



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

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

Detailed Site Plan

The Venue

DSP-20038

REQUEST	STAFF RECOMMENDATION
Approval of 90 single-family attached (townhouse) dwelling units as Phase 1 development of a larger property.	APPROVAL with conditions

Location: On the north side of Ritchie Marlboro Road, at the northwest quadrant of its intersection with White House Road.	
Gross Acreage:	15.14
Zone:	R-T/R-55/I-3
Dwelling Units:	90
Gross Floor Area:	N/A
Planning Area:	73
Council District:	06
Election District:	13
Municipality:	N/A
200-Scale Base Map:	202SE09
Applicant/Address: Greenwood Park, LLC 6110 Executive Blvd., Suite 430 Rockville, MD 20852	
Staff Reviewer: Henry Zhang Phone Number: 301-952-4151 Email: Henry.Zhang@ppd.mncppc.org	



Planning Board Date:	01/21/2021
Planning Board Action Limit:	01/22/2021
Staff Report Date:	01/06/2021
Date Accepted:	10/29/2020
Informational Mailing:	07/29/2020
Acceptance Mailing:	10/29/2020
Sign Posting Deadline:	12/21/2020

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-20038
Type 2 Tree Conservation Plan TCP2-053-02-03
Alternative Compliance AC-20014
The Venue

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

EVALUATION

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

- a. The requirements of Zoning Map Amendments A-9991-C and A-9992-C;
- b. The requirements of the Prince George's County Zoning Ordinance for the Townhouse (R-T), One-Family Detached Residential (R-55) Zones, and the site design guidelines;
- c. The requirements of Conceptual Site Plan CSP-96073-01;
- d. The requirements of Preliminary Plan of Subdivision 4-19029;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and,
- h. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan, the Urban Design Section recommends the following findings:

- Request:** The subject detailed site plan (DSP) is for approval of 90 single-family attached (townhouse) dwelling units as Phase 1 development of a larger property.
- Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-3/R-T/R-55	I-3/R-T/R-55
Use(s)	Vacant	Townhouses
Total Acreage	15.14	15.14
R-T Zone	8.55	8.55
R-55 Zone	6.20	6.20
I-3 Zone	0.39	0.39
Total Townhouse Dwelling Units	-	90

Parking Information

Parking Required	184
2.04 spaces/unit @ 90 units	184
Parking Provided	239
Garage Spaces @ 2 spaces/unit	180
On-Street Spaces	59*

Note: *The applicant indicated that they intend to revise the submitted DSP to allow for a total of 59 on-street parking spaces for residents and visitors. These will include two standard and one van-accessible handicapped parking space. A condition has been included in the Recommendation section herein that requires the applicant to revise the DSP to show the additional spaces and correct the parking information, prior to certification.

Architectural Models

Model Name	Base Finished Square Footage	Total Finished Square Footage (with all options)	2-Car Garage
The Davidson	1,767	2,019	Yes
The Loft	2,397	2,416	Yes

- Location:** The larger property is located on the north side of Ritchie Marlboro Road, approximately 750 feet east of its intersection with I-95/I-495 (Capital Beltway), identified as 1700 Ritchie Marlboro Road, Upper Marlboro, Maryland, in Planning Area 73 and Council District 6. Specifically, the proposed Phase I included in this DSP is located in the northwest quadrant of the intersection of Ritchie Marlboro Road and the newly created McCarthy Drive.
- Surrounding Uses:** To the west of the larger site is Maryland State Highway Administration (SHA) property, which contains an entrance ramp leading from Ritchie Marlboro Road to the outer loop of I-95/I-495. The properties to the east comprise an existing single-family residential community in the One-Family Detached Residential (R-80) Zone. Across Ritchie

Marlboro Road to the south is property zoned Mixed Use-Transportation Oriented that is developed with townhouses and a food or beverage store/gas station. To the north and northwest of the subject property is Maryland-National Capital Park and Planning Commission (M-NCPPC) parkland. Specifically, this Phase 1 site is along the eastern edge, and is bounded to the south and west by the Phase 2 development area, and the existing church site is to the north and west.

5. **Previous Approvals:** The subject property was rezoned from the R-80 Zone to the Planned Industrial/Employment Park (I-3) Zone in the adoption of the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (Largo-Lottsford Master Plan and SMA). The Prince George's County Planning Board approved Conceptual Site Plan CSP-96073 for Greenwood Manor on July 24, 1997 (PGCPB Resolution No. 97-224). The Planning Board approved Preliminary Plan of Subdivision (PPS) 4-97107 and Type I Tree Conservation Plan TCPI-067-97 for Greater Morning Star Pentecost Church on October 28, 1997. This PPS created Lot 1, which contains the church, and Lots 2 and 3, which were intended for uses in conformance with the I-3 Zone. Subsequently, Lots 2 and 3, comprising approximately 7.66 acres, were conveyed to SHA, resulting in the current land area of 54 acres. On September 5, 2002, the Planning Board approved Detailed Site Plan DSP-02018 and Type II Tree Conservation Plan TCPII-053-02 for development of the existing church on the property. DSP-02018 has been revised four times, of which three revisions were approved administratively and one revision to the church building design was approved by the Planning Board on September 24, 2009. DSP-02018-05 is currently pending Director level review to show the removal of this DSP area from the larger church property.

The Prince George's County District Council adopted Zoning Map Amendments A-9991-C and A-9992-C on September 8, 2008, to rezone approximately 5.99 acres of the property to the One-Family Detached Residential (R-55) Zone (A-9991-C), and approximately 10.67 acres to the Townhouse (R-T) Zone (A-9992-C). On February 28, 2019, the Planning Board approved CSP-96073-01, which superseded the previously approved CSP-96073, to reflect the rezoning and represent a 200-to 250-dwelling unit single-family attached (townhouse) community on the existing church property for informational purposes only. Subsequent to the approval of CSP-96073-01, the Planning Board approved Preliminary Plan of Subdivision PPS 4-19029 (PGCPB Resolution No. 2020-58) for Greater Morning Star Apostolic Church & The Venue, including 90 lots, on April 9, 2020.

The site also has a Stormwater Management (SWM) Concept Approval No. 20636-2018-00, which is valid through April 1, 2022.

6. **Design Features:** The larger existing lot is currently owned by the Greater Morning Star Apostolic Ministries and is irregularly shaped due (in part) to approximately 38.29 acres of stream valley dedication to Prince George's County Department of Parks and Recreation (DPR), and dedication of approximately 7.66 acres in the southwest section of the property to SHA. The larger property is currently improved with a church and associated parking located in the center, within the I-3 Zone, and is accessed via two driveways from Ritchie Marlboro Road to the south, through the residentially zoned property. All of this is proposed to remain and is shown on CSP-96073-01 as a pod in the middle of the property, with an area for future church expansion to the north and west. The edges of the northern and western part of the property is shown as proposed green area.

The portion of the property included in this DSP is the Phase I of the townhouse development in the residential zones that are located in the southeast corner of the larger property. The proposed 90 townhouses will be accessed via McCarthy Drive, which is a public right-of-way, perpendicular to Ritchie Marlboro Road terminating in a cul-de-sac. A total of 17 townhouse building sticks are arranged on a private street and alley grid branching off of McCarthy Drive. Two green open spaces are shown in the middle of, and to the west of, the townhouses. Further to the west of the townhouses are the future Phase 2 development and the existing surface parking lot of the church. The townhouse building sticks are oriented toward both the frontages along Ritchie Marlboro Road and McCarthy Drive. The rest of the townhouse buildings are either parallel to or perpendicular to those along the frontages. Each townhouse unit is accessed in the rear via an alley and also has sidewalks to the front of each unit.

Two townhouse models are proposed with this DSP, including the Davidson and the Loft. The base finished square footage for the two models are 1,767 and 2,397. With all options, the total square footage is 2,019 and 2,416, respectively. The Davidson is three stories in height and the Loft is four stories with a rooftop deck. Each model has six different front elevations (Elevations A-F). The buildings are designed with pitched roofs and are finished with a combination of standard vinyl siding and brick. Sufficient architectural articulation such as box windows, shutters, and keystone brick lintels are used on the front elevations. Side elevations are also articulated with a combination of vinyl and brick, along with a minimum of three windows. An optional deck is provided on all rear elevations. The two models are acceptable; however, in order to create a visually diverse community and interesting streetscapes, each adjoining unit should have a different elevation. For those end unit elevations that are visible from streets, additional architectural features are required. Several conditions related to the front and highly visible side elevations are included in the Recommendation section of this report.

A photometric plan has been provided with this DSP that shows acceptable private street and alley lighting using full cut-off fixtures.

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 applicant should consider townhouse model designs, where the general area around the front door allows for the installation of third-party doorbell cameras, and external entryways are wide enough to allow such cameras broad peripheral coverage. The security options could be available in the model selection at the time of purchase or as a possible rough-in to facilitate a homeowner's future installation.

Numerous energy efficient measures and techniques will be employed in the proposed models. Specifically, the applicant will install 90 plus efficiency HVAC and hot water systems, eco-friendly LED lights, and Maytag Energy Star appliances. The applicant will also use high level insulation in building envelope such as Environ dry exterior membrane, which reduces air infiltration and water damage to the building, and 2- by 6-inch exterior walls with efficient R-19 insulation.

Mandatory dedication of parkland for the proposed dwelling units was fulfilled through the dedication of land that is now the developed Heritage Glen Community Park through the approval of the previous PPS 4-79033 for Greenwood Manor. This DSP shows an asphalt trail connection through the adjacent church site to the park for use by these residents. In

addition, this DSP proposes three on-site recreational areas that includes walkways, benches, a shelter, and grills.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments A-9991-C and A-9992-C:** Zoning Map Amendments A-9991-C and A-9992-C for the subject property were denied by the Planning Board and the resolutions were adopted on November 15, 2007 (PGCPB Resolution Nos. 07-210 and 07-211, respectively). Subsequently, both cases were heard by the Prince George's County Zoning Hearing Examiner and were approved on March 21, 2008, and then adopted by the District Council on September 8, 2008 (Zoning Ordinance Nos. 22-2008 and 23-2008, respectively) with the same 5 conditions, as follows:

1. **A new Forest Stand Delineation, in accordance with the Prince George's Woodland Conservation and Tree Preservation Technical Manual, shall be required at the time of subdivision.**

A forest stand delineation was provided with the review of Natural Resources Inventory NRI-058-2018, which was approved on June 25, 2018. At the time of PPS, the NRI was reviewed, as required by this condition.

2. **A new Tree Conservation Plan must be submitted to M-NCPPC prior to subdivision approval.**

Type 1 Tree Conservation Plan TCP1-067-97-01 was provided with CSP-96073-01 and approved on May 1, 2020. At the time of PPS, a revised TCP1 was also submitted for approval. A TCP2 that is based on the previously approved TCP1 has been submitted with this DSP. This condition has been met.

3. **The unmitigated 65 dBA (Ldn) ground level and second-story noise contours associated with the proposed arterial roads shall be shown on each preliminary plan and Type I Tree Conservation Plan.**

The unmitigated 65 dBA ground-level and second-story noise contours were provided at the time of PPS. A Phase II noise study, as required by the approval of PPS-19029, has also been provided with this DSP. This condition has been met.

4. **Since the site is located to the north of the planned northern gateway of the Westphalia Community and to the west of an existing residential development, a Detailed Site Plan shall be required for the single-family development as well as the Metropolitan Dwelling Units to ensure that the design and site arrangement will be harmonious with the surrounding development.**

This DSP shows a site design and building arrangement that is in general harmony with the surrounding development.

5. **Applicant shall provide standard sidewalks on both sides of all internal roads and along the site's entire frontage on Ritchie Marlboro Road, unless this requirement is modified by the Department of Public Works and Transportation.**

A complete on-site sidewalk system has been provided on the site plan, in conformance with this condition. Those sidewalks provided within the public right-of-way of Ritchie Marlboro Road will be subject to the final approval of both the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and the Prince George's County Department of Public Works and Transportation.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-T and R-55 Zones and the site plan design guidelines of the Zoning Ordinance, as follows:

- a. The application is subject to the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in residential zones. Townhomes are permitted in the R-55 and R-T Zones, pursuant to Footnotes 124 and 125, respectively. Each footnote has the same requirements, described as follows:

- (A) The R-55 is combined with R-T and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495);**

The area proposed to be used for townhouse development is approximately 15.14 acres in size and is approximately 1,400 linear feet from the Ritchie Marlboro Road interchange with the outer loop of I-95/I-495.

- (B) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as an Arterial or higher within the 2009 Countywide Master Plan of Transportation; and**

The property has access to two signalized intersections on Ritchie Marlboro Road, a master plan arterial roadway.

- (C) Regulations of the R-55 Zone shall not apply; all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.**

This DSP has been filed to meet this condition. This DSP has been evaluated, in accordance with site design guidelines, along with all other applicable zoning regulations and applicable conditions attached to prior approvals.

- b. The DSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance that has been cross-referenced in Section 27-283 of the Zoning Ordinance. The DSP is in general conformance with the site design guidelines, as follows:

The site plan has been designed, in accordance with Section 27-274(a)(2), Parking, loading, and circulation, which provides guidelines for the design of surface parking facilities, and the vehicular circulation. The on-site circulation for both pedestrians and vehicles is safe and efficient.

In accordance with Section 27-274(a)(3), Lighting, a photometric plan has been provided that shows on-site lighting has been designed, per the guidelines.

There are no regulated environmental features on this Phase I site. However, in accordance with Section 27-274(a)(4), Views, the proposed townhouse development pays special attention to the views from public areas, especially from the adjacent streets. Several conditions have been included in the Recommendation section to ensure a visually attractive community and streetscapes.

In accordance with Section 27-274(a)(5), Green area, on-site green areas have been designed to complement other site activity areas and be appropriate in size, shape, and location, and to fulfill their intended use. Several green areas have been provided on-site.

In accordance with Section 27-274(a)(6), Site and streetscape amenities, the green areas provided on the site are designed as a focal point of the surrounding building sticks and are accentuated by elements, such as landscaping and street furniture that provide amenities to future residents.

In accordance with Section 27-274(a)(7), Grading, the proposed grading, including grading around the berms, minimizes disturbance to all environmentally sensitive areas, to the maximum extent possible.

In accordance with Section 27-274(a)(11), Townhouse and three-family dwellings, sufficient attention has been given to the design of each townhouse model, which are highly articulated with architectural features and a combination of different building materials. Architecture-related conditions that require additional decoration for those highly visible elevations have been included in the Recommendation section of this report to fully comply with this design guideline.

9. **Conceptual Site Plan CSP-96073-01:** CSP-96073 (PGCPB Resolution No. 97-224), was approved for a development by the Greater Morning Star Church, on July 24, 1997, subject to five conditions, when the property was zoned I-3 and required a CSP.

CSP-96073-01 was an amendment to reflect the rezoning of a portion of the church property to the R-T and R-55 Zones, and to show a proposed 200 to 250 dwelling unit single-family attached (townhouse) community on the rezoned portion of the property. The CSP does not control the proposed townhouse development in the R-T and R-55 Zones and is represented on the CSP for informational purposes, to demonstrate the relationship with the I-3-zoned portion of the property, which requires a CSP. CSP-96073-01 supersedes the previous CSP and was approved by the Planning Board on February 28, 2019 (PGCPB Resolution No. 19-28), subject to three conditions that are not applicable to the review of this DSP.

10. Preliminary Plan of Subdivision 4-19029: The Prince George’s County Planning Board approved Preliminary Plan of Subdivision 4-19029 for Greater Morning Star Apostolic Church & The Venue on April 9, 2020(PGCPB Resolution No. 2020-58), for 90 lots, subject to 23 conditions. The conditions that are relevant to the review of this DSP warrant the following discussion:

3. The detailed site plan submitted for review shall demonstrate rears of dwelling units within the development are adequately screened from Ritchie Marlboro Road by the units fronting on Ritchie Marlboro Road and/or by landscape screening.

The submitted landscape plan shows sufficient landscape screening between Ritchie Marlboro Road and the lots nearest the road. A 4- to 8-foot-high berm with extensive landscaping will screen the rear of those units from views on Ritchie Marlboro Road. Units on Lots 4–9 are not oriented toward Ritchie Marlboro Road, but their rear yards can be seen by motorists and pedestrians. A berm with landscaping is also provided to screen the views in this location. In addition, a 6-foot-high solid board-on-board fence at the end of Private Alley A, which is required to block road noise, also serves as a screen to block views from Ritchie Marlboro Road.

As a result of these treatments, no lots or dwellings are placed in such a manner that the rear of the dwellings would be clearly visible from Ritchie Marlboro Road. This condition has been fully met.

4. If there is a substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval, a new preliminary plan of subdivision shall be required, prior to approval of any building permits.

The subject DSP proposes development, in accordance with the approved PPS. There is no substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings. A new PPS is not required at this time.

5. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (20636-2018-00) and any subsequent revisions.

The applicant submitted a revised SWM Concept Plan (20636-2018-01) with this DSP. The revised plan was approved by DPIE on March 24, 2020 and is valid through April 1, 2022.

7. Prior to acceptance of a detailed site plan, a Phase II noise analysis shall be provided and demonstrate that any outdoor activity areas are located outside of the mitigated 65 dBA Ldn and that the building structures proposed mitigate interior noise levels to 45 dBA Ldn or less. If the DSP shows lots closer to Ritchie Marlboro Road than the PPS does, the analysis shall determine whether any additional noise mitigation measures are needed.

A Phase II Noise Analysis by Hush Acoustics dated April 23, 2020 is provided with this DSP. A follow-up addendum to this analysis by Hush Acoustics, dated July 30, 2020 is also included with this submission. Based on these reports a 65 dbA ground level line and 65 dbA top level line are shown on the DSP and TCP2. Mitigation of noise levels is achieved by earthen berms, landscaping, and a 6-foot-high wood fence, which are shown to have reduced noise levels below 65 dbA in outdoor activity areas. The noise analysis also states that once architectural drawings are available, interior noise levels can be determined and appropriate architectural materials can be recommended to mitigate top level noise levels to 45 dbA or less. Condition 8 of the PPS requires certification on the building permits that the structures will reduce the interior noise levels accordingly.

9. **Prior to approval of the 54th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall construct an 8-foot-wide asphalt hiker/biker trail within the 50-foot-wide ingress and egress easement, connecting the sidewalk along proposed McCarthy Drive with the parking lot within the existing Heritage Glen Community Park to the north, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.**

The construction of the proposed trail will be required at the time of the 54th building permit to satisfy Condition 9. However, with this application, the trail location changed, and the applicant needs to ask for vacation of a section of the previous easement and a new section to connect with the park. According to the review by DPR, (Burke to Zhang, December 22, 2020), a condition is included in this report to require a right-of-entry permit, prior to the approval of the 54th building permit for the development of the section of trail on parkland.

12. **Prior to approval of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall submit to Prince George's County Department of Parks and Recreation (DPR), for review and approval, construction drawings for the connector trail, as shown on DPR Exhibit A.**

The applicant submitted plans showing construction drawings for the connector trail, in conformance with this condition.

13. **In conformance with the 2009 Approved Countywide Master Plan of Transportation, and conditions of approval for Conceptual Site Plan CSP-96073-01, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**
 - a. **Sidewalks along both sides of all internal roadways, excluding alleys and the proposed McCarthy Drive.**
 - b. **A crosswalk crossing the west leg of Ritchie Marlboro Road, at the intersection of Ritchie Marlboro Road and McCarthy Drive, unless modified by the Maryland State Highway Administration, with written correspondence.**

- c. **A minimum 8-foot-wide trail connecting the sidewalk on McCarthy Drive with the Maryland-National Capital Park and Planning Commission parkland to the north of the subject site, unless modified by the Prince George’s County Department of Parks and Recreation.**

The construction of the proposed trail will be required at the time of the 54th building permit to satisfy Condition 9. The submitted DSP plans include all facilities described above.

- 14. **Prior to approval of a detailed site plan, which proposes development for Parcel 1, a Phase I (Identification) archeological investigations, according to the Prince George’s County Planning Board's Guidelines for Archeological Review (May 2005), shall be required to determine if any cultural resources are present. The areas within the developing property on Parcel 1 that have not been extensively disturbed shall be surveyed for archeological sites. The future applicant for a Detailed Site Plan for Parcel 1 shall submit a Phase I Research Plan, for approval by the staff archeologist, prior to commencing Phase I work. Evidence of Maryland-National Capital Park and Planning Commission concurrence with the final Phase I report and recommendations is required prior to approval.**

This condition is related to the archeological investigations on proposed Parcel 1, where the existing church is located. The proposed 90 townhouses as Phase I development are located on Lots 4–93 of PPS 4-19029. This condition will be enforced at time of future development of Parcel 1.

- 17. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-067-97-02). The following note shall be placed on the final plat of subdivision:**

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-0067-97-02), 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 Conservation Ordinance. 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, Prince George’s County Planning Department.”

In accordance with the review by the Environmental Planning Section (Rea to Zhang, December 22, 2020), the submitted TCP2 is in conformance with the previously approved TCP1. The Environmental Planning Section recommends approval of the TCP2 along with this DSP.

- 21. **Total development within the subject property shall be limited, in accordance with the overall Greenwood Park development approved with Preliminary Plan of Subdivision (PPS) 4-97107. Any development generating an impact**

greater than that identified therein shall require a new PPS with a new determination of the adequacy of transportation facilities.

According to the review by the Transportation Planning Section (Burton to Zhang, December 16, 2020), pursuant to PGCPB Resolution No. 97-364, PPS 4-97101 was approved with a trip cap of 203 AM and 243 PM peak trips. The current site plan proposes 90 townhomes. When combined with the traffic from the adjacent existing church, the total traffic will be 203 AM and 243 PM peak trips. PPS 4-97101 was also approved with a number of off-site improvements, all of which have been completed. Staff therefore concludes that all of the provisions of Condition 21 of the approved PPS 4-97101 and 4-19029 have been satisfied. The subject DSP is in conformance with the layout and development quantity, as approved in PPS-4-19029 for The Venue.

- 11. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. There are also approved TCPs for the overall Greater Morning Star Apostolic Church and The Venue, TCP1-067-97-02 and TCP2-53-02-01. A revision to the TCP2 has been submitted with this application.
- a. Natural Resources Inventory NRI-058-2018 was approved on June 25, 2018 and provided with this application. The TCP2 submitted with this DSP is in conformance with the approved NRI.
 - b. The subject Venue site is 15.14 acres, contains 4.54 acres of woodland in the net tract, and has a woodland conservation required threshold of 3.01 acres. The Woodland Conservation Worksheet proposes the removal of 4.54 acres in the net tract area, for a woodland conservation requirement of 6.40 acres. This site will meet the requirement with no woodland preservation on-site, 1.57 acres of reforestation, and 4.83 acres of natural regeneration on-site. The TCP2 plan requires additional technical corrections to be in conformance with the WCO. These revisions are specified in conditions that have been included in the Recommendation section of this report.
- 12. 2010 Prince George's County Landscape Manual:** This development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, the site 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 are provided in conformance with the Landscape Manual and are acceptable, except for Section 4.7 and Section 4.10.

The applicant has requested Alternative Compliance, AC-20014, from the requirements of Section 4.7(c)(4) Buffering Incompatible Uses, along the northern boundary, and Section 4.10(c)(1) Street Trees Along Private Streets throughout the site, as follows:

REQUIRED: Section 4.7 Buffering Incompatible Uses, along north property line

Total length of bufferyard	323 feet
Building setback	40 feet
Landscape yard	30 feet
Plant units (120 per 100 linear feet)	388

PROVIDED: Section 4.7 Buffering Incompatible Uses, along north property line

Length of bufferyard	323 feet
Building setback	30 feet
Landscape yard	0 feet*
Fence or wall	Yes, 4-foot-high
Plant units (120 per 100 linear feet)	0*

Note: *A 75-foot-wide reforestation area with enlarged plant material is provided off-site, on the adjacent church site, which is subject to the pending DSP-02018-05 and owned by the same entity.

Justification

The applicant is seeking relief from the requirements of Sections 4.7 of the Landscape Manual. Specifically, Section 4.7(c)(4) Buffering Incompatible Uses, along the northern boundary, adjacent to the existing parking lot of the church.

Section 4.7 requires a Type C bufferyard, which includes a 40-foot building setback and 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of the property line on the subject property. The applicant is not able to meet the required 40-foot building setback or 30-foot landscape yard for 13 townhouse units along the northern boundary, due to the site constraints.

Specifically, the townhouses are located approximately 20 feet away from the property line and do not meet the required setback or provide the landscape yard needed. Alternatively, the applicant is proposing to provide the required building setback and landscape yard within a 75-foot off-site reforestation area, as shown on the Type 2 tree conservation plan on the adjacent church property, which is owned by the applicant. The conservation area is required to be planted with 2- to 3-foot-high native seedlings (whips) at a rate of 1,000 whips per acre. Alternatively, the applicant has provided a 4-foot-high metal fence along the property line to provide a physical separation between the church and townhouse uses, and is providing the required number of plant units with a caliper of 1.5 to 2.0 inches within the first 30 feet of the reforestation area, adjacent to the subject development, meeting the required width of the landscape yard. These trees will be larger than the typical whips required in reforestation areas and closer in size to the trees required by the Landscape Manual. The larger caliper trees within the easement will mature at a faster rate and provide immediate screening for the townhouses from the church use.

The Alternative Compliance Committee finds that the applicant's proposal is equally effective as normal compliance with respect to Section 4.7 of the Landscape Manual. The 4-foot-high fence, larger caliper trees, and wider landscape yard have been provided to meet the intent of Section 4.7, Buffering Incompatible Uses. The bufferyard proposed in the

off-site reforestation area will form a visual and physical separation between the uses of different scale, character, and/or intensity of development, and will adequately screen the townhouses.

REQUIRED: Section 4.10 Street Trees Along Private Streets – Street A

Linear feet of frontage	712 feet
Shade Trees one tree per 35 linear feet	21

PROVIDED: Section 4.10 Street Trees Along Private Streets – Street A

Linear feet of frontage	712 feet
Shade Trees one tree per 35 linear feet	23

REQUIRED: Section 4.10 Street Trees Along Private Streets – Street B

Linear feet of frontage	965 feet
Shade Trees one tree per 35 linear feet	28

PROVIDED: Section 4.10 Street Trees Along Private Streets – Street B

Linear feet of frontage	965 feet
Shade Trees	31

Justification

The applicant is seeking relief from the requirements of Section 4.10 of the Landscape Manual. Specifically, Section 4.10, Street Trees Along Private Streets, along Street A and Street B, to allow alternative locations of street trees on private roads.

