacles, and seating area the 225th permit.

It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction become available. Phasing of the recreational facilities may be adjusted by written permission of the Prince George’s County

Planning Board, or the Planning Director as its designee under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released prior to construction of any given facility shall not exceed 10 percent over the number originally approved by Planning Board.

7. The following standards shall apply to the development. (Variation to the standards may be permitted on a case-by-case basis by the Planning Board at the time of specific design plan if circumstances warrant.):

R-M Zone – MRD Overlay			
	Condominiums	Single-family Attached	Single-family Detached
Minimum Lot size:	N/A	1,300 sq. ft. †	5,000 sq. ft.
Minimum frontage at street R.O.W:	N/A	N/A	45*
Minimum frontage at Front B.R.L.	N/A	N/A	50**
Maximum Lot Coverage	N/A	N/A	75%
Minimum front setback from R.O.W.	10'***	10'***	10'***
Minimum side setback:	N/A	N/A	0'–10'***
Minimum rear setback:	N/A	10'	10'
Minimum corner setback to side street R.O.W.	10'	10'	10'
Maximum residential building height:	50'****	40'	35'

Notes:

*For perimeter lots adjacent to the existing single-family houses, the minimum frontage at street shall be 50 feet and the minimum frontage at front BRL shall be 60 feet.

**See discussion of side setbacks in Section E of CDP text Chapter III. Zero lot line development will be employed.

***Stoops and/or steps can encroach into the front setback, but shall not be more than one-third of the yard depth. For the multistory, multifamily condominium building, the minimum setback from street should be 25 feet.

****Additional height up to 75 feet may be permitted at time of specific design plan, with sufficient design justification.

† No more than 50 percent of the single-family attached lots shall have a lot size smaller than 1,600 square feet. The minimum lot width of any single-family attached lot shall not be less than

16 feet, with varied lot width ranging from 16–30 feet. The 50 percent limit can be modified by the Planning Board at the time of specific design plan approval, based on the design merits of specific site layout and architectural products.

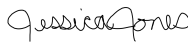
BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council of Prince George’s County within thirty (30) days following the final notice of the Planning Board’s decision.

* * * * *

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, July 9, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George’s County Planning Board this 30th day of July, 2020.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:nz

APPROVED AS TO LEGAL SUFFICIENCY
David S. Warner /s/
M-NCPPC Legal Department
Date: July 20, 2020