Section 4.10 requires street trees, planted at 35 feet apart, to be located in a 5-foot-wide planting area between the street curb or edge of paving and the sidewalk. This DSP is required to provide 49 shade trees planted on a total of 1,677 linear feet of private street.

The streetscape in this section has been designed with the sidewalk abutting the back of curb in some portions, due to the presence of parallel parking spaces on the street. This design requires the street trees to be located behind the sidewalk rather than between the sidewalk and the face of curb, as required by Section 4.10. The offset sidewalk will affect 339 linear feet of Street A or (47 percent), and 572 linear feet of Street B or (59 percent), and will relocate six street trees in a manner that still provides continuation of street trees in fulfillment of the Section 4.10 requirements. In addition, it is noted that the application is proposing the installation of 54 street trees, or 10 percent, more than the required number of street trees on the private streets in the development.

The Alternative Compliance Committee finds that the applicant’s proposals are equally effective as normal compliance with respect to Section 4.10 of the Landscape Manual. The additional street trees, above the required number, which are proposed in an alternative

location near the street still provide a continuous streetscape, in fulfillment of the requirements of Section 4.10.

The Planning Director recommends APPROVAL of Alternative Compliance AC-20014, for The Venue, from the requirements of Section 4.7(c)(4) Buffering Incompatible Uses, along the northern boundary, and Section 4.10, Street Trees Along Private Streets, on Street A and Street B, of the 2010 *Prince George's County Landscape Manual*.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. This requirement is based on the zoning designation and is 15 percent of the gross tract area for the R-T and R-55-zoned property and 10 percent for the I-3-zoned property. A TCC schedule has been provided on the landscape plan, which uses only the R-T-zoned portion's acreage in the calculation that is not correct. A condition has been included in the Recommendation section to require the applicant to provide a corrected TCC calculation using the entire acreage of the subject site under this DSP.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated December 2, 2020, (Stabler and Smith to Burke), incorporated herein by reference, the Historic Preservation Section indicated that in its review of PPS 4-19029 for Greater Morning Star Apostolic Church and the Venue, the Planning Board approved three conditions related to archeological investigations on proposed Parcel 1. The subject application does not include any proposed development on Parcel 1.
 - b. **Community Planning**—In a memorandum dated December 18, 2020, (Dickerson to Zhang), incorporated herein by reference, the Community Planning Division finds that, pursuant to Section 24-121(a)(5), of the Subdivision Regulations, this application is not required to conform to the Largo-Lottsford Master Plan and SMA because the District Council approved A-9991-C and A-9992-C allowing townhouse and single-family development, respectively, on portions of previously recommended planned industrial park land use classification within the I-3 Zone. It is noted that master plan conformance is not required with this DSP.
 - c. **Transportation Planning**—In a memorandum dated December 16, 2020, (Burton to Zhang), incorporated herein by reference, the Transportation Planning Section provided comments on this application, as follows:

The property is in an area where the development policies are governed by the Largo-Lottsford Master Plan and SMA. The subject application fronts on Ritchie Marlboro Road, a master-planned arterial road (A-36) within a variable width right-of-way. A-36 is currently built to its ultimate cross section, and no further right-of-way is required. While the site has no direct access to A-36, it will be accessible from two access points along an internal street. All other aspects of the site regarding access and circulation are deemed to be acceptable.

The Transportation Planning Section concludes that from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a DSP.

- d. **Trails**—In a memorandum dated December 21, 2020, (Smith to Zhang), incorporated herein by reference, the trails planner provided an evaluation of this DSP for conformance with applicable conditions attached to prior approvals.

The trail planner concludes that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) of the Zoning Ordinance, for a DSP for pedestrian and bicycle transportation purposes and conforms to the prior development approvals and the Largo-Lottsford Master Plan and SMA, subject to one condition, which is included herein.

- e. **Subdivision Review**—In a memorandum dated December 21, 2020, (Diaz-Campbell to Zhang), incorporated herein by reference, the Subdivision and Zoning Section provided an analysis of this application for conformance with the governing PPS 4-19029. They concluded that the DSP is in substantial conformance with the approved PPS and recommended approval of this DSP with four conditions, which have been included in the Recommendation section of this report.

- f. **Environmental Planning**—In a memorandum dated December 22, 2020, (Rea to Zhang), incorporated herein by reference, the Environmental Planning Section provided a response to previous conditions of approval and the applicable WCO requirements that have been included in the findings of this report. Additional comments are summarized, as follows:

Stormwater Management

A SWM Concept Approval Letter (20636-2018-00) and associated plan were submitted with the application for this site. The approval was issued on April 1, 2019 for this project from DPIE. The plan proposes to construct 16 micro-bioretenion ponds and enlarge the existing wet pond. No SWM fee for on-site attenuation/quality control measures is required.

Soils

The predominant soils found to occur according to the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey are the Adelpia-Holmdel complex (0-2 percent slopes), Annapolis-Urban land complex (0-5 percent slopes), Collington-Wist complexes (2-40 percent slopes), and Marr-Dodon complex (15-25 percent slopes). Marlboro clay and Christiana complexes are not found on or near this property.

- g. **Maryland State Highway Administration (SHA)**—At the time this technical staff report was written, SHA had not provided comments on the subject application.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated November 20, 2020 (Giles to Burke), incorporated herein by reference, DPIE provided standard comments on this DSP that will be enforced in their separate permitting process.

- i. **Prince George’s County Health Department**—In a memorandum dated October 30, 2020 (Adepoju to Burke), incorporated herein by reference, the Health Department provided no comments/recommendations on this application.
 - j. **The Department of Parks and Recreation (DPR)**—In a memorandum dated December 21, 2020 (Burke to Zhang), incorporated herein by reference, DPR has reviewed and evaluated this DSP for conformance with the requirements and conditions of prior approvals as they pertain to public parks and recreational facilities. DPR recommends approval of this DSP with conditions that have been incorporated in the Recommendation section of this report, except where they were duplicative of the PPS conditions.
 - k. **Prince George’s County Police Department**—At the time this technical staff report was written, the Police Department had not provided comments on the subject application.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated November 23, 2020 (Mapes to Burke), incorporated herein by reference, WSSC provided standard comments on this DSP that will be enforced in their separate permitting process.
 - m. **Prince George’s County Fire/EMS Department**—At the time this technical staff report was written, the Fire Department had not provided comments on the subject application.
15. Based on the foregoing and as required by Section 27-285(b)(1), the DSP, if approved with the proposed conditions below, represents a most 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.
16. Section 27-285(b)(4) provides the following required finding for approval of a CSP:

The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

In accordance with the review by the Environmental Planning Section (Rea to Zhang, December 22, 2020), there are no regulated environmental features on the DSP site. Therefore, this finding is not required.

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-20038, Alternative Compliance AC-20014, and Type 2 Tree Conservation Plan TCP2-053-02-03 for The Venue, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Revise the parking shown on the site plan, in accordance with the technical staff report, and in addition, provide two standard and one van-accessible handicapped parking spaces in the on-street parking spaces.
 - b. Provide a corrected tree canopy coverage schedule by using the total acreage of the subject DSP in the calculation.
 - c. Revise the Type 2 tree conservation plan, as follows:
 - (1) Remove the clearing symbol on the plan; no symbol is required for clearing.
 - (2) Remove or clarify note number 2 on sheets 4, 5, 6, 9, and 10, as the Woodland Preservation Area signs are required to remain in perpetuity.
 - (3) Remove or clarify the timing mentioned in note number 3 on sheets 4, 5, and 6 for the installation of the tree protection devices and signage. Planting and associated tree protection devices are required, prior to issuance of the first building permit for adjacent lots.
 - (4) Add the owner awareness certificate to the plan and have it signed by the property owner.
 - d. Add the site plan notes, as follows:

“During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”

“No two units located next to or across the street from each other may have identical front elevations.”

“Every side elevation on a corner lot that is visible from a public or private street shall display significant architectural features as provided in one of the following options:

 - Full brick, stone, stucco, or other masonry treatment on the first floor combined with at least three windows, doors, or other substantial architectural features; or
 - Brick, stone, stucco, or other masonry treatment water table,

combined with no less than four windows, doors, or other substantial architectural features.”

- e. At least 60 percent of the units shall have a full brick or stone front. To ensure conformance with this condition, a tracking chart shall be added to the DSP.
 - f. Show the required crosswalk crossing the west leg of Ritchie Marlboro Road on all plan sheets, which show the intersection of Ritchie Marlboro Road and McCarthy Drive.
 - g. Relabel the church parcel from “Parcel A” to “Parcel 1,” in accordance with the approved preliminary plan of subdivision.
 - h. Adjust the line marked “Limit of DSP-20038” to encompass the entirety of existing or approved legal lots or parcels that are part of the DSP, including Outlot 1, and revise the notes, data, and schedules, as necessary.
 - i. Label the square footage of right-of-way dedication of Ritchie Marlboro Road/White House Road, in accordance with the approved preliminary plan of subdivision.
 - j. Provide crosswalks crossing Private Alley B and Private Alley C to provide continuous pedestrian connections consistent with the proposed crosswalks throughout the site.
 - k. Revise the landscape plan and schedules to reflect the approval of AC-20014, including labeling of the off-site reforestation area.
2. Prior to the approval of the 54th building permit, the applicant shall execute a right-of-entry agreement with the Prince George’s County Department of Parks and Recreation for the section of trail to be improved on the Heritage Glen Community Park property.

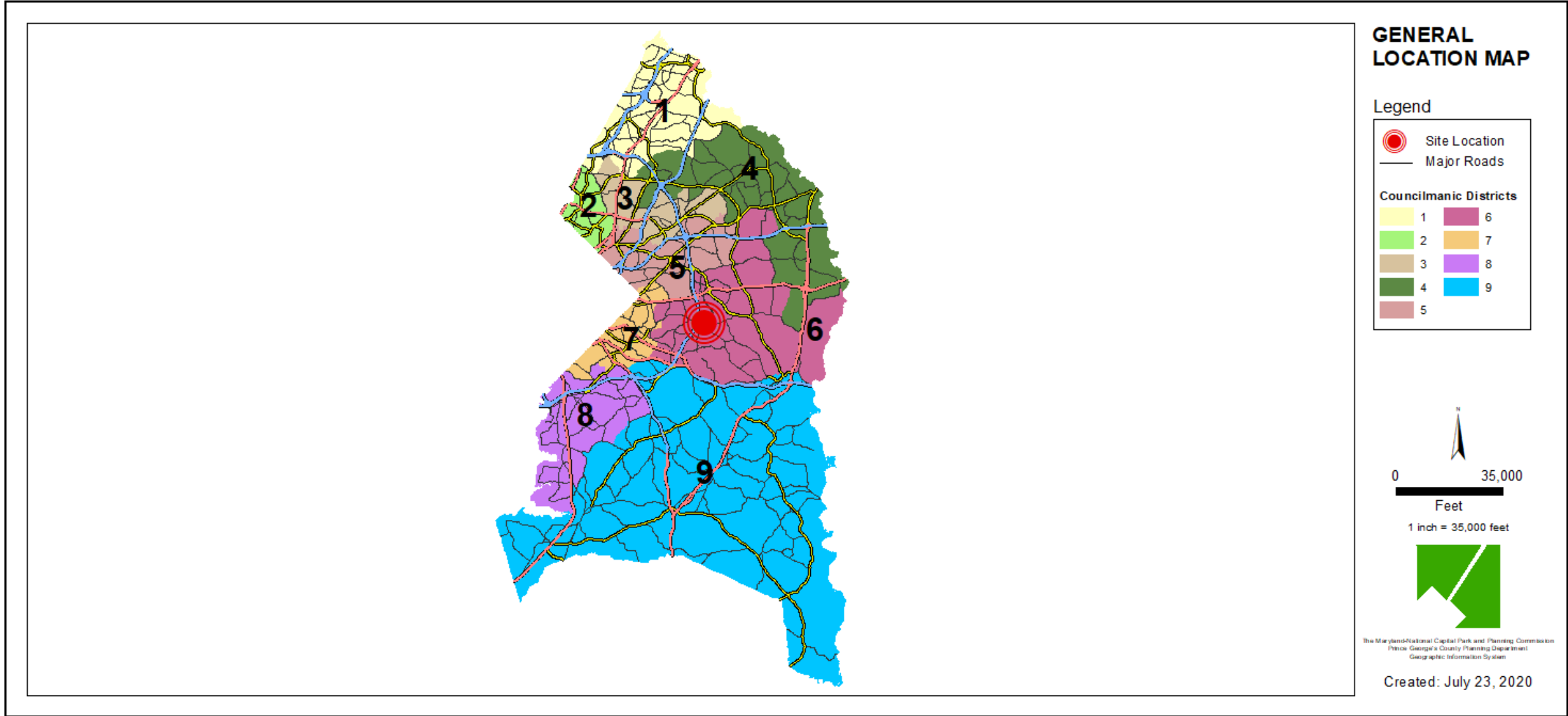
ITEM: 8

CASE: DSP-20038

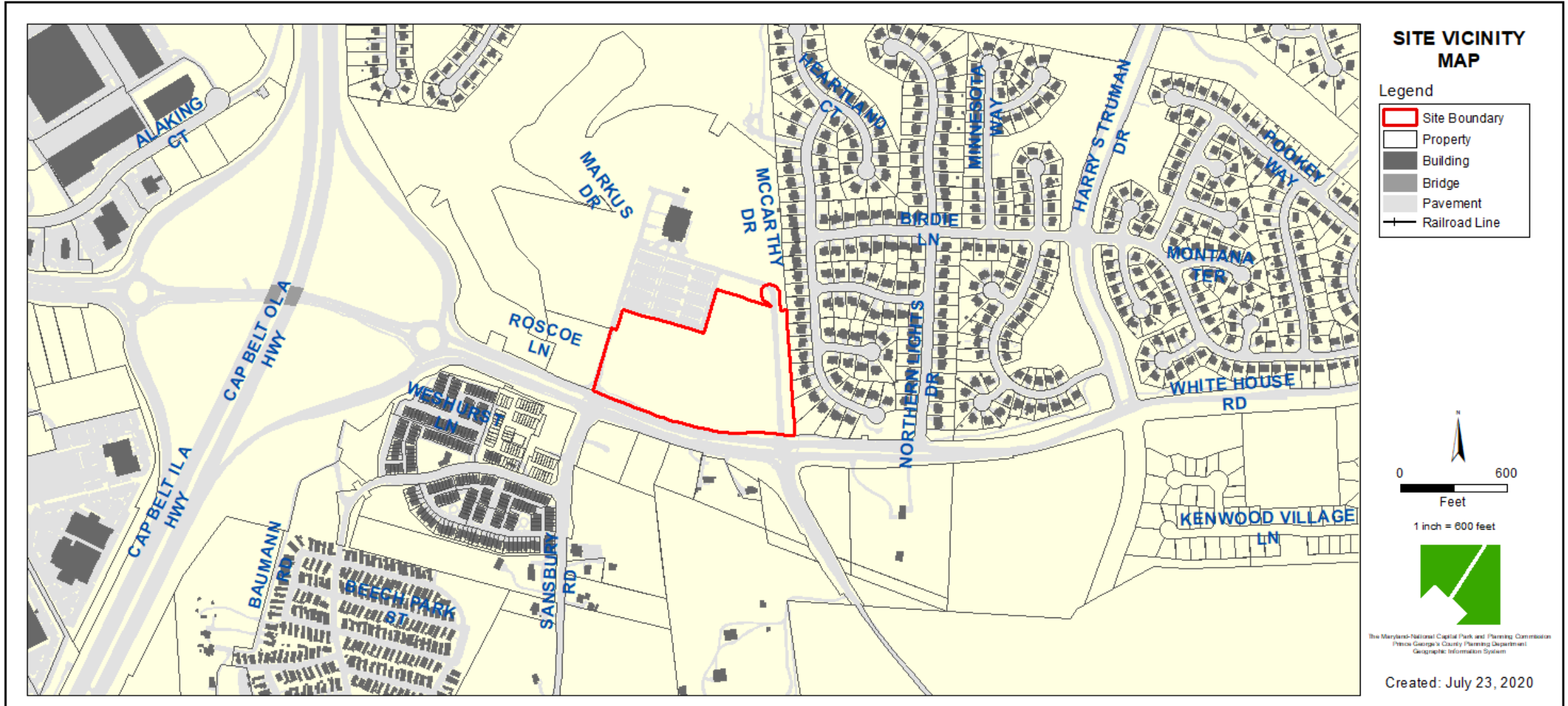
THE VENUE

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

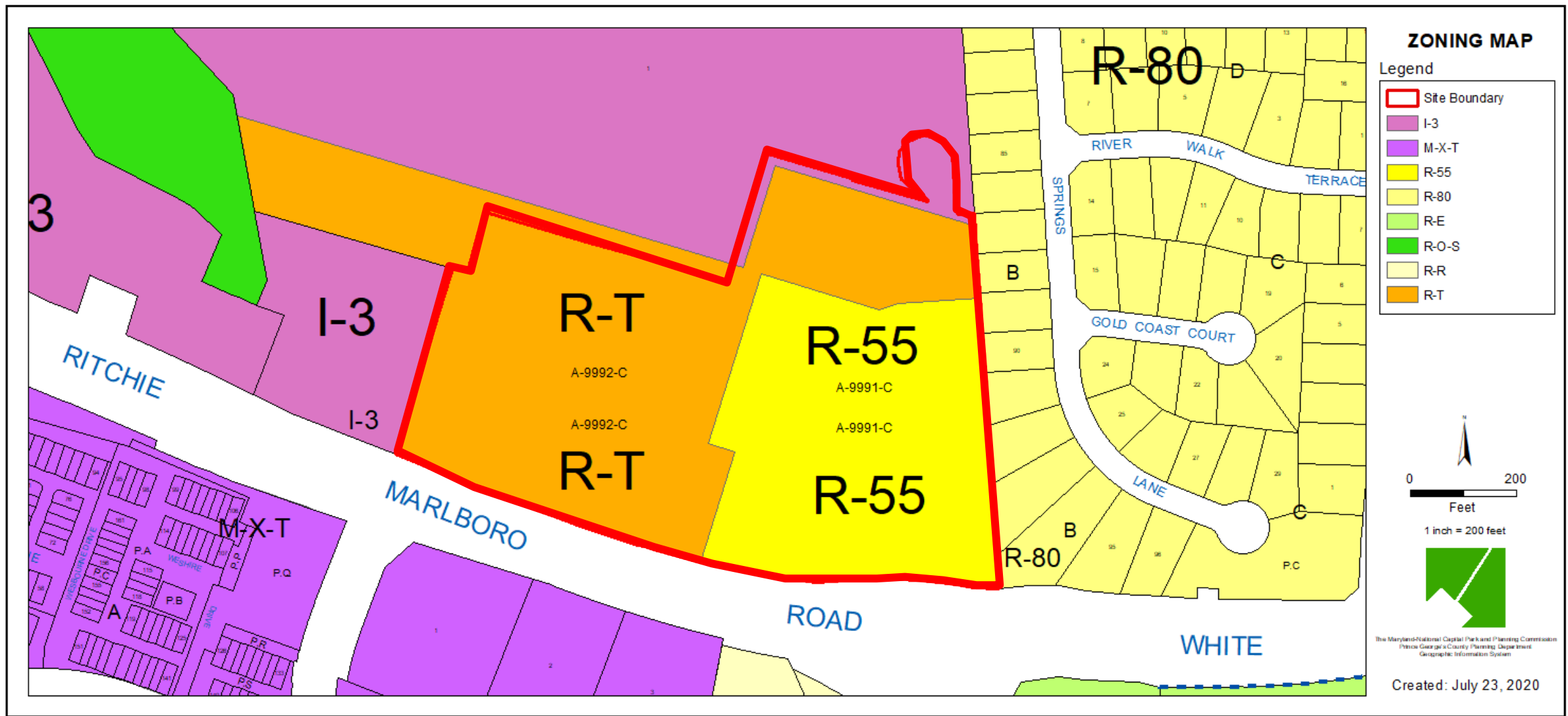
GENERAL LOCATION MAP



SITE VICINITY



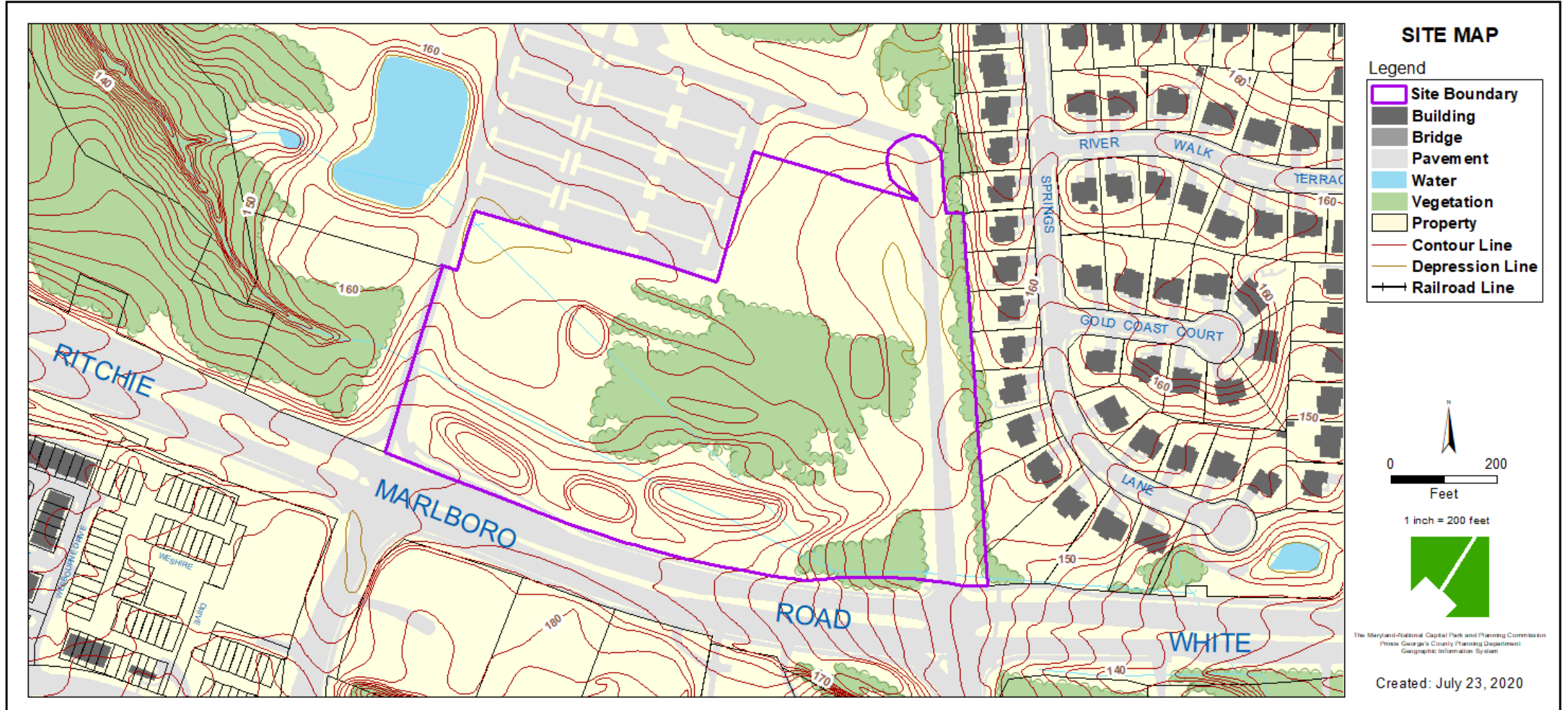
ZONING MAP



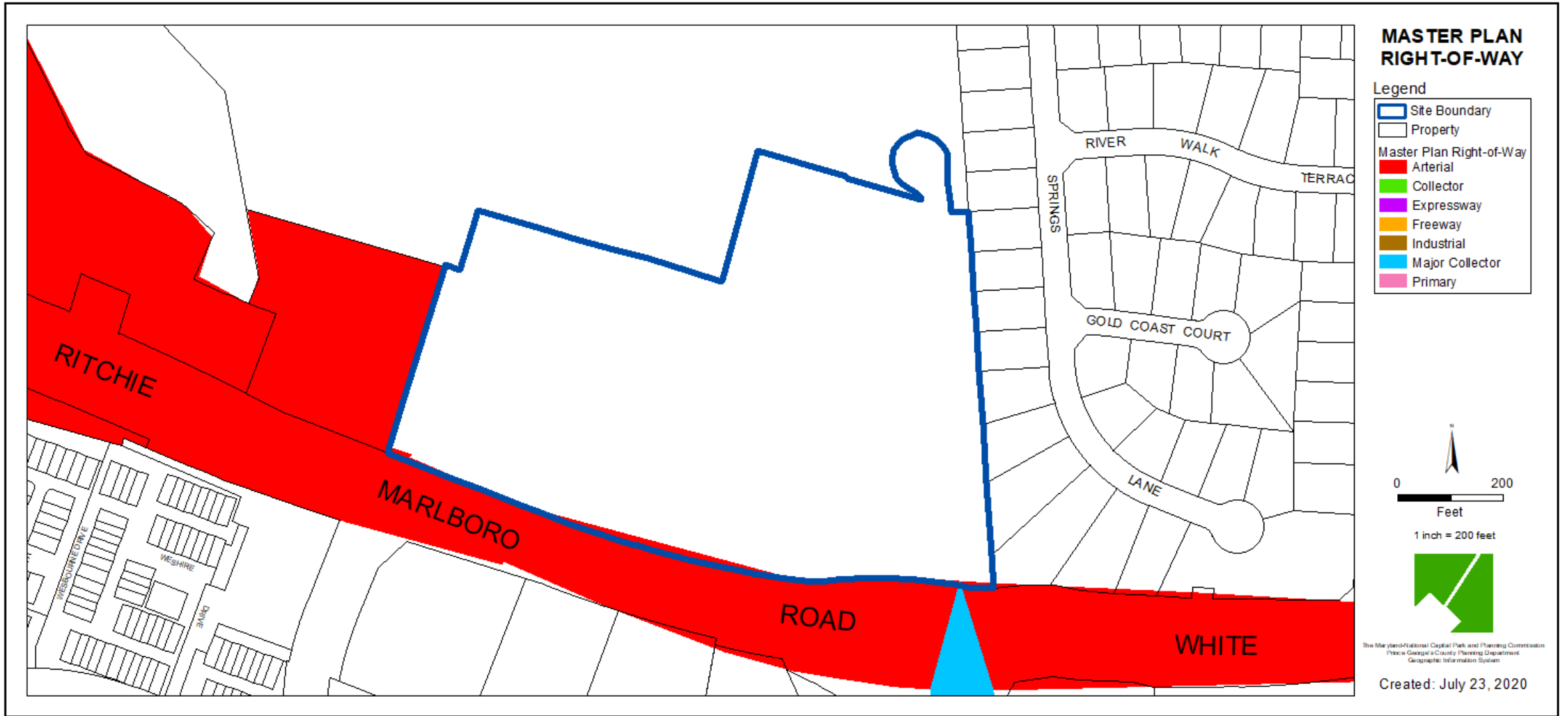
AERIAL MAP



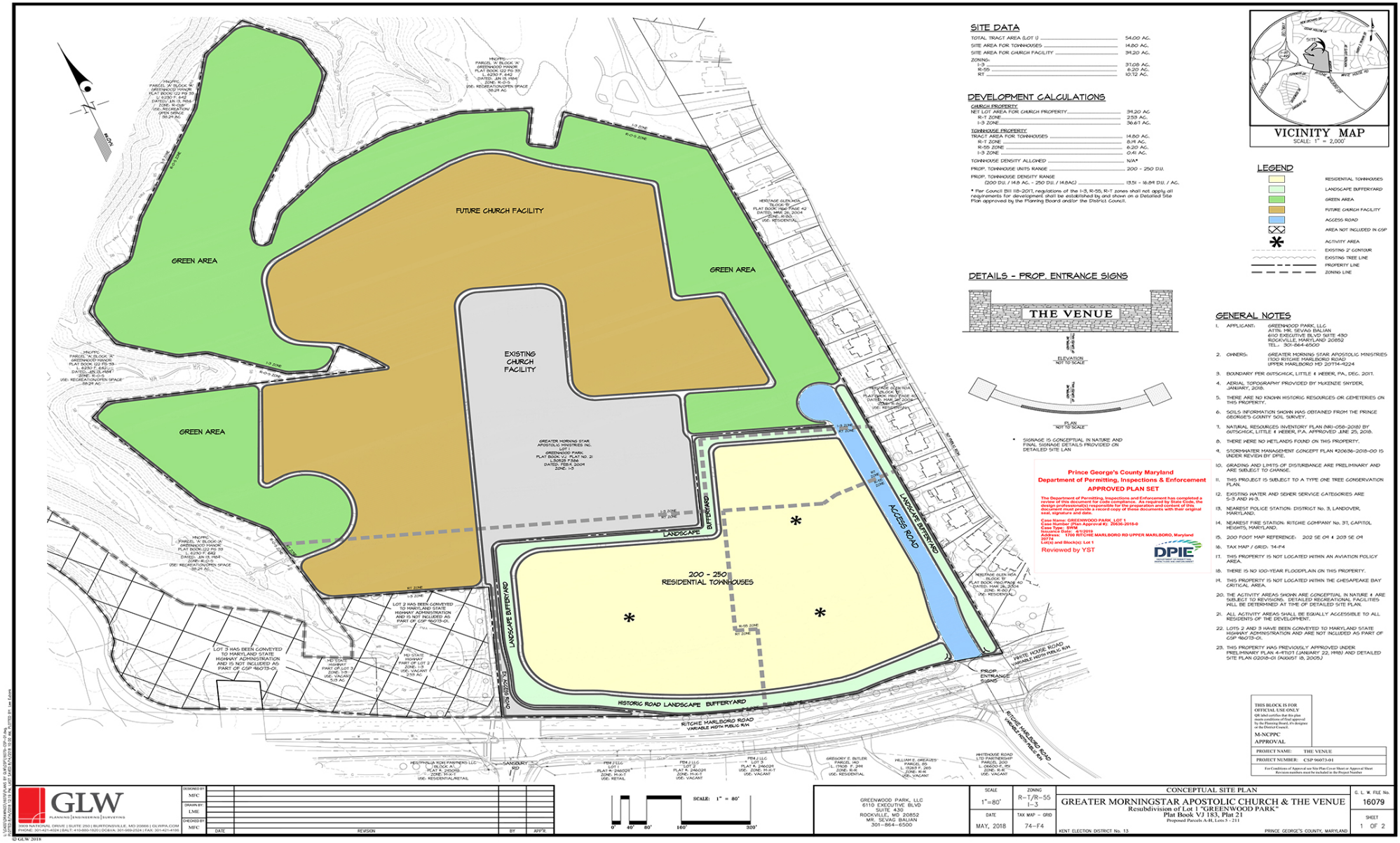
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



CONCEPTUAL SITE PLAN



GLW
GLW CONSULTANTS INC.
100 NATIONAL DRIVE SUITE 200 | BURLINGAME, MD 20866 | (301) 441-1000
PHONE: (301) 441-1000 FAX: (301) 441-1000

NO.	DATE	REVISION	BY	APP.

SCALE: 1" = 80'

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 420
ROCKVILLE, MD 20852
ME: SEVAJ BAJAJ
301-864-6500

SCALE	1" = 80'	ZONING	R-1/R1-55
DATE	MAY, 2018	TAX MAP	GRD
			74-F4

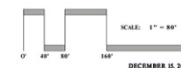
CONCEPTUAL SITE PLAN
GREATER MORNINGSTAR APOSTOLIC CHURCH & THE VENUE
Resubdivision of Lot 1 'GREENWOOD PARK'
Plat Book VJ 183, Plat 21
Proposed Parcels A, B, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

PROJECT NAME: THE VENUE
PROJECT NUMBER: CSP-99073-01
C.L.W. FILE NO.: 16079
SHEET 1 OF 2

OVERALL PLAN RENDERING



ILLUSTRATIVE DETAILED SITE PLAN - DSP 20038
THE VENUE
PRINCE GEORGE'S COUNTY, MARYLAND



PLAN RENDERING OF DSP AREA



DAVIDSON FRONT ELEVATIONS



THE LOFT FRONT ELEVATIONS



DAVIDSON REAR ELEVATION



DAVIDSON SIDE ELEVATION



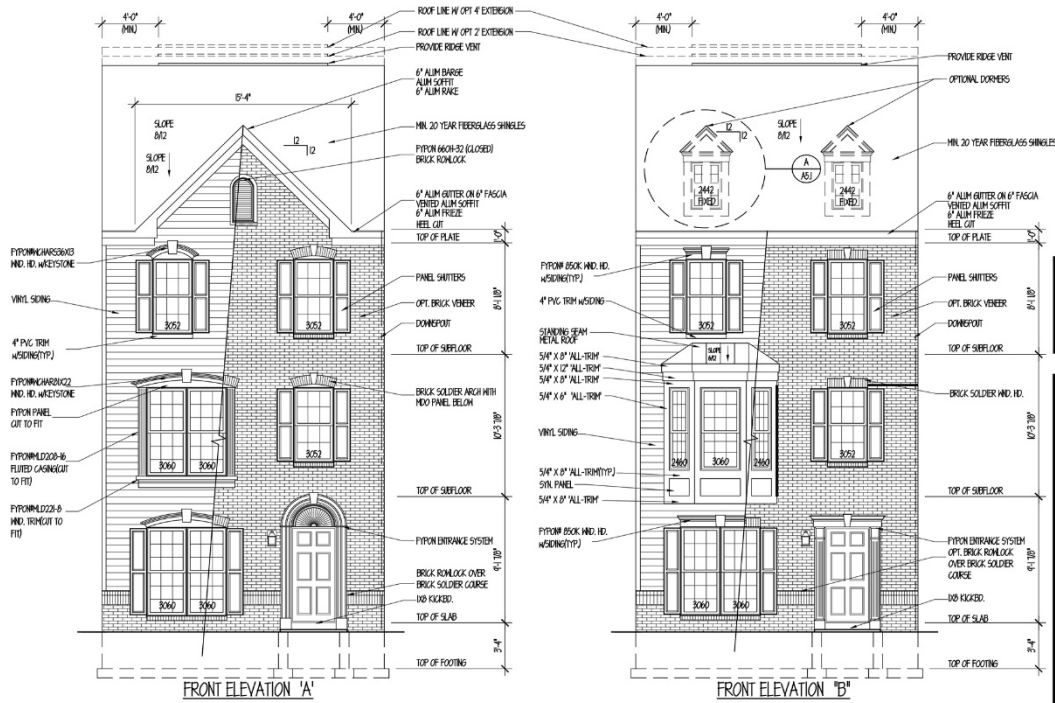
LOFT REAR ELEVATION



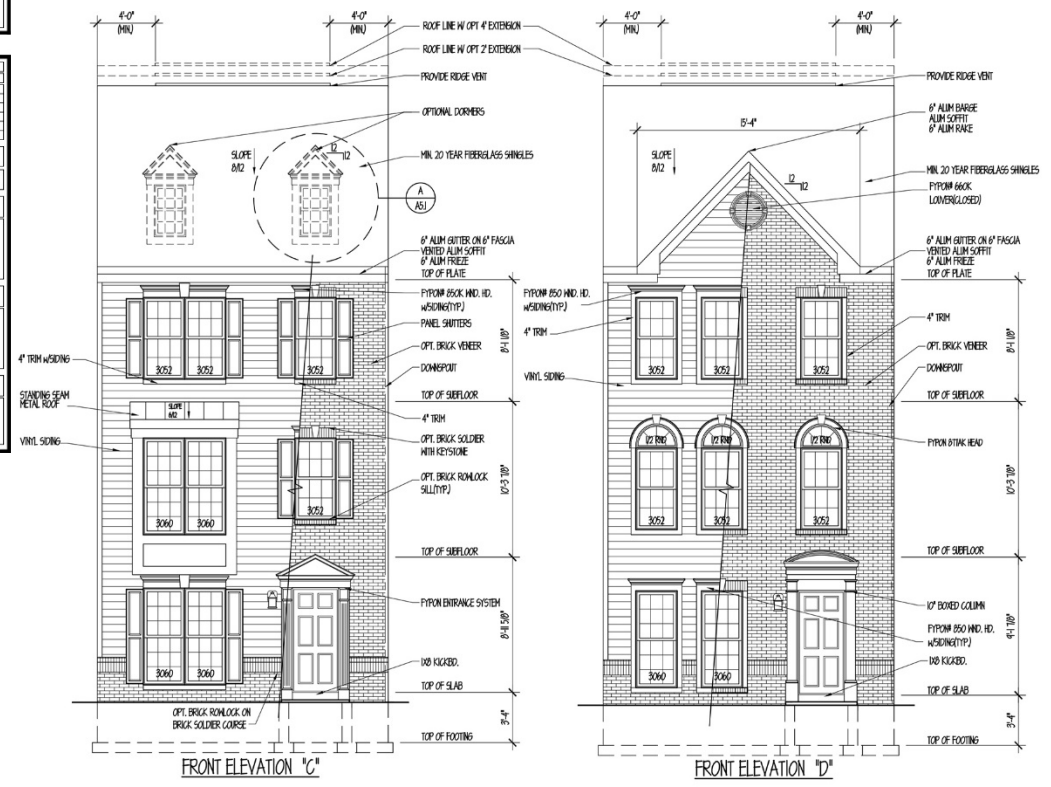
LOFT SIDE ELEVATION



DAVIDSON ELEVATIONS



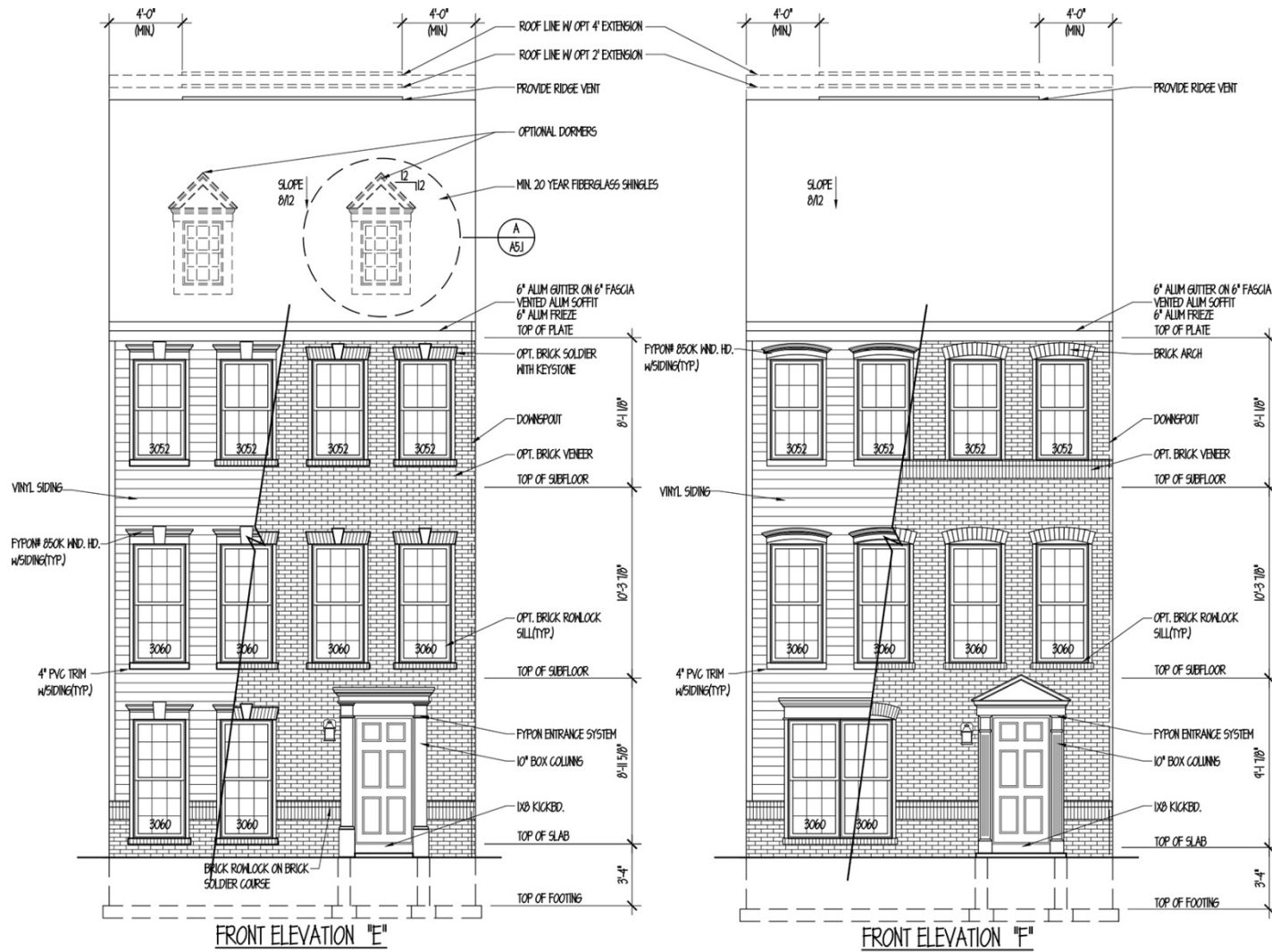
REVISIONS	
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PROJECT TITLE	
Haverford Homes The 'DAVIDSON'	
CONTENT	
FRONT ELEVATION 'A' & 'B'	
PROJECT NUMBER	DRAWING NUMBER
1853	A1.1



REVISIONS	
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Drawn by: EB Checked by: EB 10-04-10 Scale: 1/4" = 1'-0" Date: 02-04-01	
PROJECT TITLE	
Haverford Homes The 'DAVIDSON'	
CONTENT	
FRONT ELEVATION 'C' & 'D'	
PROJECT NUMBER	DRAWING NUMBER
1853	A1.2



DAVIDSON ELEVATIONS



BID AND PERMIT

REVISIONS	
date	remarks
1-2-12	ADDED OPT 2 & 4 REAR EXTENSIONS
4-2-18	POF REVIEW

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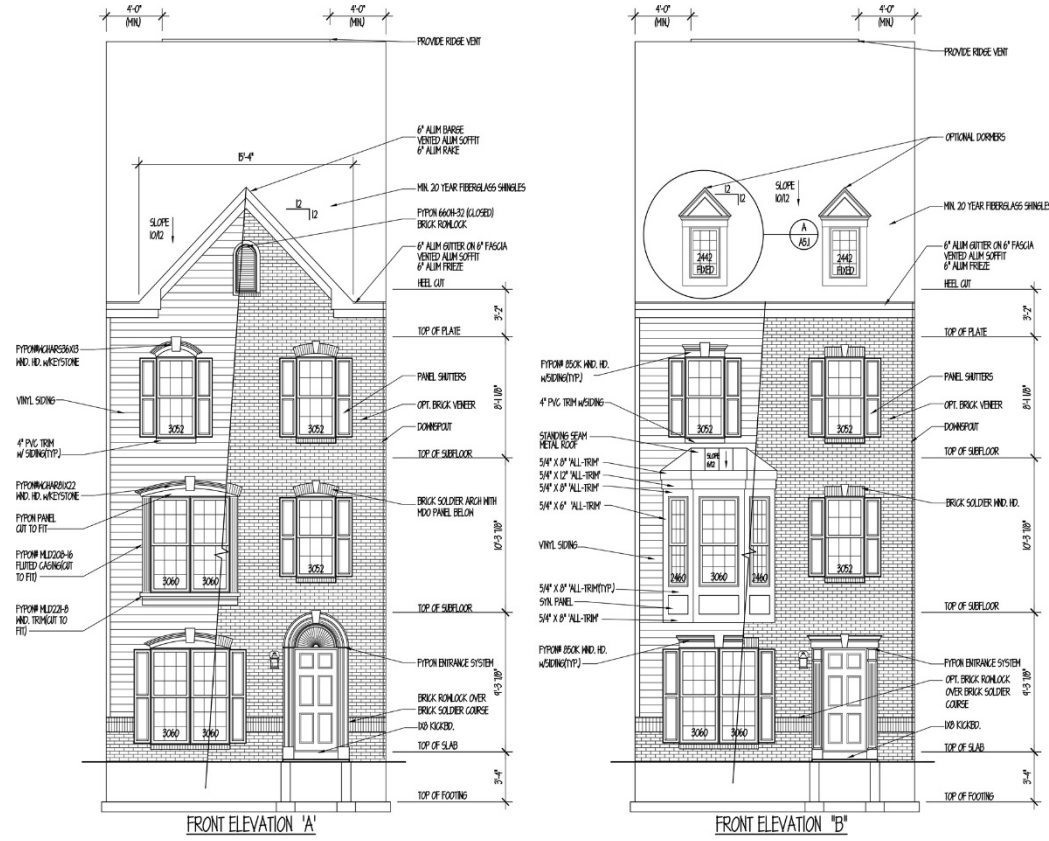
PROJECT TITLE
**HVERFORD HOMES
 THE 'DAVIDSON'**

CONTENT
FRONT ELEVATION 'E' & 'F'

PROJECT NUMBER	DRAWING NUMBER
1853	A1.3



LOFT ELEVATIONS



840 PLYMOUTH ROAD
CANNONVILLE, VERMONT 05209

REVISONS	REMARKS
3-5-11	PDF REVIEW

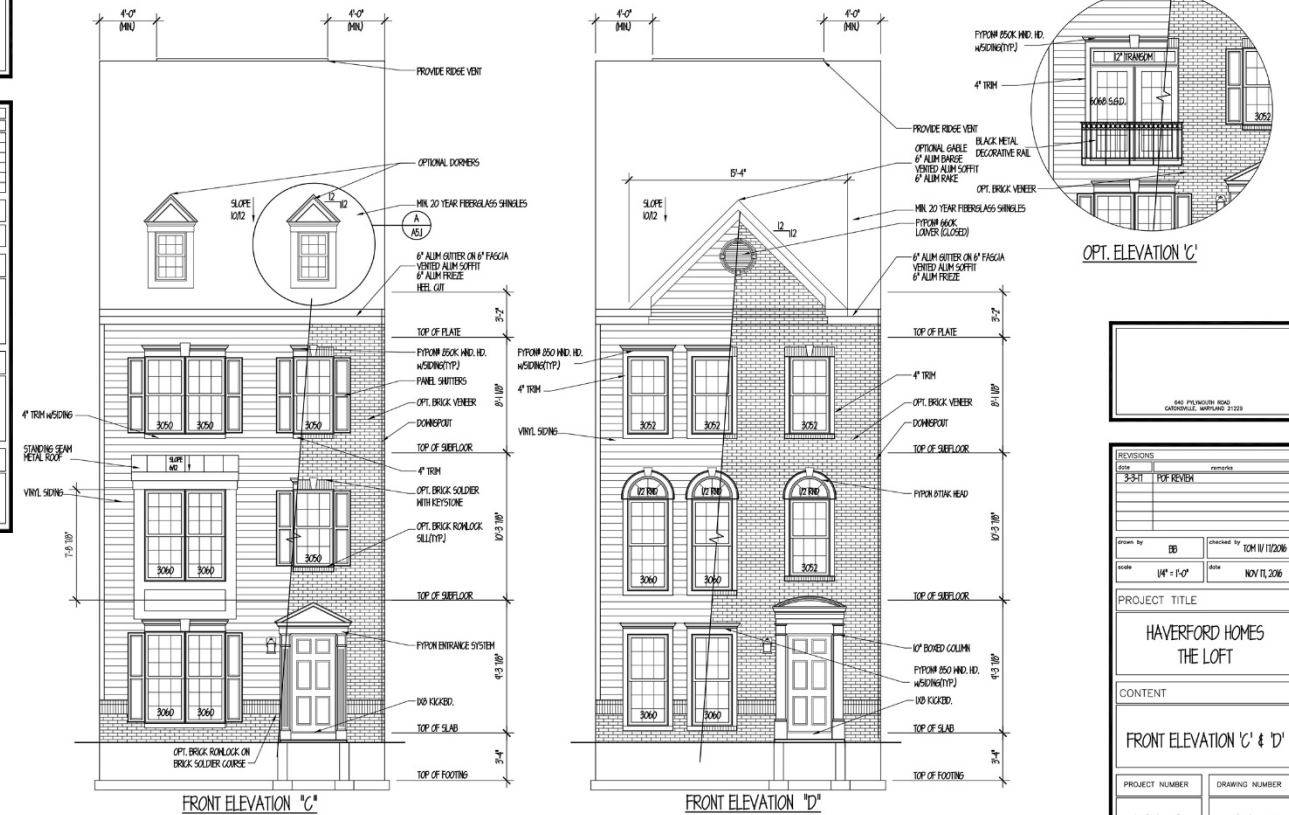
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PROJECT TITLE
**Haverford Homes
THE LOFT**

CONTENT
FRONT ELEVATION 'A' & 'B'

PROJECT NUMBER 1853	DRAWING NUMBER A1.1
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840 PLYMOUTH ROAD
CANNONVILLE, VERMONT 05209

REVISONS	REMARKS
3-5-11	PDF REVIEW

Drawn by: **BB** Checked by: **TOM W/11/2016**

Scale: **1/4" = 1'-0"** Date: **NOV 11, 2016**

PROJECT TITLE
**Haverford Homes
THE LOFT**

CONTENT
FRONT ELEVATION 'C' & 'D'

PROJECT NUMBER 1853	DRAWING NUMBER A1.2
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LOFT ELEVATIONS



REVISIONS	
date	remarks
3-3-11	POF REVIEW

Drawn by	BB	checked by	TOM W 11/20/16
scale	1/4" = 1'-0"	date	NOV 17, 2016

PROJECT TITLE
**Haverford Homes
 THE LOFT**

CONTENT
FRONT ELEVATION 'E' & 'F'

PROJECT NUMBER	DRAWING NUMBER
1853	A1.3





Countywide Planning Division
Historic Preservation Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3680

December 2, 2020

MEMORANDUM

TO: Thomas Burke, Urban Design Section, Countywide Planning Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: DSP-20038 and AC 20014 The Venue

Findings

1. The subject property comprises 15.14-acres at 1700 Ritchie Marlboro Road. on the north side of Ritchie Marlboro Road at the northwest quadrant of its intersection with White House Road. The subject application proposes the development of 90 townhomes and associated infrastructure. The subject property is Zoned I-3, R-R, and R-T.
2. In its review of Preliminary Plan 4-19029 Greater Morning Star Apostolic Church and the Venue, the Planning Board approved the following conditions in PGCPB No. 2020-58:
 14. Prior to approval of a grading permit for Parcel 1, Phase I (Identification) archeological investigations, according to the Planning Board's *Guidelines for Archeological Review* (May 2005), shall be required on the above-referenced property to determine if any cultural resources are present. The areas within the developing property that have not been extensively disturbed should be surveyed for archeological sites. The applicant shall submit a Phase I Research Plan for approval by the staff archeologist prior to commencing Phase I work. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations is requested prior to approval.
 15. Upon receipt of the report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to the acceptance of any detailed site plan for, ground disturbance or the approval of any grading permits for Parcel 1, the applicant shall provide a plan for:
 - a.) Evaluating the resource at the Phase II level, or

b.) Avoiding and preserving the resource in place.

16. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading permits for Parcel 1. Depending upon the significance of findings (at Phase I, II, or III level), the applicant shall provide interpretive signage. The location and wording should be subject to approval by the staff archeologist prior to the issuance of any building permits for Parcel 1.

Conclusions

The subject application does not include any proposed development on Parcel 1. Conditions 14, 15, and 16 of PGCPB No. 2020-58 remain in effect for any future development proposed on Parcel 1.


Recommendations


Historic Preservation staff recommends approval of DSP-20038, The Venue, with no conditions.

December 18, 2020

MEMORANDUM

TO: Henry Zhang, AICP, Master Planner Urban Design Section, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Garrett Dickerson, Planner, Long Range Planning Section, Community Planning Division 

SUBJECT: DSP-20038 The Venue (Formerly Greater Morningstar Baptist Church)

FINDINGS

The Community Planning Division finds that, pursuant to Section 24-121(a)(5), this application is not required to conform to the 1990 *Approved Largo-Lottsford Master Plan* because the District Council approved ZMA A-9991-C and A-9992-C allowing townhouse and single-family development respectively, on portions of previously recommended Planned Industrial Park land use classification with I-3 Zone.

BACKGROUND

Application Type: Preliminary Plan of Subdivision

Location: North side of Ritchie-Marlboro Road, approximately 750 feet east of the I-95 (Capital Beltway) northbound ramp

Size: 15.4 acres

Existing Uses: Church and undeveloped land

Proposal: 90 townhouse lots

GENERAL PLAN, MASTER PLAN, AND SMA

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

Master Plan: The 1990 *Approved Largo-Lottsford Master Plan* recommends Employment land use on the subject property.

Planning Area: 73

Community: Largo

Aviation/MIOZ: This application is not located within the Military Installation Overlay Zone.

SMA/Zoning: The 1990 Adopted Sectional Map Amendment retained the subject property in the Planned Industrial Park (I-3) Zone. 2008 ZMA A-9991 rezoned approximately 6 acres of the I-3 Zone to the R-55 Zone and A-9992 rezoned 10.7 acres from the I-3 Zone to the R-T Zone. On November 17, 2017, text amendment CB-118-2017 was enacted to allow town house development in R-55, R-T and I-3 Zones under certain conditions which the subject property meets.

MASTER PLAN CONFORMANCE ISSUE

None

cc: Long-range Agenda Notebook


Scott Rowe, AICP-CNU A, Supervisor Long Ranges Section, Community Planning Division

Transportation Planning Section
Countywide Planning Division

301-952-3680

December 16, 2020

MEMORANDUM

TO: Henry Zhang, Urban Design Section, Development Review Division
VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division
FROM:  Glen Burton, Transportation Section, Countywide Planning Division
SUBJECT: **DSP-20038: The Venue**

Proposal: This application proposes the development of the subject property with the construction of 90 townhouses.

Background: The site has been the subject of an approved preliminary plan of subdivision (PPS 4-19029) that was approved on April 9, 2020. The property was approved with multiple conditions, including the following pertaining to transportation:

- 21. Total development within the subject property shall be limited, in accordance with the overall Greenwood Park development approved with Preliminary Plan of Subdivision (PPS) 4-97107. Any development generating an impact greater than that identified therein shall require a new PPS with a new determination of the adequacy of transportation facilities.**

Status: Pursuant to Planning Board Resolution 97-364, PPS 4-97101 was approved with a trip cap of 203 AM and 243 PM peak trips. The current site plan proposes 90 townhomes. When combined with the traffic from the adjacent existing church, the total traffic will be 203 AM and 243 PM peak trips. PPS 4-97101 was also approved with a number of off-site improvements, all of which have been completed. Staff therefore concludes that all of the provisions of Condition 21 of the approved PPS 4-97101 and 4-19029) have been satisfied.

Master Plan and Site Access

The property is in an area where the development policies are governed by the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73 (Largo-Lottsford Master Plan and SMA)*. The subject application fronts on Ritchie Marlboro Road, a master planned arterial road (A-36) within a variable width right-of-way. A-36 is currently built to its ultimate cross section, and no further right-of-way is required. While the site has no direct access to A-36, it will be accessible from two access points along an internal street.

All other aspects of the site regarding access and circulation are deemed to be acceptable.

Conclusion

Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a detailed site plan.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
 Transportation Planning Section


14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 TTY: (301) 952-4366
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301-952-3680

December 21, 2020

MEMORANDUM

TO: Henry Zhang, Urban Design Section, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division 

SUBJECT: Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance

The following detailed site plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 1990 *Approved Master Plan for Largo-Lottsford, Planning Area 73* and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP- 20038
 Development Case Name: The Venue

	<u>Type of Master Plan Bikeway or Trail</u>	
Private R.O.W.	<input type="checkbox"/>	Public Use Trail Easement <input type="checkbox"/>
County R.O.W.	<input type="checkbox"/>	Nature Trails <input type="checkbox"/>
SHA R.O.W.	<input type="checkbox"/>	M-NCPPC - Parks <input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking <input checked="" type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	Trail Access <input checked="" type="checkbox"/>
Add'l Connections	<input type="checkbox"/>	Bikeway Signage <input type="checkbox"/>

Development Case Background	
Building Square Footage (non-residential)	N/A
Number of Units (residential)	90 Attached
Abutting Roadways	Ritchie Marlboro Road, White House Road
Abutting or Nearby Master Plan Roadways	Ritchie Marlboro Road (A-36), White House Road (A-36)
Abutting or Nearby Master Plan Trails	Side path along Ritchie Marlboro Road (existing/planned), side path along White House Road (planned)
Proposed Use(s)	Residential
Zoning	R-55, R-T, I-3
Centers and/or Corridors	n/a

Prior Approvals on Subject Site	
Subject to 24-124.01:	CSP-96073, -01, 4-97107, 4-19029, DSP-02018, -01 to -03, -04
Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a
	n/a

Prior Approvals

The site is subject to prior approvals CSP-96073, 4-19029, and DSP-02018, -01, -02, -03, and -04. However, 4-19029 includes the following pedestrian and bicycle conditions applicable to the subject application:

4-19029

9. Prior to approval of the 54th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall construct an 8-foot-wide asphalt hiker/biker trail within the 50-foot-wide ingress and egress easement, connecting the sidewalk along proposed McCarthy Drive with the parking lot within the existing Heritage Glen Community Park to the north, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.

13. In conformance with the 2009 Approved Countywide Master Plan of Transportation, and conditions of approval for Conceptual Site Plan CSP-96073-01, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. Sidewalks along both sides of all internal roadways, excluding alleys and the proposed McCarthy Drive.
 - b. A crosswalk crossing the west leg of Ritchie Marlboro Road, at the intersection of Ritchie Marlboro Road and McCarthy Drive, unless modified by the Maryland State Highway Administration, with written correspondence.
 - c. A minimum 8-foot-wide trail connecting the sidewalk on McCarthy Drive with the Maryland-National Capital Park and Planning Commission parkland to the north of the subject site, unless modified by the Prince George's County Department of Parks and Recreation.

Comment: The construction of the proposed trail will be evaluated at the time of the 54th building permit to satisfy condition 9. The submitted plans include all facilities described in condition 13.

Review of Proposed On-Site Improvements

The submitted plans include five-foot sidewalk along both sides of all internal roadways, excluding alleys. An eight-foot trail is also proposed connecting the site with properties to the north and the existing Heritage Glen Park. Continental styles crosswalks are included throughout the site creating continuous connections. However, staff recommend crosswalks also be provided crossing Private Alley B and Private Alley C for a continuous pathway through the site and connecting to the central recreational area (Recreation Area #3). Additionally, benches and bicycle parking are provided at each recreation and open space areas accommodating a total of 12 bicycles throughout the site.

These improvements support separating pedestrian and vehicular transportation routes within the site, pursuant to Sections 27-283 and 27-274. Staff find that with the recommended and proposed improvements, vehicular, pedestrian, and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for pedestrian and bicycle transportation.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to residential areas connected via sidewalk and a crosswalk along Ritchie Marlboro Road and White House Road. The proposed trail alignment will provide a new connection to the existing Heritage Glen Park north of the subject site.

Review Master Plan of Transportation (MPOT) Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation (MPOT)*. Two master plan trail facilities are within vicinity of the subject site, including an existing side path along the south side of Ritchie Marlboro Road and a planned side path along White House Road. The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Comment: The recommended master plan trail facilities do not directly impact the subject site and therefore no additional facilities are required. Standard sidewalk is provided throughout the site and along both sides of the roadway and fulfill the intent of policy 1. Additionally, the bicycle parking, which provides two points of contact for supporting and securing a parked bicycle, provided throughout the site is an important component of bicycle friendly roadways and fulfills the intent of policy 4.

Review Area Master Plan Compliance

This development is also subject to the 1990 *Approved Master Plan for Largo-Lottsford, Planning Area 73* that includes the following recommendations regarding the accommodations of pedestrian and bicycle facilities (p.112):

1. A system of trails and walks for pedestrians, bicyclist and equestrians should be developed to connect neighborhoods, recreation areas, commercial areas, employment areas and mass transit facilities.
7. Trails provided privately within subdivisions shall be encouraged to connected with the planned trails system.

Comment: The submitted plans include a comprehensive and complete pedestrian system within the site. Additionally, the proposed asphalt trail connecting the subject site to the existing Heritage Glen Park and surrounding residential areas also enhances the trail system within the subdivision. These improvements create a convenient pedestrian system that meet the findings pursuant to Sec. 27-

546(d)(7).

Recommended Conditions of Approval

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) for a detailed site plan for pedestrian and bicycle transportation purpose and conforms to the prior development approvals and the 1990 *Approved Master Plan for Largo-Lottsford, Planning Area 73*, if the following condition is met:

1. Prior to certification of the detailed site plan, the applicant, or the applicant's heirs, successors, and/or assigns shall revise the plans to provide:
 - a. Crosswalks crossing Private Alley B and Private Alley C to provide continuous pedestrian connections consistent with the proposed crosswalks throughout the site.

December 22, 2020

MEMORANDUM

TO: Henry Zhang, Master Planner, Urban Design Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD *MR*

FROM: Mary Rea, Senior Planner, Environmental Planning Section, CWPD *MR*

SUBJECT: The Venue; DSP-20038 (AC-20014) and TCP2-053-02-03

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan, DSP-20038 (AC-20014) and revised Type 2 Tree Conservation Plan TCP2-053-02-03. The application was accepted for review on October 29, 2020. Comments were provided in a Subdivision Development Review Committee (SDRC) meeting on November 30, 2020. The Environmental Planning Section recommends approval of DSP-20038 (AC-20014) and TCP2-053-02-03 subject to conditions recommended at the end of this memorandum.

Background

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

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
CSP-96073	WCO Ex #E-118-96	Planning Board	Approved	7/24/1997	97-224
4-97107	TCPI-067-97	Planning Board	Approved	10/28/1997	97-364
DSP-02018	TCPII-053-02	Planning Board	Approved	7/25/2002	02-185
A-9991/A-9992	N/A	District Council	Approved	9/08/2008	N/A
DSP-02018-01	TCP2-053-02-01	Planning Director	Approved	8/15/2005	N/A
CSP-96073-01	TCP1-067-97-01	Planning Board	Approved	2/28/19	19-28
4-19029	TCP1-067-2018-02	Planning Board	Approved	4/9/2020	2020-58
DSP-0218-05	TCP2-53-02-02	Planning Director	Pending	Pending	N/A
DSP-20038	TCP2-53-02-03	Planning Board	Pending	Pending	

Proposed Activity

This detailed site plan application is for the development of a townhouse community and one outlot on a 15.14-acre site in the I-3, R-T and R-55 zones.

Grandfathering

The project is subject to the current regulations of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance) that came into effect on September 1, 2010 because the application has a preliminary plan approved after September 2010.

Review of Previously Approved Conditions

On March 21, 2008, the Zoning Hearing Examiner approved Zoning Map Amendment Case A-9991, to rezone approximately 6 acres of the subject property from I-3 zoned land to the R-55 zone. On that same date, the Zoning Hearing Examiner approved Zoning Map Amendment Case A-9992, to rezone approximately 10.7 acres of I-3 zoned land to the R-T zone. Both cases were reaffirmed by the District Council on September 8, 2008, with conditions.

The conditions of the Zoning Map Amendments A-9991 and A-9992 relevant to the environmental review are described below in **BOLD**. The plain text provides responses to the conditions.

1. A new Forest Stand Delineation, in accordance with the Prince George's Woodland Conservation and Tree Preservation Technical Manual, shall be required at the time of subdivision.

A Forest Stand Delineation (FSD) Plan was provided with the review of NRI-058-2018, which was approved on June 25, 2018.

2. A new Tree Conservation Plan must be submitted to M-NCPPC prior to subdivision approval.

A TCP1 was submitted and approved on May 1, 2020.

Conceptual Site Plan CSP-96073-01 was approved by the Planning Board on February 28, 2019, with conditions of approval found in PGCPB No. 19-28. The conditions relevant to the environmental review are described below in **BOLD**. The plain text provides responses to the conditions.

2. Prior to certification of the Type 1 Tree Conservation Plan TCP1-067-97-01, the following revisions shall be made:

- a. **Add CSP-96073-01 and the reason for revision to the -01 row of the approval block.**
- b. **Correct the Woodland Conservation Summary Table to match the plan and the worksheet.**
- c. **Show the unmitigated 65 dBA ground-level and second-story noise contours, as required by Zoning Map Amendments A-9991-C and A-9992-C.**

- d. Provide the standard TCP1 notes on the plan.**
- e. Have the revised plan signed and dated by the qualified professional preparing the plan.**

All conditions were met prior to signature approval of the Type 1 Tree Conservation Plan.

Preliminary Plan 4-19029 was approved by the Planning Board on April 9, 2020, with conditions of approval found in PGCPB No. 2020-58. No environmental conditions of approval apply to the current application.

Environmental Review

Existing Conditions/Natural Resources Inventory

A Natural Resource Inventory, NRI-058-2018, was approved on June 25, 2018, and provided with this application. The TCP2 is in conformance with the approved NRI.

Woodland Conservation

The property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because there are approved Tree Conservation Plans for the overall Greater Morning Star Apostolic Church and The Venue; TCP1-067-97-02 and TCP2-53-02-01. A revision to the TCP2 has been submitted with this application.

The overall TCP worksheet was broken down into two parts, one part for the church property and the other part is for the townhouse development (The Venue).

OVERALL:

The overall 54.00-acre site contains 12.11 acres of woodland in the net tract and has a woodland conservation threshold of 8.95 acres. The Woodland Conservation Worksheet proposes the removal of 7.48 acres in the net tract area, for a woodland conservation requirement of 14.05 acres. The Overall project's requirement will be met with 4.58 acres of woodland preservation on-site, 4.64 acres of reforestation, and 4.83 acres of natural regeneration on-site.

CHURCH PROPERTY:

The Church Property is 38.86 acres, contains 7.57 acres of woodland in the net tract, and has a woodland conservation threshold of 5.94 acres. The Woodland Conservation Worksheet proposes the removal of 2.94 acres in the net tract area, for a woodland conservation requirement of 7.65 acres. This Church site area will meet the requirement with 4.58 acres of woodland preservation on-site and 3.07 acres of reforestation.

VENUE PROPERTY:

The Venue site is 15.14 acres, contains 4.54 acres of woodland in the net tract, and has a woodland conservation threshold of 3.01 acres. The Woodland Conservation Worksheet proposes the removal of 4.54 acres in the net tract area, for a woodland conservation requirement of 6.40 acres. This Venue site will meet the requirement with 0 acres of woodland preservation on-site, 1.57 acres of reforestation, and 4.83 acres of natural regeneration on-site.

The TCP2 plan requires additional technical corrections to be in conformance with the Woodland and Wildlife Habitat Conservation Ordinance (WCO). These revisions are specified in the recommended conditions below.

Stormwater Management

A Stormwater Management Concept Approval Letter (# 20636-2018-00) and associated plan were submitted with the application for this site. The approval was issued on April 1, 2019 for this project from the Prince George County Department of Permitting, Inspections and Enforcement (DPIE). The plan proposes to construct 16 micro-bioretenion ponds and enlarge the existing wet pond. No stormwater management (SWM) fee for on-site attenuation/quality control measures is required. No further action regarding SWM is required with this Conceptual Site Plan review.

Preservation of Regulated Environmental Features/Primary Management Area

Section 27-285(b)(4) of the Zoning Ordinance requires the following finding: "The Planning Board may approve a Detailed Site Plan if it finds that the Regulated Environmental Features (REF) 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)."

There are REF's on the overall site, but there are no REF's on for this phase of development. Therefore, no findings with regard to Section 27-285(b)(4) are required.

Soils

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), Web Soil Survey (WSS) are the Adelphia-Holmdel complex (0 to 2 percent slopes), Annapolis-Urban land complex (0 to 5 percent slopes), Collington-Wist complexes (2 to 40 percent slopes), and Marr-Dodon complex (15 to 25 percent slopes). Marlboro clay and Christiana complexes are not found on or near this property.

No further action is needed as it relates to this application. A soils report may be required by the Prince George's County Department of Permits, Inspections and Enforcement (DPIE) at time of permit.

Summary of Recommended Conditions

The Environmental Planning Section recommends approval of Detailed Site Plan (DSP-20038) and Type 2 Tree Conservation Plan (TCP2-053-02-03) subject to the following condition:

1. Prior to certification of the detailed site plan, the TCP2 shall be revised as follows:
 - a. Update the TCP number on the worksheets to TCP2-053-02
 - b. Update the Standard Type 2 Tree Conservation Plan Notes on sheet 1 as shown in the Environmental Technical Manual (ETM), 2018.
 - c. Complete the notes on the plan under the Removal of Hazardous Limbs by Developer or Builder section as shown in the ETM.
 - d. Add the missing Afforestation and Reforestation Notes as shown in the ETM to the plan.
 - e. Add the Tree Preservation and Retention Notes as shown in the ETM to the plan.

The Venue; DSP-20038 (AC-20014) and TCP2-053-02-03
December 17, 2020
Page 5

- f. Add the Natural Regeneration Notes as shown in the ETM to the plan.
- g. Add the owner awareness certificate to the plan and have it signed by the property owner.

If you have any questions concerning these comments, please contact me at 301-952-3650 or by e-mail at mary.rea@ppd.mncppc.org.

December 21, 2020

MEMORANDUM

TO: Henry Zhang Master Planner, Urban Design Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision & Zoning Section *MG*
FROM: Eddie Diaz-Campbell, Senior Planner, Subdivision & Zoning Section *EDC*
SUBJECT: DSP-20038 The Venue, Subdivision Referral Memo

The subject property on which Detailed Site Plan (DSP) 20038 is proposed is known as Lot 1 of Greenwood Park, recorded in Plat Book VJ 183 p. 21 in 1998. The property is in the I-3 (Planned Industrial/Employment Park), R-T (Townhouse), and R-55 (One-Family Detached Residential) Zones, and it is subject to the 1990 *Approved Master Plan and SMA for Largo-Lottsford*. The property is subject to Preliminary Plan of Subdivision (PPS) 4-19029, Greater Morningstar Apostolic Church and the Venue, which was approved on April 9, 2020. This PPS approved 90 lots for residential townhouse development as well as 18 parcels and one outlot. The PPS also approved two variations, one from Section 24-121(a)(4) to allow lot depth less than 150 feet for lots adjacent to Ritchie-Marlboro Road, and one from Section 24-122(a) to eliminate the PUE along the east side of proposed McCarthy Drive.

Of the 18 approved parcels, 17 were proposed for future ownership by a neighborhood HOA, while one (proposed Parcel 1) was proposed to be retained by the existing church. The subject DSP has been filed only on the portion of the property proposed for development of the townhouse neighborhood. This area includes all the lots and parcels approved with the PPS except for proposed Parcel 1.

Preliminary Plan of Subdivision 4-19029 was approved subject to 23 conditions, of which 12 are applicable at the time of the subject DSP. The relevant conditions are shown below in bold text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

- 3. The detailed site plan submitted for review shall demonstrate rears of dwelling units within the development are adequately screened from Ritchie Marlboro Road by the units fronting on Ritchie Marlboro Road and/or by landscape screening.**

The submitted DSP includes a landscape plan, which appears to show ample landscape screening between Ritchie Marlboro Road and the lots nearest the road. No lots or

dwellings are placed in such a manner that the rear of the dwellings would be clearly visible from Ritchie Marlboro Road. The Urban Design section should further evaluate the acceptability of the landscaping proposal.

4. **If there is a substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval, a new preliminary plan of subdivision shall be required, prior to approval of any building permits.**

The subject DSP proposes development in accordance with the approved PPS. There is no substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings. A new PPS is not required at this time.

5. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (20636-2018-00) and any subsequent revisions.**

The applicant submitted a revised Stormwater Management Concept Plan (20636-2018-01) with the subject DSP. The revised SWMC Plan was approved by DPIE on March 24, 2020. The approved SWMC Plan shows a lotting pattern which is outdated compared to both the layout approved with the PPS and the layout shown on the subject DSP. The SWMC Plan should be revised to match the lotting pattern shown on the DSP.

6. **Prior to approval of a final plat, in accordance with the approved preliminary plan of subdivision, the final plat shall include:**

- a. **A note indicating the Prince George's County Planning Board approval of a variation from Section 24-121(a)(4) of the Subdivision Regulations, for lot depth and Section 24-122(a) of the Subdivision Regulations, for public utility easements.**
- b. **The dedication of public utility easements.**
- c. **The dedication of McCarthy Drive.**
- d. **The dedication of 0.01 acre to the right-of-way of Ritchie Marlboro Road/White House Road.**
- e. **Retention of the existing access easement allowing access to neighboring Lots 2 and 3.**
- f. **The labeling of parcels to be conveyed to the homeowners association.**

With the exception of a note regarding approval of a variation from Section 24-121(a)(4), and a label for the ROW dedication to Ritchie-Marlboro Road, all of the above features required to be shown on the plat are also shown on the DSP. The 0.01 acres of ROW dedication should be labeled on the plan. The DSP conforms to the variation from Section 24-121(a)(4) approved with the PPS; this variation does not need to be noted on the plan.

7. **Prior to acceptance of a detailed site plan, a Phase II noise analysis shall be provided and demonstrate that any outdoor activity areas are located outside of the mitigated 65 dBA Ldn and that the building structures proposed mitigate interior noise levels to 45 dBA Ldn or less. If the DSP shows lots closer to Ritchie Marlboro Road than the PPS does, the analysis shall determine whether any additional noise mitigation measures are needed.**

A Phase II Noise Analysis dated December 2, 2020 was submitted with the application. The Phase II Noise Analysis includes recommended upgrades for the dwellings subject to high noise levels, in order to ensure these dwellings have their interior noise levels mitigated to 44 dBA Ldn or less. The recommended upgrades include windows and doors with high sound transmission class ratings and resilient channels in non-brick exterior walls. The Urban Design section should further evaluate the acceptability of the proposed features. The DSP does not show any outdoor activity areas within areas subject to noise levels higher than 65 dBA Ldn, and it does not show any lots closer to Ritchie Marlboro Road than the PPS does.

8. **Prior to approval of a building permit, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit stating that the building shell or structure has been designed to reduce interior noise levels to 45 dBA Ldn or less in residential units exposed to noise above 65 dBA Ldn.**

Conformance with this requirement will be noted on the final plat and will be required at permitting. Based on the Phase II Noise Analysis, it appears the applicant will be able to meet this condition.

9. **Prior to approval of the 54th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall construct an 8-foot-wide asphalt hiker/biker trail within the 50-foot-wide ingress and egress easement, connecting the sidewalk along proposed McCarthy Drive with the parking lot within the existing Heritage Glen Community Park to the north, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.**

The 8-foot-wide hiker/biker trail leading to Heritage Glen Community Park is shown on the DSP in roughly the same configuration as it is shown on the PPS (Prince George's County Department of Parks and Recreation (DPR) Exhibit A. The trail is shown entirely within the proposed 50-foot-wide ingress and egress easement.

10. **Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall modify the existing 50-foot-wide ingress and egress easement, and/or provide parkland dedication in this area, in order to provide for a more direct trail connection between the proposed townhouse development and the existing developed area of Heritage Glen Community Park, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.**

The modified 50-foot-wide ingress and egress easement is shown on the DSP in the same configuration as it is shown on the PPS DPR Exhibit A.

12. **Prior to approval of a detailed site plan, the applicant and the applicant's heirs,**

successors, and/or assignees shall submit to Prince George’s County Department of Parks and Recreation (DPR), for review and approval, construction drawings for the connector trail, as shown on DPR Exhibit A.

A detail showing the proposed construction of the trail is included in the DSP. Per the above condition, this detail is subject to review and approval by DPR.

13. In conformance with the 2009 Approved Countywide Master Plan of Transportation, and conditions of approval for Conceptual Site Plan CSP-96073-01, the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following:

a. Sidewalks along both sides of all internal roadways, excluding alleys and the proposed McCarthy Drive.

Sidewalks are shown on the DSP along both sides of all internal roadways, excluding the alleys and McCarthy Drive. Along McCarthy Drive, sidewalk is shown along the west side of the street only; this is consistent with the sidewalk approved with the PPS.

b. A crosswalk crossing the west leg of Ritchie Marlboro Road, at the intersection of Ritchie Marlboro Road and McCarthy Drive, unless modified by the Maryland State Highway Administration, with written correspondence.

This crosswalk is shown on the plans, but not consistently. The applicant should revise the plans to ensure it is visible on all sheets the intersection can be seen.

c. A minimum 8-foot-wide trail connecting the sidewalk on McCarthy Drive with the Maryland-National Capital Park and Planning Commission parkland to the north of the subject site, unless modified by the Prince George’s County Department of Parks and Recreation.

This trail is shown on the DSP.

The above improvements should be further reviewed by the Transportation Planning Section to ensure the configurations shown are acceptable, except for Item c, which should be reviewed by DPR.

17. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-067-97-02). The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-0067-97-02), 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 Conservation Ordinance. 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, Prince

George's County Planning Department."

A Type 2 Tree Conservation Plan was submitted with the DSP application. The layouts shown on the DSP and the TCP2 are consistent. Development of the subdivision will therefore be in conformance with TCP1-067-97-02 as modified by the TCP2. The TCP2 should be further evaluated by the Environmental Planning Section.

- 18. 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."

The submitted DSP shows PMA consistent with the approved PPS. A conservation easement will be required at the time of final plat to contain the PMA, except for approved impacts. It is noted that all of the PMA is located on proposed Parcel 1, (the church parcel) which is not subject to this DSP.

- 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."

A Type 2 Tree Conservation Plan was submitted with the DSP application and should be further evaluated by the Environmental Planning Section.

Site Plan Comments:

1. The applicant submitted an exhibit showing the proposed locations of different kinds of utility easements, including WSSC easements, PEPCO easements, storm drain easements, and public utility easements (PUEs). Though the PUEs' positions differ in certain locations from those approved on the PPS, the PUEs shown on the exhibit are in substantial conformance with the Subdivision Regulations and the approved PPS. The PUEs shown on the DSP match those on the utility exhibit.
2. The church parcel, shown on the plan as proposed Parcel A, was approved as proposed Parcel 1 at the time of 4-19029 and should be labeled accordingly.
3. The site area of the DSP is given as 15.14 acres. According to the site data, this is because the DSP includes the area of the outlot approved with 4-19029.

4. The DSP does not label the 0.01-acre right-of-way dedication along White House Road or note the approved variation from Section 24-121(a)(4).

Recommended Conditions:

1. Prior to signature approval of the Detailed Site Plan, the plan shall be revised as follows:
 - a. Show the required crosswalk crossing the west leg of Ritchie Marlboro Road on all plan sheets which show the intersection of Ritchie Marlboro Road and McCarthy Drive.
 - b. Relabel the church parcel from "Parcel A" to "Parcel 1," in accordance with the approved preliminary plan of subdivision.
 - c. Move the line marked "limit of DSP-20038" to encompass Outlot 1, so that the DSP limits shown on the plan are consistent with the site data.
 - d. Label the square footage of right-of-way dedication of Ritchie Marlboro Road/White House Road in accordance with the approved preliminary plan of subdivision.

Conclusion:

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP has been found to be in substantial conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat. Further analysis for conformance with the PPS shall occur with the review of any future DSPs. There are no other subdivision issues at this time.



Division of Environmental Health/Disease Control

Date: October 30, 2020

To: Thomas Burke, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP- 20038, (AC-20014), The Venue

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for The Venue and does not have comments / recommendations at this time.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.



Angela Absobrooks
County Executive

Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: December 21, 2020

TO: Henry Zhang, Master Planner
Urban Design Section
Development Review Division
Planning Department

VIA: Sonja Ewing, Assistant Division Chief
Park Planning and Development Division
Department of Parks and Recreation

FROM: Tom Burke, Planner Coordinator
Land Acquisition/Management & Development Review Section
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **DSP-20038 - The Venue**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this Detailed Site Plan (DSP) for conformance with the requirements and recommendations of the approved Conceptual Site Plan, CSP-96073-01, and Preliminary Plans 4-79033, and 4-19029, as they pertain to public parks and recreational facilities.

PROPOSAL

This application is for the development of 90 townhomes and associated infrastructure.

BACKGROUND:

The subject property is 15.14-acres, comprising 0.39 acre within the Planned Industrial/Employment Park (I-3) Zone, 6.20 acres within the One Family Detached Residential (R-55) Zone, and 8.55 acres within the Townhouse (R-T) Zone. The site is located on the north side of Richie Marlboro Road, approximately 750 feet east its intersection with the Capital Beltway (I-95/495) in Upper Marlboro, and is subject to the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (Largo-Lottsford Master Plan and SMA), the 2017 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040*,

Functional Master Plan for Parks, Recreation and Open Space. This property is currently improved with an institutional use, specifically Greater Morning Star Apostolic Church, which is proposed to remain.

REVIEW OF PREVIOUS CONDITIONS OF APPROVAL

Conceptual Site Plan CSP-96073-01 was approved by the Planning Board on February 28, 2019 (PGCPB Resolution No. 19-28) for the overall 54.00 acre site with three conditions. The following condition relates to DPR:

- 1. Prior to certification of this conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:**
 - b. Delineate the existing 50-foot-wide ingress/egress easement that extends to Parcel A, which is owned by the Maryland-National Capital Park and Planning Commission. Delineate a potential trail connection, within the easement, from the end of the access road to the parkland.**

The 50-foot-wide access easement and proposed trail are shown on the DSP.

Preliminary Plan of Subdivision 4-19029, was approved by the Planning Board on April 9, 2020 (PGCPB Resolution No. 2020-58) with 23 conditions. The following conditions relate to DPR:

- 9. Prior to approval of the 54th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall construct an 8-foot-wide asphalt hiker/biker trail within the 50-foot-wide ingress and egress easement, connecting the sidewalk along proposed McCarthy Drive with the parking lot within the existing Heritage Glen Community Park to the north, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.**

A condition is included herein to require a right-of-entry permit prior to the approval of the 54th building permit for the development of the section of trail on parkland.

- 10. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall modify the existing 50-foot-wide ingress and egress easement, and/or provide parkland dedication in this area, in order to provide for a more direct trail connection between the proposed townhouse development and the existing developed area of Heritage Glen Community Park, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.**

The applicant submitted plans showing a modified location of the trail in conformance with this condition. The relocation of the trail will require a section of the access easement, recorded in Liber 12090/folio 333, to be vacated, and a new section to be recorded to connect with the Heritage Glen Community Park. A

Recreational Facilities Agreement with the Prince George's County Department of Parks and Recreation will also be required for the construction of the section of trail on parkland. Conditions are included herein to provide a revised trail easement, and the public Recreational Facilities Agreement prior to approval of a final plat.

11. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall enter into a public Recreational Facilities Agreement with the Prince George's County Department of Parks and Recreation, for construction of the 8-foot-wide connector trail within the easement area connecting to the parking lot within existing Heritage Glen Community Park.

12. Prior to approval of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall submit to Prince George's County Department of Parks and Recreation (DPR), for review and approval, construction drawings for the connector trail, as shown on DPR Exhibit A.

The applicant submitted plans showing construction drawings for the connector trail in conformance with this condition.

13. In conformance with the 2009 Approved Countywide Master Plan of Transportation, and conditions of approval for Conceptual Site Plan CSP-96073-01, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

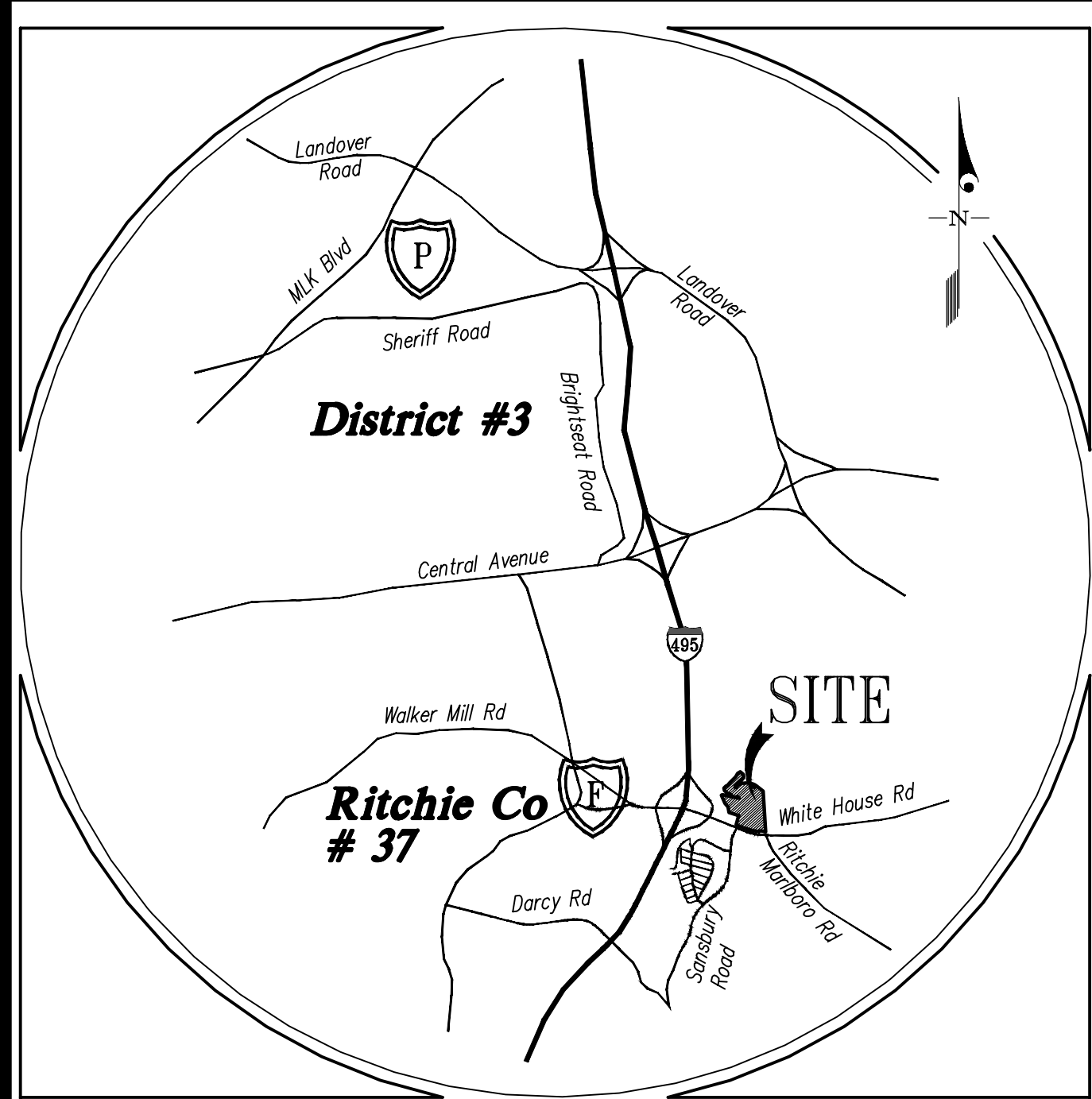
c. A minimum 8-foot-wide trail connecting the sidewalk on McCarthy Drive with the Maryland-National Capital Park and Planning Commission parkland to the north of the subject site, unless modified by the Prince George's County Department of Parks and Recreation.

RECOMMENDATION:

The Park Planning & Development Division of DPR recommends to the Planning Board approval of Detailed Site Plan DSP-20038, subject to the following conditions:

1. Prior to the issuance of the 54th building permit, the applicant shall execute a right-of-entry agreement with the Department of Parks and Recreation for the section of trail to be improved on the Heritage Glen Community Park property.
2. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide recorded easement document(s) showing the vacation of a section of the access easement, and an extension to the existing access easement, consistent with the easement shown on the DSP.
3. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall enter into a public Recreational Facilities Agreement with the Prince George's County Department of Parks and Recreation, for construction of the 8-foot-wide connector trail within Heritage Glen Community Park.

C: Bridget Stesney
 Alvin McNeal



POLICE & FIRE VICINITY MAP
SCALE: 1" = 5,000'

1
2

THE VENUE

DETAILED SITE PLAN - PHASE 1

DSP - 20038

EXISTING UTILITY NOTES

- UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-251-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF ROCKVILLE UTILITIES DIVISION 240.314.0561 (48 HOURS BEFORE).
- FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO. 103-150-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTS/GRAK, LITTLE & WEBER, P.A. SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

48 Hours
Before You Dig Call

"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

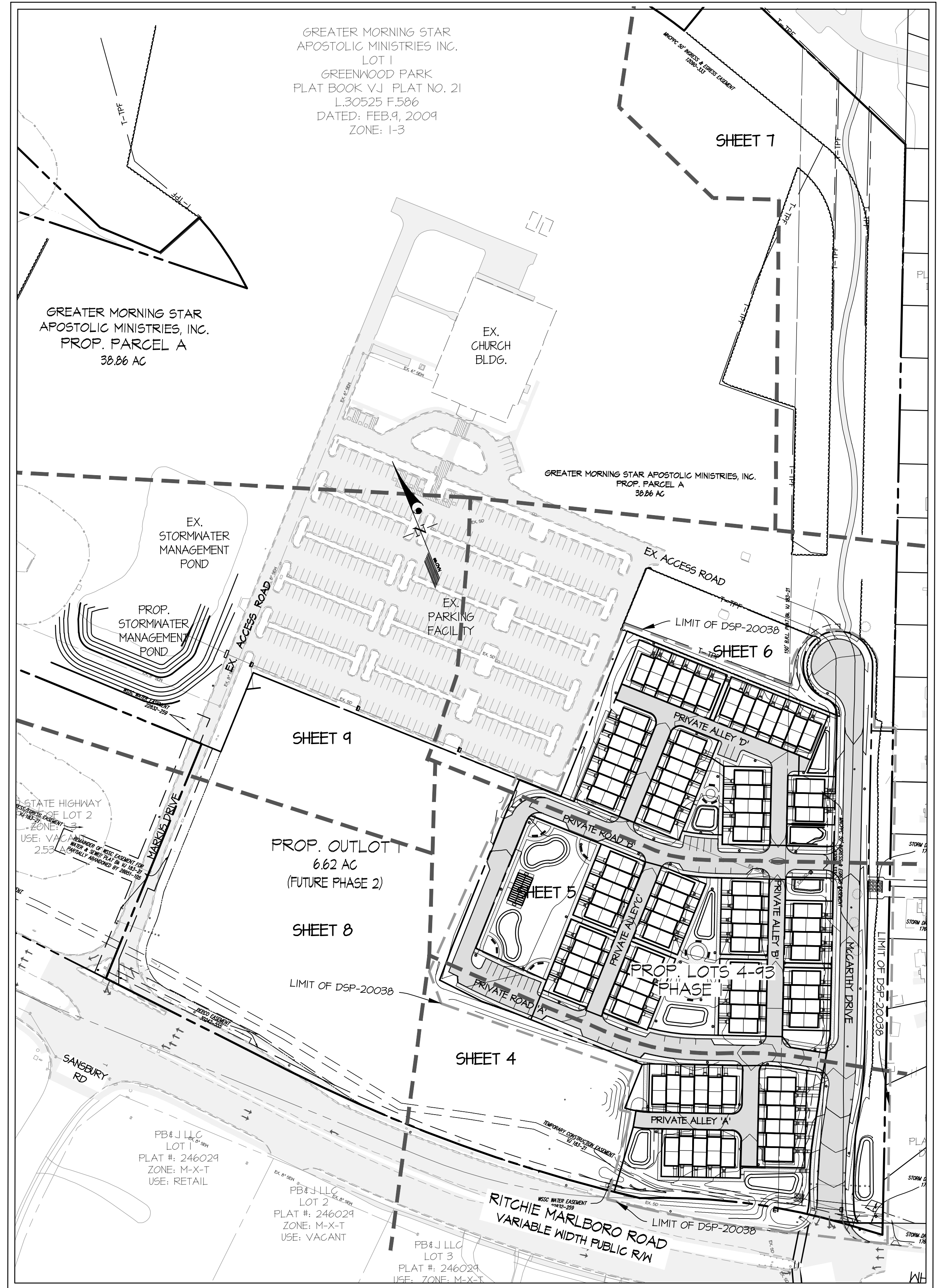
VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- EX. CONTOURS
- EX. BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- EX. FENCE
- EX. ELECTRIC
- EX. GAS
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. LOD
- EX. OVER HEAD WIRE
- PROPERTY LINE
- FLOODPLAIN
- FLOODPLAIN BUFFER
- WETLAND
- WETLAND BUFFER
- STREAM
- STREAM BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- EX. TREELINE
- PROP. TREELINE
- SLOPES 15 - 25%
- SLOPES 25% +
- EX. TREE
- ZONING
- UNMITIGATED NOISE LINES
- MITIGATED NOISE LINES
- 150' LOT DEPTH LINE
- "FILTERRA" - SWM FACILITY DEVICE

GENERAL NOTES

- APPLICANT: GREENWOOD PARK, LLC
ATTN: MR. SEVAG BALIAN
6110 EXECUTIVE BLVD SUITE 430
ROCKVILLE, MARYLAND 20852
TEL.: 301-864-6500
- OWNERS: GREATER MORNING STAR APOSTOLIC MINISTRIES
1700 RITCHE MARLBORO ROAD
UPPER MARLBORO MD 20714-4224
- PROJECT NAME: THE VENUE
LEGAL DESCRIPTION: TAX MAP / GRID 74-F4
200 FOOT MAP REFERENCE: 202 SE 04 & 203 SE 04
LOT: LOT 1 "GREENWOOD PARK"
PLAT BOOK: PLAT BOOK VJ 183, PLAT 21
LIBER FOLIO: L. 30525 F. 586
- DEVELOPMENT SUMMARY: 90 TOWNHOUSE LOTS, 17 PARCELS AND 1 OUTLOT.
- THIS PROPERTY WAS PREVIOUSLY APPROVED UNDER PRELIMINARY PLAN 4-19029 (APRIL 2020), PRELIMINARY PLAN 4-41107 (JANUARY 22, 1998), DETAILED SITE PLAN 02018-01 (AUGUST 18, 2005), CONCEPTUAL SITE PLAN, CSP-46013-01, AND TREE CONSERVATION PLAN TYPE I, TCPI 067-41-01, HERE APPROVED ON MAY 10, 2019.
- BOUNDARY PER GUTSCHICK, LITTLE & WEBER, P.A., DEC. 2017.
- AERIAL TOPOGRAPHY PROVIDED BY MCKENZIE SNYDER, JANUARY, 2018.
- NATURAL RESOURCES INVENTORY PLAN (NRI-C58-2018) BY GUTSCHICK, LITTLE & WEBER, P.A., APPROVED JUNE 25, 2018.
- SITE DATA (SEE SITE DATA SUMMARY TABLE SHOWN ON THIS SHEET).
SITE AREA FOR TOWNHOUSES: 15.14 AC.
SITE AREA BY ZONE:
ZONE I-3: 0.34 AC.
ZONE R-55: 6.20 AC.
ZONE R-T: 8.55 AC.
- THERE ARE NO 100-YEAR FLOODPLAINS ON THIS PROPERTY (AS SHOWN ON THE APPROVED STORMWATER MANAGEMENT CONCEPT PLAN).
- THERE IS 1.11 AC OF ROAD DEDICATION (MCCARTHY DRIVE) TO PRINCE GEORGE'S COUNTY, MD.
- A 10' PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHTS-OF-WAY (EXCEPT ALLEYS) EXCEPT THE EAST SIDE OF MCCARTHY DRIVE. A VARIATION FROM SECTION 24-122(a) WAS APPROVED BY PRELIMINARY PLAN 4-19029 TO ELIMINATE A RUE ALONG THE EAST SIDE OF MCCARTHY DRIVE.
- PROPOSED USE: 90 TOWNHOUSES
- SEE DEVELOPMENT STANDARDS AND CALCULATIONS, THIS SHEET, FOR PROPOSED DWELLING UNITS, DENSITY CALCULATIONS, MINIMUM LOT SIZE AND WIDTH.
- THIS PROPERTY IS IN SUSTAINABLE GROWTH TIER 1.
- THIS PROPERTY IS NOT IN A MILITARY INSTALLATION OVERLAY ZONE.
- THIS PROPERTY IS NOT LOCATED IN A CENTER OR CORRIDOR.
- THE STORMWATER MANAGEMENT CONCEPT PLAN #20636-2018-00 APPROVED ON APRIL 1, 2019.
- ARCHAEOLOGICAL INVESTIGATIONS NOT REQUIRED FOR THIS DSP PER MNCPPC APPROVAL DATED MAY 8, 2019.
- EXISTING WATER AND SEWER SERVICE CATEGORIES ARE 5-3 AND N-3.
- THE PROPERTY IS NOT LOCATED WITHIN AN AVIATION POLICY AREA.
- THERE ARE NO KNOWN HISTORIC RESOURCES OR CEMETERIES ON THIS PROPERTY.
- THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OVERLAY.
- THERE ARE NO WETLANDS ON THIS PROPERTY.
- THERE ARE NO STREAMS ON THIS PROPERTY.
- THIS PROPERTY IS NOT ADJACENT TO AN EASEMENT HELD BY ANY LAND MARYLAND ENVIRONMENTAL TRUST, MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
- SOILS INFORMATION SHOWN OBTAINED FROM THE PRINCE GEORGE'S COUNTY SOIL SURVEY, SEE NRI-C58-2018.
- NEAREST POLICE STATION: DISTRICT NO. 3, LANDOVER, MARYLAND.
- NEAREST FIRE STATION: RITCHE COMPANY NO. 37, CAPITOL HEIGHTS, MARYLAND.
- ALL GRADINGS AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- ALL PROPOSED PUBLIC ROAD DEDICATIONS ARE TO PRINCE GEORGE'S COUNTY, MD



KEY MAP
SCALE: 1" = 100'

SITE DATA

SITE AREA	15.14 AC.
NO. OF DWELLING UNITS PROPOSED	90 DU
EXISTING ZONING	I-3, R-T, R-55
PARKING REQUIRED	185 SPACES
OFFSTREET (GARAGE) 2 SP/DU	180 PACES
VISITOR - 1 SPACE/20 UNITS	5 SPACES
PARKING SHOWN	241 SPACES
OFFSTREET (GARAGE) 2 SP/DU	180 SPACES
VISITOR	45 SPACES
STREET	5 SPACES
OPEN SPACE REQUIRED	3.03 AC.
STORMWATER MANAGEMENT AMENITY AREAS	0.70 AC.
PASSIVE RECREATION AREA	1.43 AC.
(INCLUDES OUTLOT 1, 6.62 AC)	
OPEN SPACE PROPOSED	3.03 AC.

SITE DEVELOPMENT CALCULATIONS

RESIDENTIAL DENSITY ALLOWED BY ZONE*	
R-T ZONE - 6 DU/AC X 8.55 AC	51.30 DU
R-55 ZONE - 6.7 DU/AC X 6.2 AC	41.54 DU
TOTAL	92 DU
NO. OF LOTS PROPOSED	90 DU
DENSITY PROPOSED (90 DU/15.14 AC)	5.94 DU/AC
PARK DEDICATION REQUIRED (15% OF TOWNHOUSE TRACT AREA-15.14 AC)	2.27 AC.
PARK DEDICATION PROPOSED	N/A**

*ZONING ESTABLISHED BY ZONING CASE NOS A-9991-C, ORDINANCE NO. 22-2008 AND A-9992-C, ORDINANCE NO. 23-2008

**PREVIOUS DEDICATION OF PARKLAND PER PPS 4-19033 SATISFIES MANDATORY DEDICATION OF PARKLAND REQUIRED FOR THIS SITE PLAN APPLICATION.

DEVELOPMENT STANDARDS

REAR-LOADED TOWNHOUSES (SEE SIMPLE)

MINIMUM LOT SIZE REQUIRED	NO REQUIREMENT
MINIMUM LOT WIDTH PROPOSED	1200 SF.
MINIMUM LOT WIDTH REQUIRED	20 FT.
MINIMUM LOT WIDTH SHOWN	20 FT.
MINIMUM SETBACKS REQUIRED/SHOWN:	
FRONT YARD	15 FT.
SIDE YARD	4 FT.
REAR YARD	8 FT.
MINIMUM DISTANCE BETWEEN BUILDINGS ALLOWED	15 FT.
MINIMUM DISTANCE BETWEEN BUILDINGS SHOWN	15 FT.
MAXIMUM BUILDING HEIGHT	45 FT.
MAX. SITE AREA FOR RESIDENTIAL DEVELOPMENT ALLOWED	16.0 AC*
SITE AREA FOR RESIDENTIAL DEVELOPMENT PROPOSED	15.14 AC

*PER COUNCIL BILL CB-18-2017, THE R-55 IS COMBINED WITH THE R-T AND I-3 ZONED LOTS, PARCELS OR PROPERTY. THE R-T IS COMBINED WITH THE R-55 AND I-3 ZONED LOTS, PARCELS OR PROPERTY. THE I-3 IS COMBINED WITH THE R-55 AND R-T ZONED LOTS, PARCELS OR PROPERTY. TOTALING LESS THAN SIXTEEN (16) GROSS ACRES IN SIZE AND LOCATED LESS THAN 2000 FEET FROM AN INTERCHANGE TO THE OUTER LOOP OF THE CAPITAL BELTWAY (I-495/495). REGULATIONS OF THE R-55, R-T, AND I-3 ZONES SHALL NOT APPLY. ALL REQUIREMENTS FOR DEVELOPMENT SHALL BE ESTABLISHED BY AND SHOWN ON A DETAILED SITE PLAN APPROVED BY THE PLANNING BOARD AND/OR THE DISTRICT COUNCIL.

PROFESSIONAL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS TRUE AND CORRECT, HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBTITLE 82, DIVISION 2, OF THE PRINCE GEORGE'S COUNTY CODE, AND I HAVE INSPECTED THIS SITE AND THE DRAINAGE ONTO THIS SITE FROM OTHER UPGRADE PROPERTIES AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21754, EXPIRATION DATE: 10-21-21.

SITE AREA SUMMARY

EXISTING PROPERTY	54.00 AC
SITE AREA - EX. LOT 1	54.00 AC
ZONING:	
I-3	37.09 AC
R-T	10.71 AC
R-55	6.2 AC
NO. OF LOTS	1 (EX. LOT 1)
PROPOSED CHURCH PROPERTY	38.86 AC
SITE AREA-PROP. PARCEL 11	38.86 AC
ZONING:	
I-3	36.70 AC
R-T	2.16 AC
R-55 (OUTLOT 1)	0.0 AC
NO. OF PARCELS	1 (PROPOSED PARCEL 11)
PROPOSED TOWNHOUSE PROPERTY	15.14 AC
SITE AREA-PROP. LOTS 4-93	15.14 AC
ZONING:	
I-3	0.34 AC
R-T	8.55 AC
R-55	6.2 AC
NO. OF LOTS	90 (PROPOSED LOTS 4-93)
NO. OF PARCELS	17 (PROP. PARCELS B-H, J-N, P-T)
NO. OF OUTLOTS	1 (PROPOSED OUTLOT 1)

SITE DEDICATIONS TABLE

LOT/PARCEL/ROAD	ACREAGE	DEDICATION
PARCEL 10	0.54	TO HOA
PARCEL 11	0.40	TO HOA
PARCEL 12	0.17	TO HOA
PARCEL 13	0.81	TO HOA
PARCEL 14	0.15	TO HOA
PARCEL 15	0.13	TO HOA
PARCEL 16	0.35	TO HOA
PARCEL 17	0.38	TO HOA
PARCEL 18	0.23	TO HOA
PARCEL 19	0.55	TO HOA
PARCEL 20	0.35	TO HOA
PARCEL 21	0.04	TO HOA
PARCEL 22	0.21	TO HOA
PARCEL 23	0.07	TO HOA
PARCEL 24	0.04	TO HOA
PARCEL 25	0.04	TO HOA
PARCEL 26	0.23	TO HOA
MCCARTHY DRIVE	1.11 AC	TO PRINCE GEORGE'S COUNTY FROM GREATER MORNING STAR CHURCH
RIGHT OF WAY, (AT MCCARTHY DR RITCHE MARLBORO DR)	0.01 AC	TO PRINCE GEORGE'S COUNTY FROM GREATER MORNING STAR CHURCH

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	APPROVAL SHEET
3	COMPOSITE PLAN
4-9	DETAILED SITE PLANS
10	SITE NOTES AND DETAILS
11	HARDSCAPE PLAN
12-14	LANDSCAPE AND LIGHTING PLANS
15	LANDSCAPE DETAIL SHEET
16	PHOTOMETRIC PLAN

THIS BLOCK IS FOR OFFICIAL USE ONLY. OR use certifies that this plan meets conditions of final approval by the Planning Board, it's designed by the District Council.

M-NCPCC APPROVAL	
PROJECT NAME:	THE VENUE
PROJECT NUMBER:	DSP-20038
For Conditions of Approval on Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

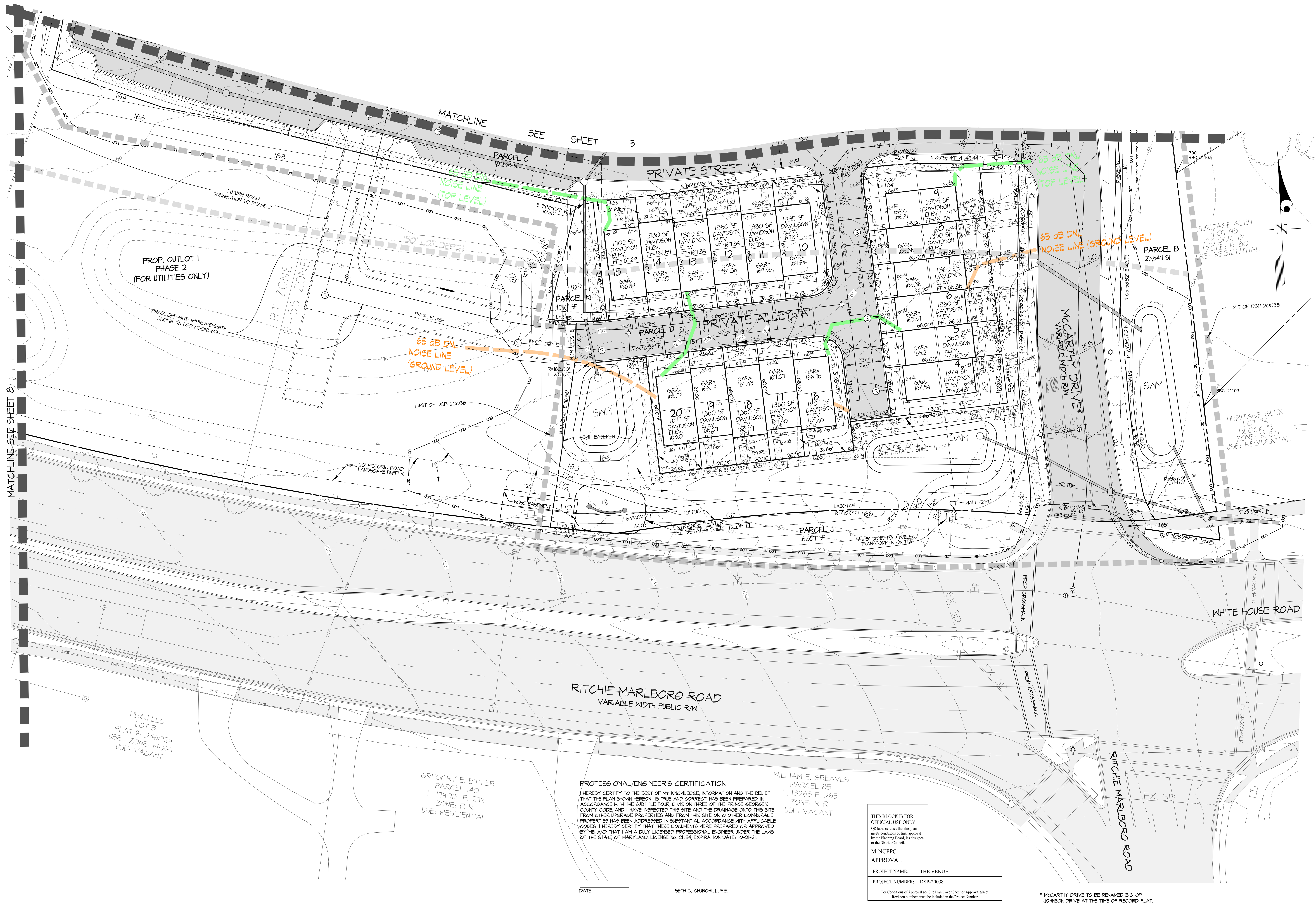
DATE: _____ SETH C. GURCHILL, P.E.

3
4
5
6
7

DESIGNED BY:	MFC			
DRAWN BY:	LMB			
CHECKED BY:	MFC			
DATE:		REVISION:	BY:	APPR:

GREENWOOD PARK, LLC 6110 EXECUTIVE BLVD SUITE 310 ROCKVILLE, MD 20852 MR. SEVAG BALIAN 301-864-6500	SCALE: AS SHOWN	ZONING: R-T/R-55/ I-3	TAX MAP - GRID: 74-F4	DATE: OCT., 2020
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COVER SHEET		G. L. W. FILE NO.
THE VENUE RESUBDIVISION OF LOT 1 "GREENWOOD PARK" PLAT BOOK VJ 183, PLAT 21 PROPOSED PARCELS A-H, J-N, P-T & LOTS 4 - 93		16079
KENT ELECTION DISTRICT, NO. 13		SHEET 1 OF 17
PRINCE GEORGE'S COUNTY, MARYLAND		



PROP. OUTLOT 1
PHASE 2
(FOR UTILITIES ONLY)

FB&J LLC
LOT 3
PLAT #: 246029
USE: ZONE: M-X-T
USE: VACANT

GREGORY E. BUTLER
PARCEL 140
L. 17908 F. 249
ZONE: R-R
USE: RESIDENTIAL

PROFESSIONAL/ENGINEER'S CERTIFICATION
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS TRUE AND CORRECT, HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBTITLE FOUR DIVISION THREE OF THE PRINCE GEORGES COUNTY CODE, AND I HAVE INSPECTED THIS SITE AND THE DRAINAGE ONTO THIS SITE FROM OTHER UPGRADE PROPERTIES AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21754, EXPIRATION DATE: 10-21-21.

WILLIAM E. GREAVES
PARCEL 85
L. 13263 F. 265
ZONE: R-R
USE: VACANT

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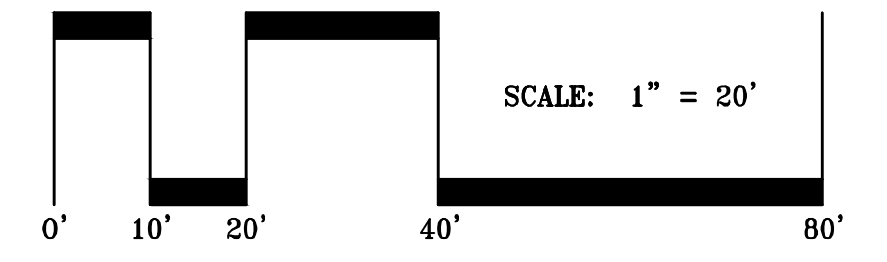
M-NCPPC APPROVAL

PROJECT NAME:	THE VENUE
PROJECT NUMBER:	DSP-20038

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

* MCCARTHY DRIVE TO BE RENAMED BISHOP JOHNSON DRIVE AT THE TIME OF RECORDED PLAT.

DATE _____ SETH G. CHURCHILL, P.E.

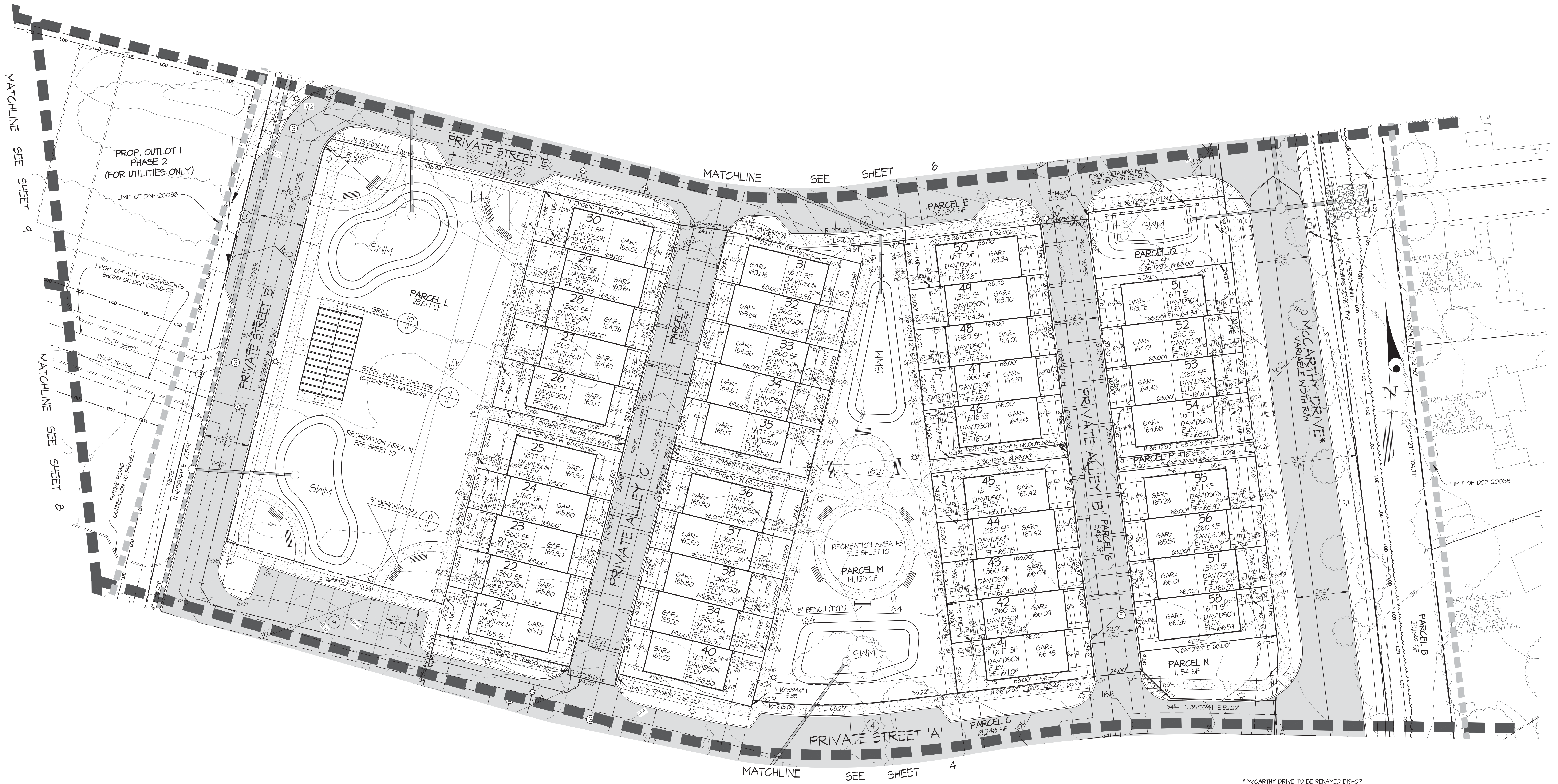


DESIGNED BY:	DATE	REVISION	BY	APPR.
MFC				
CHKD BY:				
MFC				

GREENWOOD PARK, LLC
6110 EXECUTIVE BLVD
SUITE 310
ROCKVILLE, MD 20852
MR. SEVAG BALJIAN
301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
OCT., 2020	74-F4

DETAILED SITE PLAN		G. L. W. FILE No.
THE VENUE		16079
RESUBDIVISION OF LOT 1 "GREENWOOD PARK" PLAT BOOK VJ 183, PLAT 21 PROPOSED PARCELS A-IJ-N-P-T & LOTS 4 - 93		SHEET
KENT ELECTION DISTRICT, NO. 13		4 OF 17
PRINCE GEORGE'S COUNTY, MARYLAND		

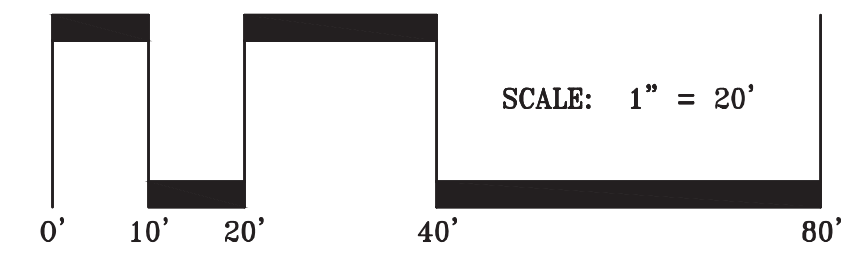


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STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 SETH C. CHURCHILL
 DATE: 10/07/2020

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OR, I certify that this plan meets conditions of final approval by the Planning Board, it's design or the Director's Consent.	
M-NCPPC APPROVAL	
PROJECT NAME:	THE VENUE
PROJECT NUMBER:	DSP-20038
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number.	



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 PLANNING | ENGINEERING | SURVEYING
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 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	DATE:	REVISION:	BY:	APPR.:
MFC				
DRAWN BY:				
HKJ				
CHECKED BY:				
MFC				

GREENWOOD PARK, LLC
 6110 EXECUTIVE BLVD
 SUITE 310
 ROCKVILLE, MD 20852
 MR. SEVAG BALIAN
 301-864-6500

SCALE:	ZONING:
1" = 20'	R-T/R-55/ I-3
DATE:	TAX MAP - GRID:
OCT., 2020	74-F4

DETAILED SITE PLAN
 THE VENUE
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 PLAT BOOK VJ 183, PLAT 21
 PROPOSED PARCELS A-HJ-N,P-T & LOTS 4 - 93
 KENT ELECTION DISTRICT, NO. 13
 PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.
16079
 SHEET
5 OF 17

L:\CAD\DRAWINGS\16079\PLANS BY CLIENT\SITE PLAN\16079-20038.dwg
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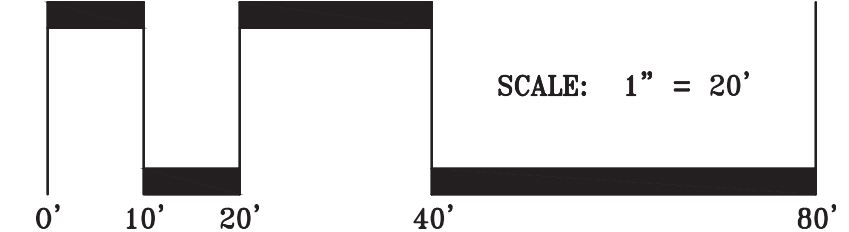
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SETH C. Churchil
 SETH C. CHURCHILL, P.E.
 PROFESSIONAL ENGINEER

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 M-NCPPC APPROVAL
 PROJECT NAME: THE VENUE
 PROJECT NUMBER: DSP-20038
 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
 Revision numbers must be included in the Project Number.

DESIGNED BY	MHC	DATE	10/07/2020
DRAWN BY	HKJ	DATE	
CHECKED BY	MHC	DATE	
REVISION		BY	APPR.

- NOTES**
- ALL UTILITIES SHOWN ARE CONCEPTUAL, SEE APPROPRIATE FINAL APPROVED UTILITY DESIGN DRAWINGS.
 - FINAL MAILEX LOCATIONS TO BE APPROVED BY POSTMASTER.
 - DETAILS FOR RETAINING WALLS AROUND SWM FACILITIES ARE SHOWN ON THE STORMWATER MANAGEMENT PLANS.
 - MCCARTHY DRIVE TO BE RENAMED BISHOP JOHNSON DRIVE AT THE TIME OF RECORD PLAT.



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GREENWOOD PARK, LLC
 6110 EXECUTIVE BLVD
 SUITE 310
 ROCKVILLE, MD 20852
 MR. SEVAG BALIAN
 301-864-6500

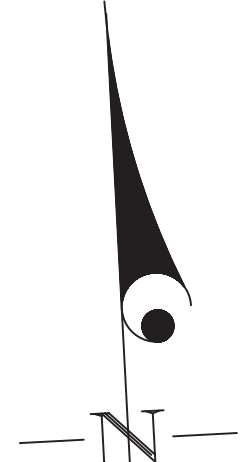
SCALE: 1"=20'
 ZONING: R-T/R-55/-I-3
 DATE: OCT., 2020
 TAX MAP - GRID: 74-4

DETAILED SITE PLAN
 THE VENUE
 RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
 PLAT BOOK VJ 183, PLAT 21
 PROPOSED PARCELS A-H-J-N-P-T & LOTS 4-93
 KENT ELECTION DISTRICT, NO. 13
 PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO. 16079
 SHEET 6 OF 17

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MNCPPC
 PARCEL 'A' BLOCK 'A'
 GREENWOOD MANOR
 PLAT BOOK 122 PG 33
 L. 6230 F. 642
 DATED: JUN 13, 1984
 ZONE: R-O-5
 USE: RECREATIONAL/OPEN SPACE
 38.24 AC



HERITAGE GLEN
 COMMUNITY PARK

EX. PARKING

MNCPPC 50' INGRESS & EGRESS EASEMENT
 12090-333

GREATER MORNING STAR
 APOSTOLIC MINISTRIES INC.
 LOT 1
 GREENWOOD PARK
 PLAT BOOK V.J. PLAT NO. 21
 L.30525 F.586
 DATED: FEB.4, 2004

EX 50' INGRESS/EGRESS
 EASEMENT TO BE VACATED

PROP. SPLIT RAIL
 FENCE (TYP.)

PROP. OFF-SITE IMPROVEMENTS
 SHOWN ON DSP
 02018-03

PROP. 8' ASPHALT TRAIL

PROP. 50' MNCPPC
 INGRESS/EGRESS
 EASEMENT

PROP. 8' ASPHALT TRAIL

MATCHLINE SEE THIS SHEET

MATCHLINE SEE THIS SHEET

HERITAGE GLEN
 LOT 77
 BLOCK 'B'
 ZONE: R-80
 USE: RESIDENTIAL

HERITAGE GLEN
 LOT 78
 BLOCK 'B'
 ZONE: R-80
 USE: RESIDENTIAL

HERITAGE GLEN
 LOT 79
 BLOCK 'B'
 ZONE: R-80
 USE: RESIDENTIAL

HERITAGE GLEN
 LOT 80
 BLOCK 'B'
 ZONE: R-80
 USE: RESIDENTIAL

HERITAGE GLEN
 LOT 81
 BLOCK 'B'
 ZONE: R-80
 USE: RESIDENTIAL

HERITAGE GLEN
 LOT 82
 BLOCK 'B'
 ZONE: R-80
 USE: RESIDENTIAL

HERITAGE GLEN
 LOT 83
 BLOCK 'B'
 ZONE: R-80
 USE: RESIDENTIAL



PROP. 8' ASPHALT TRAIL

PROP. 8' ASPHALT TRAIL

PROP. MNCPPC
 50' EASEMENT

MATCHLINE SEE SHEET 6

PROFESSIONAL/ENGINEER'S CERTIFICATION

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 by the Planning Board, its designee,
 or the District Council.

M-NCPPC
 APPROVAL

PROJECT NAME:	THE VENUE
PROJECT NUMBER:	DSP-20038
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

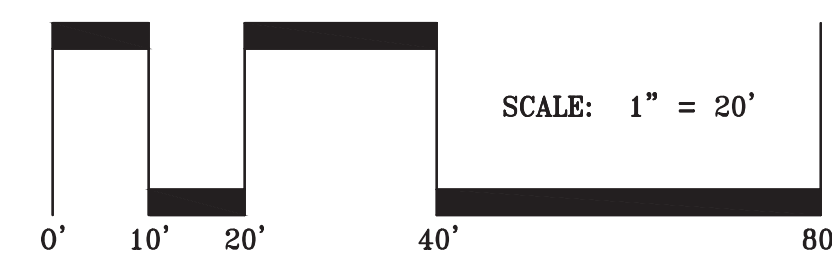
NOTES

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10/07/2020
 DATE



Seth C. Churchill
 SETH C. CHURCHILL, P.E.



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DESIGNED BY	CHECKED BY	DATE	REVISION	BY	APPR.
MFC	MFC				
DRAWN BY					
HKJ					

GREENWOOD PARK, LLC
 6110 EXECUTIVE BLVD
 SUITE 310
 ROCKVILLE, MD 20852
 MR. SEVAG BALIAN
 301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
OCT., 2020	74-4

DETAILED SITE PLAN
THE VENUE
 RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
 PLAT BOOK VJ 183, PLAT 21
 PROPOSED PARCELS A-HJ-N-P-T & LOTS 4-93
 KENT ELECTION DISTRICT, NO. 13
 PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.
16079
 SHEET
 7 OF 17

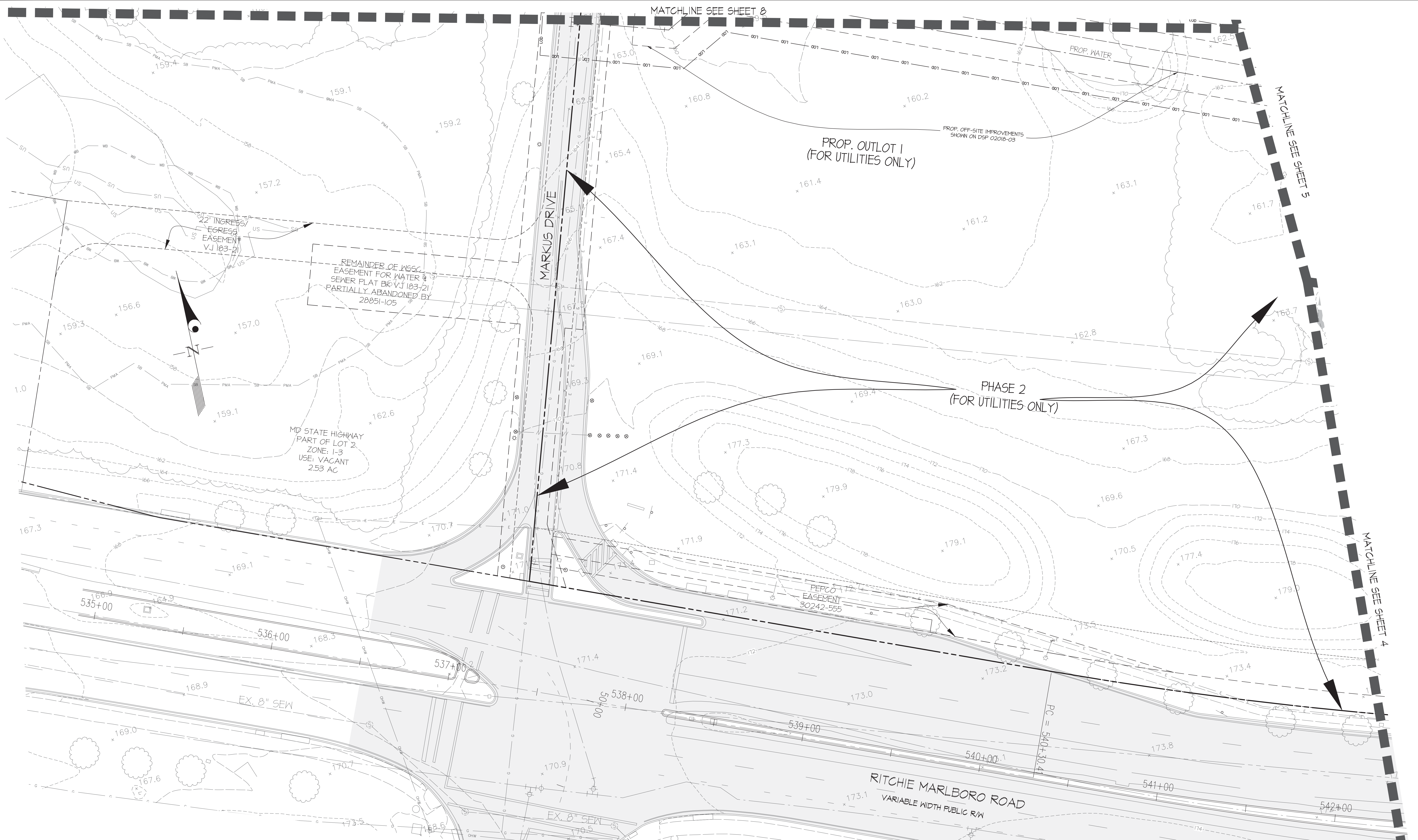
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DSP-20038_Backup 31 of 117

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4



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M-NCPPC APPROVAL

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PROJECT NUMBER:	DSP-20038

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10/07/2020
 DATE
 SETH C. CHURCHILL, P.E.



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 PHONE: 301-421-4024 | BALT: 410-880-1850 | DC/VA: 301-489-2524 | FAX: 301-421-4180

DESIGNED BY	DATE	REVISION	BY	APPR.
MHC				
DRAWN BY				
HKJ				
CHECKED BY				
MHC				

GREENWOOD PARK, LLC
 6110 EXECUTIVE BLVD
 SUITE 310
 ROCKVILLE, MD 20852
 MR. SEVAG BALIAN
 301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
OCT., 2020	74-4

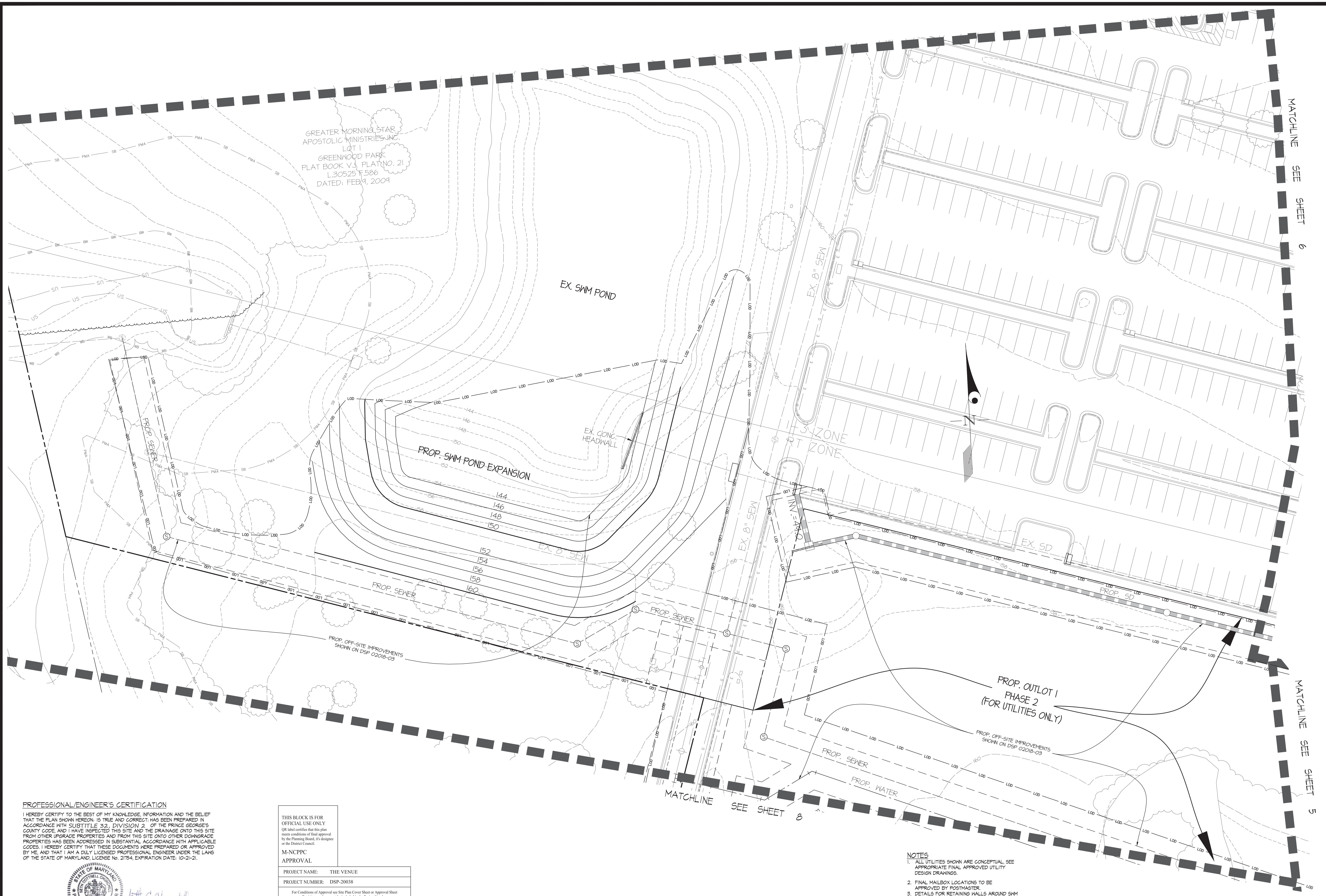
DETAILED SITE PLAN

THE VENUE
 RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
 PLAT BOOK VJ 183, PLAT 21
 PROPOSED PARCELS A-H, N-P, T & LOTS 4 - 93

KENT ELECTION DISTRICT, NO. 13
 PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.
16079
 SHEET
 8 OF 17

L:\CADD\DRAWINGS\16079\PLANS BY GLW\SITE PLANS\16079-DSP0038.DWG, 10/07/2020, 10:58:00 AM, SETH C. CHURCHILL, P.E.



MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

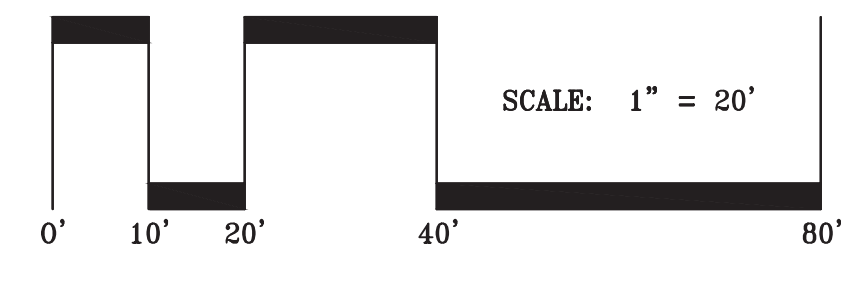
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DESIGNED BY	DATE	REVISION	BY	APPR.
MFC				
DRAWN BY				
HKJ				
CHECKED BY				
MFC				

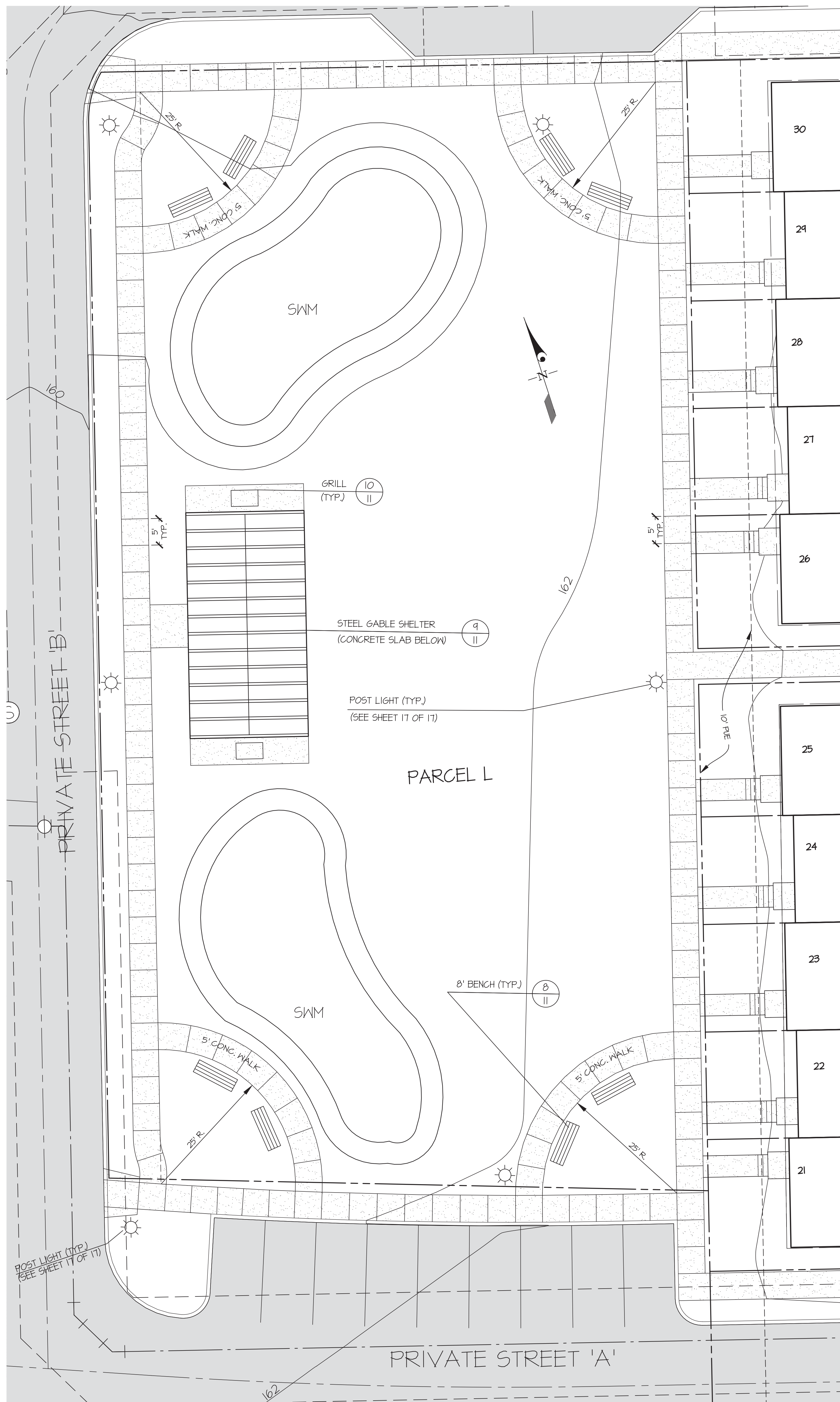
GREENWOOD PARK, LLC
 6110 EXECUTIVE BLVD
 SUITE 310
 ROCKVILLE, MD 20852
 MR. SEVAG BALIAN
 301-864-6500

SCALE	ZONING
1"=20'	R-T/R-55/ I-3
DATE	TAX MAP - GRID
OCT., 2020	74-F4

DETAILED SITE PLAN
 THE VENUE
 RESUBDIVISION OF LOT 1 "GREENWOOD PARK"
 PLAT BOOK VJ 183, PLAT 21
 PROPOSED PARCELS A-H/J-N/P-T & LOTS 4-93
 KENT ELECTION DISTRICT, NO. 13
 PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.
 16079
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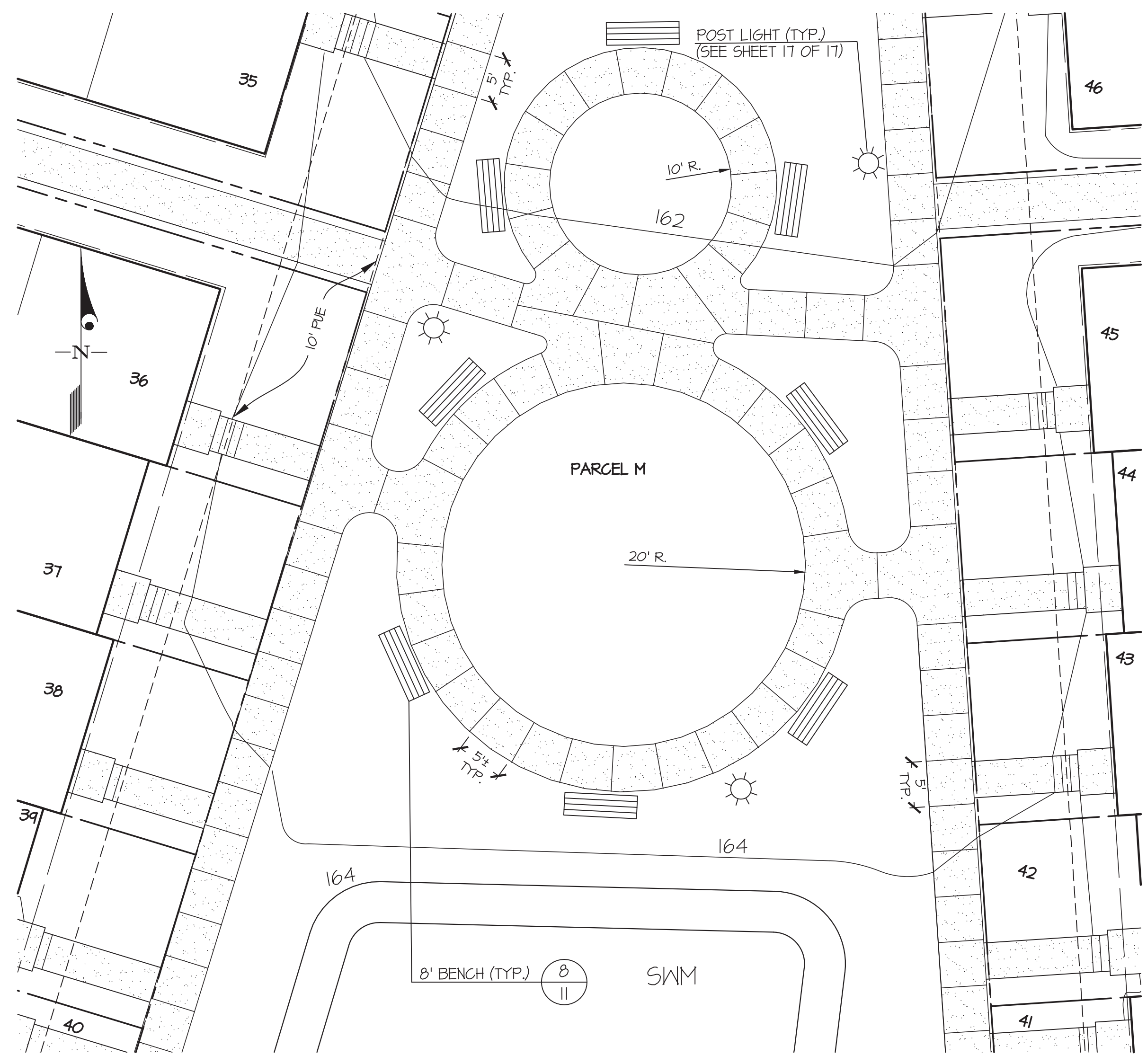
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RECREATION AREA #1



RECREATION AREA #2



RECREATION AREA #3

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 PHONE: 301-421-4024 | BALTO: 410-880-1800 | DC/VA: 301-489-2524 | FAX: 301-421-4186

DESIGNED BY	DATE	REVISION	BY	APPR.
MHC				
DRAWN BY				
HKJ				
CHECKED BY				
MHC				



GREENWOOD PARK, LLC 6110 EXECUTIVE BLVD SUITE 310 ROCKVILLE, MD 20852 MR. SEVAG BALIAN 301-864-6500	SCALE	ZONING	HARDSCAPE PLAN THE VENUE RESUBDIVISION OF LOT 1 "GREENWOOD PARK" PLAT BOOK VJ 183, PLAT 21 PROPOSED PARCELS A-H, J-N, P-T & LOTS 4-93 KENT ELECTION DISTRICT, NO. 13 PRINCE GEORGE'S COUNTY, MARYLAND	G. L. W. FILE NO.
	1" = 10'	R-T/R-55/ I-3		16079
	DATE	TAX MAP - GRID	SHEET	
	OCT., 2020	74-F4	10 OF 17	

L: CAD/DRAWINGS/16079 PLANS BY GLW SITE PLAN/16079-DSP0-HR-Plan.dwg
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 PLOT: 10/17/20 10:58:30 AM
 PLOT SCALE: 1" = 10'
 PLOT SHEET: 10 OF 17
 PLOT TITLE: THE VENUE
 PLOT PROJECT: DSP-20038
 PLOT USER: KEVIN ASH
 PLOT CREDENTIAL: KEVIN ASH, LANDSCAPE ARCHITECT, STATE OF MARYLAND

1 - 1 - WSSC Plan Review Comments

Created by: Mary Mapes
On: 11/23/2020 09:23 AM

WSSC Plan Review Comments
DSP-20038 - The Venue

----- 0 Replies -----

2 - 2 - WSSC Standard Comments for All Plans

Created by: Mary Mapes
On: 11/23/2020 09:23 AM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
 - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
 - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
 - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
 - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
 - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
 - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
 - g. Upon completion of the site construction, utilities that are found to be located within WSSC's rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
4. Unless otherwise noted: ALL extensions of WSSC's system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at <https://www.wsscwater.com/business--construction/developmentconstruction-services.html> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.

----- 0 Replies -----

3 - WSSC Water and Sewer Design Review Comments

Created by: Amy Quant
On: 11/25/2020 12:03 PM

1. Existing and/or proposed water and sewer mains and service connections are shown on the plan. However, the existing Water and Sewer lines as well as proposed connections need to be labeled with size, contract number, and material on the plans.
2. This site is currently being served by existing and active water and sewer connections.
3. Easements are required for the proposed Water and Sewer systems. Their limits and locations must be shown and labeled. See WSSC 2017 Pipeline Design Manual Part Three, Section 2; easements and Construction Strips.
4. A large diameter water pipeline is located within or adjacent to this property. Contact the WSSC Permit Services Unit at (301) 206-4003 to determine if a right-of-way connection can be made to serve your site.
5. Service connections to WSSC water mains 20-inch or 24-inch require special review and approval. Contact the WSSC Permit Services Unit at (301) 206-4003 for application procedures. Service connections to WSSC water mains 30-inch or larger are not allowed.
6. Provide ten (10) feet minimum horizontal separation between Pressure Sewer House Connection (PSHC) and Water House Connection (WHC) when designed in separate trenches. Do not design PSHC's and WHC's in a common or combined trench. See WSSC 2017 Pipeline Design Manual Part Three Section 3, Pipeline Crossings and Clearances.
7. Align water and sewer service connections to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance.
8. Provide proper protection of water supply where water main is below or parallel to sewer main, building drain, sewer house connection or septic field and when pipe crosses other utilities.
9. Align any water and sewer pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.
10. Water loops will be required to provide a second feed for system outage. This will be determined with WSSC Hydraulic Planning Analysis.
11. There is a 16- inch diameter water main located on or near this property. WSSC records indicate that the pipe material is Ductile Iron (DI). Prior to submittal of Phase 2 System Integrity review, it is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. The applicant's engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.
12. Water and sewer pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.
13. Water and sewer pipelines larger than 12-inch, including PCCP mains, must have a minimum of 25 feet horizontal separation from any building or dwelling. The building must also be outside the WSSC existing or proposed easement.
14. When designing roadway grade establishments that cross over bottomless arch bridges - you must provide the required pipeline cover and clearance for proposed water main.
15. Condominiums or Cooperative Ownership Properties -that abut a public water main, are constructed as "row style" townhomes (one-unit bottom to top) and utilize a 13D or 13R type fire

sprinkler system may be served with individual WSSC Water Service Connection outfitted with and outside meter or curb valve. See WSSC 2019 Plumbing & Fuel Gas Code 111.2.1.8

16. Condominiums in Prince George's County. Pursuant to State law, condominium or cooperative ownership projects in Prince George's County (or conversions to condominium or cooperative ownership) may not be served by a master meter. Each unit must have a separate meter, account and shutoff valve in accordance with the WSSC 2019 Plumbing and Fuel Gas Code. See WSSC 2019 Development Service Code 702.5.1

17. METERING - Multi-Unit Buildings

In accordance with State law, the Commission shall require individual metering of residential units within a multi-unit condominium or cooperative ownership property located in Prince George's County. For all other multi-unit properties, WSSC shall allow either "Master Metering" or individual unit metering. Where individual metering is optioned, design and installation shall meet the provisions set forth in Sections 111.5.8.2 and 111.5.8.3 Where required solely by the owner, unit (private) water meters shall be furnished, installed, and maintained by the property owner. WSSC 2019 Plumbing & Fuel Gas Code 111.5.8

18. METERING - Mixed-Use Buildings.

Where both residential and commercial units in the same building are served by single water service connection or multiple service connections forming into a single system on property, a minimum of two meters shall be installed, as set forth below, to allow for the separate registering or computations of residential unit and commercial unit water consumptions at the building. For mixed-use properties located in Prince George's County, each residential unit must be metered separately. See 2019 Plumbing & Fuel Gas Code 111.5.8.1

19. Conversion to condominium (Prince George's County ONLY)

In accordance with State Law, where a property use is being converted to condominium or cooperative ownership of residential units, plumbing modifications shall be permitted, inspected, and approved, prior to the conversion, to individually meter each unit with a WSSC furnished meter and individual water/sewer account. Refer to sections 111.5.8.2 and 111.5.8.3 for details. See WSSC 2019 Plumbing & Fuel Gas Code 111.5.1.1.1

20. The WSSC 2019 Plumbing & Fuel Gas Code has been adopted and is effective March 1, 2019.

The minimum size new water service connection for Group R-3 occupancies shall be 1.5 inches. Water service connections that are already buried may be utilized provided they are deemed adequate to serve the greater demand of either the total proposed fixture load or the fire sprinkler

system. See WSSC 2019 WSSC Plumbing & Fuel Gas Code 111.1.1.1

----- 0 Replies -----

4 - WSSC Easement Review Comments

Created by: Amy Quant
On: 11/25/2020 12:24 PM

1. WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

2. Private Street & Alley Easement Requirements. Service mains proposed for this project are located in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:

- All separation requirements in the WSSC 2017 Pipeline Design Manual (PDM) must be met.
- A 10 foot Public Utility Easements (PUE) shall be provided on both sides of the private street -and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.
- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel.
- Dry utilities are to be located in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.
- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.

3. WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.

4. The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

5. Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities. Review of plan submitted does not meet these requirements.

6. Acquisition of off-site easements from other property owners will be required for the proposed (water/sewer) extension(s). The Applicant is responsible for obtaining the easements. Delineate and show the proposed off-site easement limits on plan. See WSSC Design Manual C-2.1

----- 0 Replies -----

5 - WSSC Environmental Review Comments

Created by: Amy Quant
On: 11/25/2020 12:33 PM

1. If Marlboro Clay appears to be on this site, due to the instability of this soil type, be advised special design measures are required for water and/or sewer extensions constructed within this zone to prevent the pipeline from shifting.

See WSSC 2017 Pipeline Design Manual Part Three, Section 19; Geotechnical Considerations for Pipeline Alignments.

2. Geotechnical and Corrosion Submittal will be required. It appears that sources of stray current have been identified within 2,000 feet of this site. See WSSC 2017 Pipeline Design Manual Part Three, Section 20

3. Environmental Impacts. If the proposed [water main and/or outfall sewer] impacts wetlands, stream buffers, 100 year flood plain, steep slopes and possibly large trees, the Main alignments

may need adjustment in the design stage of the WSSC Development Services System Integrity review process. See WSSC 2017 Pipeline Design Manual Part Three, Section 23

4. Proposed pipeline shall be aligned to avoid or minimize environmental concerns such as: tree save areas, forested areas, rural/rustic roads, blasting areas, utilities, water quality, champion trees, historic or burial properties, landfills or other soil contaminated areas.

5. Pipelines Crossing Contaminated Areas - minimum standard criteria for the design and construction of water and sewer pipelines in contaminated areas must be met
See WSSC 2017 Pipeline Design Manual Part Three, Section 24; Pipelines Crossing Contaminated Areas

6. An Environmental Site Assessment report may/will be required for the proposed site.

7. Wetlands permit will be required for any construction within nontidal wetland areas.
See WSSC 2017 Pipeline Design Manual Part Three, Section 23

8. If Pipeline crosses stream, follow general guidelines for stream crossing cases presented in WSSC 2017 Pipeline Design Manual Part Three, Section 9

9. Developments that are proposing trails on their site cannot tie into the existing trails within the Patuxent Watershed.

10. If the proposed site is located in the Patuxent Watershed Conservation Area or Chesapeake Bay Critical Area, contact the WSSC Environmental Group for information on water and sewer restrictions or concerns.

11. Reservoirs: Upstream of reservoir, on-site sewerage disposal system may not be located within 300-feet of MHWL (mean high water level). Horse trails are not permitted on WSSC watershed property. Sizes of lots within 2500-ft of normal water level or within a 5000-ft radius of the water intake upstream of dam shall not be less than 2-acres or have a width less than 175 ft.

----- 0 Replies -----

6 - WSSC General Design Review Comments

Created by: Amy Quant
On: 11/25/2020 12:41 PM

1. Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan submission should be made at the time of Design Plan Submission. If, however, the excavation support work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC. If no ESS Plans are required for the project, the engineer should provide a letter from the Project Structural Engineer certifying that the building does not require it.

2. Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit

Services website.

2. A proposed site development project was previously submitted to WSSC (DA6579Z18) and is a conceptually approved project. Contact Shari Djourshari at (301) 206-8812 or Shari.Djourshari@wsscwater.com for information.

3. Existing WSSC project number (DA6579Z18) will require an amendment/revision submittal to reflect the changes shown on this current plan.

4. Any grading change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.

5. Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.

6. WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

----- 0 Replies -----

7 - WSSC Hydraulic Review Comments

Created by: Amy Quant
On: 11/25/2020 12:46 PM

1. The approved Hydraulic Planning Analysis must be amended for pre-review of a proposed onsite system to address adequate flow and/or capacity concerns.

2. A water main extension to the property line will be required, connecting to the existing water main located in Ritchie Marlboro Road, contract no. 2009-5020A. Additional public mains will be required within the site.

3. Water main replacement may be required for adequate fire flows to serve the proposed site.

4. A sewer extension to the property line, will be required, connecting to the existing sewer main located west of Markus Drive, contract no. 2005-0619. Additional public mains will be required within the site.

5. Sewer main relief or replacement may be required to serve the site. It is the applicant's responsibility to meet all downstream sewer dependencies.

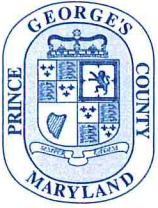
6. If elevations do not allow gravity sewer, onsite pumping with ejector or grinder pumps may be required for sewer service.

7. Projects projected to generate over 100,000 gallons per day base sanitary flow require special

review per SP ENG 11-01 by the WSSC Planning Group. This special review is performed during the Hydraulic Planning Analysis and will determine if downstream improvements will be required.

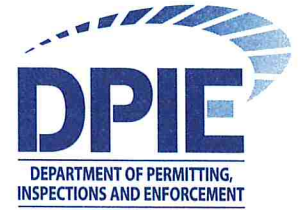
8. Projects within sewer basins that experience projected 2-year design storm sewer overflows will be modeled to determine whether they are upstream of these overflows. WSSC standard procedure ENG 11-01 may require sewer system improvements to alleviate these overflows, of which this project may become dependent on. This special review is performed during the Hydraulic Planning Analysis and will determine if downstream improvements or dependencies will be required.

----- 0 Replies -----



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

December 29, 2020

TO: Thomas Burke, Urban Design Section
Development Review Division, M-NCPPC
Reynaldo S. deGuzman
FROM: for Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE
Re: The Venue
Detailed Site Plan DSP No. 20038
CR: Ritchie Marlboro Road

This memorandum supersedes our previous memorandum dated November 20, 2020. In response to the Detailed Site Plan No. 20038, referral for the development of townhomes and associated infrastructure, the Department of Permitting, Inspections, and Enforcement (DPIE) offers the following:

- The property is located between the northwest quadrant of Ritchie Marlboro Road and White House Road intersection, and the northeast quadrant of Ritchie Marlboro Road and Sansbury Road intersection, immediately west of Southern Springs Lane within Heritage Glen single family home subdivision.
- Ritchie Marlboro Road, also known as Master Plan Road A-36, is a County-maintained urban arterial roadway with 120' right-of-way width. DPIE concurs the 60' minimum width (measured from the centerline of the right-of-way) exists and that the three (3) proposed travel lanes are per Department of Public Works and Transportation (DPW&T) Std. 100.01. The existing sidewalk is required to be removed and replaced with a 5'-wide sidewalk. A 6' minimum greenspace buffer is required for all street tree and lighting along Ritchie Marlboro Road.
- Full-width, 2-inch mill-and-overlay for all existing county, roadway frontages are required.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T's Utility Policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.

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

- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- Private roads need to be at least 22' wide, bonded and permitted in accordance with applicable County codes, standards and specifications.
- Maintenance of private streets is not the responsibility of Prince George's County.
- Conformance with DPIE street lighting specifications and standards are required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
- Changes at the southeast corner of the proposed development, including the layouts of both Lots 4 through 20 and the private road, are significant deviations from the Site Development Concept Plan No. 20636-2018-01 approved by DPIE on March 24, 2020. The Detailed Site Plan No. DSP-20038 is inconsistent with the approved Site Development Concept Plan No. 20636-2018-01.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance to the standards and specifications set forth by the Department of Permitting, Inspections, and Enforcement (DPIE) and the Department of Public Works and Transportation (DPW&T). Approval of all facilities are required prior to permit issuance.
- All easements are to be approved by DPIE and recorded prior to technical approval.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.
- The proposed development will require a site development permit approved by the Department of Permitting, Inspections and Enforcement (DPIE).

Thomas Burke
December 29, 2020
Page 3

- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways is required.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

MA:TJ:ag

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Ted Jeong, E.I.T, Engineer, S/RPRD, DPIE
Greenwood Park, LLC, 6110 Executive Boulevard, Suite 430, Rockville, MD 20852
GLW, PA, 3909 National Drive, Suite 250, Burtonsville, MD 20866

Case No.: A-9991-C

Applicant: Ritchie Highway, LLC
(Alexan Morning Star 1)

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 22 - 2008

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, with conditions.

WHEREAS, Application No. A-9991 (Alexan Morning Star I) was filed, to rezone approximately 5.99 acres of land in the I-3 Zone, on the north side of Ritchie Marlboro Road, west of White House Road and east of the Ritchie Marlboro interchange, identified as 1700 Ritchie Marlboro Road, Upper Marlboro, to the R-55 Zone; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Staff and the Planning Board, which filed recommendations with the District Council; and

WHEREAS, the Zoning Hearing Examiner held a public hearing and filed recommendations with the District Council; and

WHEREAS, having reviewed the record and the Examiner's decision, the District Council has determined that the application should be approved, and the subject property should be rezoned to the R-55 Zone; and

WHEREAS, as the basis for this action, the District Council adopts the recommendations of the Zoning Hearing Examiner as its findings and conclusions in this case; and

WHEREAS, to protect adjacent properties and the general neighborhood, this rezoning is approved with conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended by rezoning the property that is the subject of Application No. A-9991-C from the I-3 Zone to the R-55 Zone.

SECTION 2. The rezoning approved herein is subject to the following conditions:

1. A new Forest Stand Delineation, in accordance with the Prince George's Woodland Conservation and Tree Preservation Technical Manual, shall be required at the time of subdivision.
2. A new Tree Conservation Plan must be submitted to M-NCPPC prior to subdivision approval.
3. The unmitigated 65 dBA (Ldn) ground level and second-story noise contours associated with the proposed arterial roads shall be shown on each preliminary plan and Type I Tree Conservation Plan.
4. Since the site is located to the north of the planned northern gateway of the Westphalia Community and to the west of an existing residential development, a Detailed Site Plan shall be required for the single-family development as well as the Metropolitan Dwelling Units to insure that the design and site arrangement will be harmonious with the surrounding development.
5. Applicant shall provide standard sidewalks on both sides of all internal roads and along the site's entire frontage on Ritchie Marlboro Road, unless this requirement is modified by the Department of Public Works and Transportation.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect initially on the date of its enactment, as conditionally approved, and shall become effective when the applicant accepts in writing the conditions in Section 2.

Enacted this 8th day of September, 2008, for initial approval, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Exum, Knotts and Turner

Opposed:

Abstained:

Absent: Council Members Dernoga, Harrison and Olson

Vote: 6-0

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL
FOR THAT PART OF THE MARYLAND-
WASHINGTON REGIONAL DISTRICT IN
PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

Ritchie Highway, LLC
(Alexan Morning Star 1)

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the applicant's acceptance of conditional zoning and to grant final conditional zoning approval.

WHEREAS, the District Council in approving Application No. A-9991-C, to rezone the subject property from the I-3 to the R-55 Zone, attached conditions; and

WHEREAS, the District Council, having reviewed the application and the administrative record, deems it appropriate to accept the applicant's consent to the conditions and to approve final conditional rezoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Application No. A-9991-C is hereby granted. The applicant's written acceptance of the conditions referred to above, at the time of initial conditional zoning approval, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property as conditionally reclassified shall be subject to all requirements in the applicable zones and to the requirements in the conditions referred to above. Failure to comply with any stated condition shall constitute a zoning violation and shall be sufficient grounds for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective December 5, 2008, the date of receipt of the applicant's acceptance of the conditions imposed.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

Case No.: A-9992-C

Applicant: Ritchie Highway, LLC
(Alexan Morning Star II)

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 23 - 2008

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, with conditions.

WHEREAS, Application No. A-9992 (Alexan Morning Star II) was filed, to rezone approximately 10.67 acres of land in the I-3 Zone, on the north side of Ritchie Marlboro Road, west of White House Road and east of the Ritchie Marlboro interchange, identified as 1700 Ritchie Marlboro Road, Upper Marlboro, to the R-T Zone; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Staff and the Planning Board, which filed recommendations with the District Council; and

WHEREAS, the Zoning Hearing Examiner held a public hearing and filed recommendations with the District Council; and

WHEREAS, having reviewed the record and the Examiner's decision, the District Council has determined that the application should be approved, and the subject property should be rezoned to the R-T Zone; and

WHEREAS, as the basis for this action, the District Council adopts the recommendations of the Zoning Hearing Examiner as its findings and conclusions in this case; and

WHEREAS, to protect adjacent properties and the general neighborhood, this rezoning is approved with conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended by rezoning the property that is the subject of Application No. A-9992-C from the I-3 Zone to the R-T Zone.

SECTION 2. The rezoning approved herein is subject to the following conditions:

1. A new Forest Stand Delineation, in accordance with the Prince George's Woodland Conservation and Tree Preservation Technical Manual, shall be required at the time of subdivision.
2. A new Tree Conservation Plan must be submitted to M-NCPPC prior to subdivision approval.
3. The unmitigated 65 dBA (Ldn) ground level and second-story noise contours associated with the proposed arterial roads shall be shown on each preliminary plan and Type I Tree Conservation Plan.
4. Since the site is located to the north of the planned northern gateway of the Westphalia Community and to the west of an existing residential development, a Detailed Site Plan shall be required for the single-family development as well as the Metropolitan Dwelling Units to insure that the design and site arrangement will be harmonious with the surrounding development.
5. Applicant shall provide standard sidewalks on both sides of all internal roads and along the site's entire frontage on Ritchie Marlboro Road, unless this requirement is modified by the Department of Public Works and Transportation.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect initially on the date of its enactment, as conditionally approved, and shall become effective when the applicant accepts in writing the conditions in Section 2.

Enacted this 8th day of September, 2008, for initial approval, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Exum, Harrison, Knotts and Turner

Opposed:

Abstained: Council Member Dernoga

Absent: Council Member Olson

Vote: 7-0-1

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL
FOR THAT PART OF THE MARYLAND-
WASHINGTON REGIONAL DISTRICT IN
PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

Ritchie Highway, LLC
(Alexan Morning Star II)

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the applicant's acceptance of conditional zoning and to grant final conditional zoning approval.

WHEREAS, the District Council in approving Application No. A-9992-C, to rezone the subject property from the I-3 to the R-T Zone, attached conditions; and

WHEREAS, the District Council, having reviewed the application and the administrative record, deems it appropriate to accept the applicant's consent to the conditions and to approve final conditional rezoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Application No. A-9992-C is hereby granted. The applicant's written acceptance of the conditions referred to above, at the time of initial conditional zoning approval, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property as conditionally reclassified shall be subject to all requirements in the applicable zones and to the requirements in the conditions referred to above. Failure to comply with any stated condition shall constitute a zoning violation and shall be sufficient grounds for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective December 5, 2008, the date of receipt of the applicant's acceptance of the conditions imposed.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board is charged with the approval of Conceptual 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 February 28, 2019, regarding Conceptual Site Plan CSP-96073-01 for Greater Morning Star Apostolic Church & The Venue, the Planning Board finds:

1. **Request:** The subject application is for approval of an amendment to a conceptual site plan (CSP) to reflect the rezoning of a portion of the property to the Townhouse (R-T) and One-Family Detached Residential (R-55) Zones, and the addition of a 200 to 250 dwelling unit single-family attached (townhouse) community on the existing church property.

The CSP is not required in the R-T and R-55 Zones; however, development in the Planned Industrial/Employment Park (I-3) Zone does require a CSP, in accordance with Section 27-471(d)(1). Therefore, this CSP will not control the proposed townhouse development in the R-T and R-55 Zones and is represented on the CSP for informational purposes, to demonstrate the relationship with the I-3-zoned portion of the property.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	I-3/R-T/R-55	I-3/R-T/R-55
Use(s)	Church	Church Townhouses
Total Acreage	54.00	54.00
I-3 Zone Acreage	37.08	37.08
R-T Zone Acreage	10.72	10.72
R-55 Zone Acreage	6.20	6.20
Square Footage/GFA	21,000 (to remain)	21,000 + residential
Total Dwelling Units	0	200 to 250

3. **Location:** The subject property is located on the north side of Richie Marlboro Road, approximately 750 feet east of the Capital Beltway (I-95/495) intersection, identified as 1700 Ritchie Marlboro Road, Upper Marlboro, Maryland, in Planning Area 73, and Council District 6.

4. **Surrounding Uses:** To the west of the site is Maryland State Highway Administration (SHA) property, which contains an entrance ramp leading from Ritchie Marlboro Road to the outer loop of the Capital Beltway (I-95/495). The properties to the east comprise an existing single-family residential community in the One-Family Detached Residential (R-80) Zone. Across Ritchie Marlboro Road to the south is property zoned Mixed Use-Transportation Oriented that is developed with townhouses and a food or beverage store/gas station. To the north and northwest of the subject property is Maryland-National Capital Park and Planning Commission (M-NCPPC) parkland.
5. **Previous Approvals:** The subject property was rezoned from R-80 to I-3 in the adoption of the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (Largo-Lottsford Master Plan and SMA). The Prince George's County Planning Board approved Conceptual Site Plan CSP-96073 for Greenwood Manor on July 24, 1997 (PGCPB Resolution No. 97-224). The Planning Board approved Preliminary Plan of Subdivision (PPS) 4-97107 and Type I Tree Conservation Plan TCPI-067-97 for Greater Morning Star Pentecost Church on October 28, 1997. This PPS created Lot 1, which contains the church, and Lots 2 and 3, which were intended for uses in conformance with the I-3 Zone. Subsequently, Lots 2 and 3, comprising approximately 7.66 acres, were conveyed to SHA, resulting in the current land area of 54 acres. On September 5, 2002, the Planning Board approved Detailed Site Plan DSP-02018 and Type II Tree Conservation Plan TCPII-053-02 for development of the existing church on the property. The Prince George's County District Council adopted Zoning Map Amendments A-9991-C and A-9992-C on September 8, 2008, to rezone approximately 5.99 acres of the property to the One-Family Detached Residential (R-55) Zone (A-9991-C), and approximately 10.67 acres to the Townhouse (R-T) Zone (A-9992-C).
6. **Design Features:** The property is currently owned by the Greater Morning Star Pentecostal Church, and is irregularly shaped due (in part) to approximately 38.29 acres of stream valley dedication to the M-NCPPC Prince George's County Department of Parks and Recreation, and dedication of approximately 7.66 acres in the southwest section of the property to SHA. The property is currently improved with a church and associated parking located in the center, within the I-3 Zone, and is accessed via two driveways from Ritchie Marlboro Road to the south, through the residentially-zoned property. All of this is proposed to remain and is shown on the CSP as a pod in the middle of the property, with an area for future church expansion to the north and west. The edges of the northern and western part of the property is shown as proposed green area.

The CSP amendment reflects the rezoning of a portion of the property as approved in 2008 and to illustrate the development of a pod of 200 to 250 townhouse dwelling units on approximately 14.80 acres in the southeastern portion of the property, entirely within the R-T and R-55 Zones, while maintaining the two existing access roads to the church property. The townhouse pod will be accessed from an existing road, to be further improved along the eastern edge of the property, adjacent to the existing single-family detached residential neighborhood. Landscape bufferyards are shown as ringing the townhouse pod and east of the access road. The statement of justification describes the proposed townhouses as 16 and

20 feet wide, three to four stories tall, and ranging in size from 1,800 to 2,500 square feet, with rear-loaded garages. Currently, the applicant is building a similar style of townhouses at the Westphalia Row development, which is located to the south of the property, beyond Ritchie Marlboro Road. The projected unit density ranges between 13.5 to 16.9 dwelling units per acre, which is comparable to Westphalia Row. The specifics of the townhouse development will be established through the required PPS and DSP applications, which will govern their development.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the I-3, R-T, and R-55 Zones; and the site plan design guidelines of the Zoning Ordinance, as follows:

- a. The application is subject to the requirements of Section 27-473(b) of the Zoning Ordinance, which governs uses in industrial zones. The existing church is permitted in the I-3 Zone.

The subject amendment shows proposed townhomes, which will be located entirely within the R-T and R-55 Zones. Townhomes are permitted in the R-55 and R-T Zones pursuant to Footnotes 124 and 125, respectively, of Section 27-441(b), and do not require the approval of a CSP. Each footnote has the same requirements, described as follows:

- (A) **The R-55 is combined with R-T and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495);**

The area proposed to be used for townhouse development is approximately 14.80 acres in size and is approximately 1,400 linear feet from the Ritchie Marlboro Road interchange with the outer loop of the Capital Beltway.

- (B) **The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as an Arterial or higher within the 2009 Countywide Master Plan of Transportation; and**

The property has access to two signalized intersections on Ritchie Marlboro Road, a master plan arterial roadway.

- (C) **Regulations of the R-55 Zone shall not apply; all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.**

All requirements for development will be reviewed at the time of the required DSP, in accordance with Part 3, Division 9, of the Zoning Ordinance.

- b. The subject application has been filed in conformance with the requirements of Section 27-471 of the Zoning Ordinance, which requires a CSP and DSP for all uses and improvements in the I-3 Zone. Any additional regulations in the I-3 Zone, which may be applicable to the proposed development, will be reviewed at the time of DSP, when specific buildings, landscaping, and parking and loading designs are provided.
- c. The CSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. As the project moves through the DSP process and is refined as to the development details, further review for conformance with the site design guidelines will be required.

In accordance with Section 27-274(a)(2), Parking, loading, and circulation, that provides guidelines for the design of surface parking facilities, the vehicular circulation has been designed to be safe and efficient. However, the parking, loading, and circulation will be further evaluated at the time of DSP.

In accordance with Section 27-274(a)(4), Views, the proposed development pods preserve environmentally sensitive areas, to the maximum extent possible. Supplemental landscape bufferyards or green areas are incorporated to protect environmental areas and create scenic settings, with natural views, from the surrounding area.

In accordance with Section 27-274(a)(5), Green area, on-site green areas will be designed to complement other site activity areas and be appropriate in size, shape, location, and fulfill their intended use. Conceptual green areas, as shown, are easily accessible and separate incompatible uses. Green areas will be provided on-site and will be accentuated by elements, such as landscaping and street furniture, at the time of DSP.

In accordance with Section 27-274(a)(7), Grading, the proposed conceptual grading minimizes disturbance to all environmentally sensitive areas, to the maximum extent possible, under the site conditions such as topography and natural resources. This will be further evaluated at the time of DSP.

- 8. **Zoning Map Amendments A-9991-C and A-9992-C:** Zoning Map Amendments A-9991-C and A-9992-C for the subject property were denied by the Planning Board and the resolutions were adopted on November 15, 2007 (PGCPB Resolution No. 07-210 and 07-211, respectively). Subsequently, both cases were heard by the Prince George's County Zoning Hearing Examiner and were approved on March 21, 2008, and then adopted by the District Council on September 8, 2008 (Zoning Ordinance Nos. 22-2008 and 23-2008, respectively) with the same five conditions, as follows:

- 1. A new Forest Stand Delineation, in accordance with the Prince George's Woodland Conservation and Tree Preservation Technical Manual, shall be required at the time of subdivision.**

A forest stand delineation (FSD) was provided with the review of the Natural Resources Inventory NRI-058-2018, which was approved on June 25, 2018. At the time of PPS, the validity of the NRI will be verified, as required by this condition.

- 2. A new Tree Conservation Plan must be submitted to M-NCPPC prior to subdivision approval.**

Type 1 Tree Conservation Plan TCP1-067-97-01 was provided with this application; however, at the time of PPS, a revised TCP1 will be required.

- 3. The unmitigated 65 dBA (Ldn) ground level and second-story noise contours associated with the proposed arterial roads shall be shown on each preliminary plan and Type I Tree Conservation Plan.**

The unmitigated 65 dBA ground-level and second-story noise contours will need to be provided at the time of PPS.

- 4. Since the site is located to the north of the planned northern gateway of the Westphalia Community and to the west of an existing residential development, a Detailed Site Plan shall be required for the single-family development as well as the Metropolitan Dwelling Units to ensure that the design and site arrangement will be harmonious with the surrounding development.**

A DSP is required, at which time the design and site arrangement will be reviewed to ensure harmony with the surrounding development.

- 5. Applicant shall provide standard sidewalks on both sides of all internal roads and along the site's entire frontage on Ritchie Marlboro Road, unless this requirement is modified by the Department of Public Works and Transportation.**

Sidewalks will be addressed at the time of PPS and DSP; however, consistent with this condition, sidewalks will be required along both sides of all internal roads and along the site's frontage of Ritchie Marlboro Road. Crosswalks or other pedestrian improvements may be appropriate at the Ritchie Marlboro Road and White House Road signalized intersections, but this will be reviewed and determined at the time of PPS.

9. **Conceptual Site Plan CSP-96073:** On July 24, 1997, CSP-96073 (PGCPB Resolution No. 97-224) was approved for a development by the Greater Morning Star Church, subject to five conditions. The subject amendment supersedes the previous CSP and addresses the previous conditions of approval, as follows:

1. **Prior to the approval of the Preliminary Plat of Subdivision, the applicant, his heirs, successors and/or assigns shall provide a 30-foot-wide access easement, or other suitable access at a location acceptable to PP&D for access to the park property.**

According to state records, a 50-foot-wide access easement was granted to M-NCPPC and recorded in the Land Records for Prince George's County in Liber 12090, Folio 333. This issue may be re-examined at the time of the required PPS.

2. **Prior to Preliminary Plan approval, it should be determined whether an access easement is appropriate for Lots 2 & 3, or if a public right-of-way terminating in a cul-de-sac would be more appropriate at the entrance across from Sansbury Road.**

Lots 2 and 3 have been dedicated to SHA and are not included as part of this application. Therefore, this condition is no longer applicable.

3. **At the time of Detailed Site Plan review, special attention shall be paid to the following:**
- a. **Along the eastern boundary, buildings shall not exceed the height limit of the adjacent residential zone, unless a determination is made by the Planning Board that mitigating factors such as setbacks, topography and vegetation are sufficient to buffer the views from adjacent residential neighborhoods.**
- b. **A minimum 150-foot building setback shall be required along the eastern boundary. In addition, development or use of the subject property shall be substantially buffered from residential uses by maintaining existing vegetation, where appropriate, and by the use of other buffers and screening techniques, such as fences, walls, berms and landscaping.**

The above condition originates with the 1990 Largo-Lottsford Master Plan and SMA, which placed the property within the I-3 Zone, earmarking it as suitable for development with industrial park office and commercial uses. At that time, the SMA recognized the potential need to buffer the single-family detached Heritage Glen subdivision from any future industrial or commercial uses that may develop.

With this application, a residential townhouse concept plan is proposed, which will be more compatible with the adjacent subdivision than the previous industrial or commercial uses, in terms of height and impacts. The submitted CSP proposes a landscape bufferyard along the eastern boundary as well as an access road that separates the townhouse development from the adjacent residential zone. This arrangement is suitable and will be reviewed further at the time of

DSP. Therefore, these conditions do not need to be carried forward.

4. **Prior to the certification, the conceptual site plan shall be revised as follows:**
 - a. **A note shall be added to the plan which states that Direct vehicular access to Ritchie Marlboro Road from Lots 2 and 3 is denied pursuant to SHA and DPW&T determination.**
 - b. **Access for Lot 3 shall be shown from an internal street that has access to Ritchie Marlboro Road.**

Lots 2 and 3 have been dedicated to SHA and are not included as part of this CSP application. Therefore, this condition is no longer applicable to this site.

5. **At Detailed Site Plan, consideration will be given to maintaining a minimum of 25 feet between all parking bays and existing park land.**

The proposed CSP shows a green area that is a minimum of 25 feet wide along the existing parkland. Therefore, this condition does not need to be carried forward.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. Type 1 Tree Conservation Plan TCP1-067-97-01 was submitted with this application.

Natural Resources Inventory NRI-058-2018 was approved on June 25, 2018 and provided with this application. No revisions to the TCP1 are required for conformance with the approved NRI.

Based on the TCP1 submitted with this application, the site contains 12.06 acres of woodland in the net tract area and has a woodland conservation threshold of 8.95 acres (16.57 percent). The Woodland Conservation Worksheet proposes the removal of 7.43 acres in the net tract area, for a woodland conservation requirement of 14.04 acres. According to the TCP1 worksheet, the requirement is proposed to be met with 4.43 acres of woodland preservation on-site, 2.33 acres of reforestation, and 7.28 acres of natural regeneration on-site. The FSD did not indicate the presence of specimen trees on-site. Conditions for technical revisions to the TCP1 have been included in this approval.

11. **Other site plan-related regulations:** Additional regulations are applicable to site plan review that requires detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only:
 - a. **2010 Prince George's County Landscape Manual:** This development will be subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) at the time of DSP. Specifically, the site 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.

- b. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that require a grading permit. This requirement is based on the zone designation and is 15 percent of the gross tract area for the R-T and R-55-zoned portion and 10 percent for the I-3-zoned portion. Conformance to the requirements of the Tree Canopy Coverage Ordinance will be reviewed at the time of DSP.

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. **Archaeology/Historic Preservation**—The Planning Board reviewed a memorandum dated January 18, 2019 (Stabler and Smith to Burke), and revised on February 25, 2019, incorporated herein by reference, which provided comments on this application, as follows:

Because of the proximity of the subject property to a tributary of the Southwest Branch and the recordation of several prehistoric archeological sites next to that tributary, there is a high probability that additional prehistoric sites may be identified on the subject property. Historic maps indicate that the subject property was occupied in the historic period by members of the Hill and Beall families. Remains of the farmstead visible in historic aerial photographs appear to have not been disturbed. This site could provide information on the transition from slavery to freedom on this plantation.

The subject application does not propose any disturbance in the areas of the property that have the potential to contain archeological resources. Any future plans that propose grading or ground disturbance in the areas shown on the TCP1 as “Area F”, or any of the non-disturbed areas along the streams, shall be subject to archeological investigations.

In accordance with the Planning Board's directives, as described in the 2005 “Guidelines for Archeological Review,” and consistent with Sections 24-104, 24-121(a)(18), and 24-135.01, the subject property should be the subject of a Phase I archeological investigation to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George's County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American people. Archeological investigations were not recommended through the prior PPS because the archeological regulations were not approved until November 2006.

Prior to approval of the final plat, Phase I (Identification) archeological investigations, according to the Planning Board's “Guidelines for Archeological Review” (May 2005),

will be required on the above-referenced property to determine if any cultural resources are present. The areas within the developing property that have not been extensively disturbed should be surveyed for archeological sites. The applicant should submit a Phase I Research Plan for approval by the staff archeologist, prior to commencing Phase I work. Evidence of M-NCPPC concurrence with the final Phase I report and recommendations will be required prior to approval. If it is determined that potentially significant archeological resources exist in the project area, further investigations or work may be required.

- b. **Community Planning**—The Planning Board reviewed a memorandum dated January 23, 2019 (Umeozulu to Zhang), incorporated herein by reference, which indicated that master plan conformance is not required for this application.
- c. **Transportation Planning**—The Planning Board reviewed a memorandum dated January 15, 2019 (Burton to Thompson), incorporated herein by reference, which provided comments on this application, as follows:

The church is currently served by two parallel access roads, which intersect with Ritchie Marlboro Road at signalized intersections. The application is proposing upgrading of the eastern access drive to a public street (McCarthy Drive), terminating as a cul-de-sac. From this public street, three private roads are being proposed, and will serve as the access for all of the proposed townhouses. A second point of access should be provided directly to the existing access road to the west; however, this issue will be determined with the PPS.

The subject property fronts on Ritchie Marlboro Road, a County-owned master-planned arterial road (A-36). Along the property's frontage, A-36 is currently built to its ultimate master plan cross section. Consequently, no further widening is anticipated; therefore, no additional right-of-way will be required.

No traffic study or adequacy-related findings are required by Subtitle 27 of the Prince George's County Code. Therefore, from the standpoint of transportation, it is determined the finding in Section 27-276(b)(1) can be made.

- d. **Trails**—The Planning Board reviewed a memorandum dated January 16, 2019 (Shaffer to Zhang), incorporated herein by reference, which provided comments on this application, as follows:

The *Approved Countywide Master Plan of Transportation* (MPOT) includes several policies related to pedestrian access and the provision of sidewalks. The MPOT also includes a policy regarding trail connectivity in new development:

POLICY 9: Provide trail connections within and between communities as development occurs, to the extent feasible and practical.

Internal trails and access to nearby parkland will be addressed at the time of PPS and DSP. Regarding connectivity to the surrounding community, crosswalk improvements may be appropriate at signalized intersections along Ritchie Marlboro Road.

- e. **Subdivision Review**—The Planning Board reviewed a memorandum dated January 24, 2019 (Onyebuchi to Burke), incorporated herein by reference, which provided an analysis of this application, summarized as follows:

The site is subject to PPS 4-97107 (PGCPB Resolution No. 97-364), which was approved by the Planning Board for 3 lots and the development of an 80,000-square-foot church (to be constructed entirely on Lot 1), subject to 11 conditions, which included a trip cap on the amount of development.

The addition of residential dwelling units is a substantial change to the previously approved uses on the subject property and affects the adequacy findings of Subtitle 24 of the County Code, and the division of Lot 1 into individual lots requires approval of a new PPS.

Pursuant to Section 24-121(a)(4) of the Subdivision Regulations, residential lots adjacent to existing or planned roadways of arterial or higher classification shall be platted with a minimum lot depth of 150 feet. Ritchie Marlboro Road, a master-planned arterial roadway, abuts the subject property to the south and west. The 150-foot depth requirement has not been delineated on the CSP site plan and should be for planning purposes. All plans of development must reflect lot depths, in accordance with the Subdivision Regulations, and appropriate mitigation must be provided to protect dwellings from traffic noise and nuisance. Lot depth will be further evaluated at the time of PPS, when appropriate noise studies will be required.

- f. **Environmental Planning**—The Planning Board reviewed a memorandum dated January 24, 2019 (Burke to Burke), incorporated herein by reference, which provided a response to previous conditions of approval and the WCO, as well as the following summarized comments:

Preservation of Regulated Environmental Features

The site contains regulated environmental features including streams, non-tidal wetlands, and the associated buffers. Section 27-273(e)(15) of the Zoning Ordinance requires that all CSP applications include: “A statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible.” A statement of justification for the impact, totaling 2,662 square feet, was provided with the subject application. According to the TCP1, impacts to the primary management area (PMA)/stream buffer are proposed for a utility connection required by the Washington Suburban Sanitary Commission (WSSC).

Impact Area 1: PMA/Stream Buffer Disturbance for the installation of a sewer line connection

This impact, identified as Impact Area 1, is for installation of a sewer line connection and is being required by WSSC. This impact will be located near the southwestern boundary of the property and will result in 2,662 square feet of disturbance to the PMA/stream buffer.

The proposed impact to the PMA results in an overall impact of approximately 3.22 percent of the 1.90 acres of PMA, or less than 0.11 percent of the gross tract. The applicant and their consultants have planned to avoid and minimize these environmental impacts, to the maximum extent possible, by utilizing best practices and design techniques or alternatives to avoid environmentally sensitive areas, where possible; however, this impact is necessary to install a sewer line connection to an existing sewer line located within the PMA.

The Planning Board approved this impact to the PMA, as proposed.

- g. **Maryland State Highway Administration (SHA)**—At the time of this resolution, SHA had not provided comments on the subject application.
- h. **Prince George’s County Fire/EMS Department**—In a memorandum dated December 16, 2018 (Reilly to Zhang), incorporated herein by reference, the Fire/EMS Department offered comments relative to the requirements necessary for proper fire service to the property. These issues relative to drive aisle widths, hydrant locations, and maneuverability will be reviewed at the time of PPS and DSP, when specific site details are provided.
- i. **Prince George’s County Health Department**—In a memorandum dated January 11, 2019 (Adepoju to Zhang), incorporated herein by reference, the Health Department provided comments on this application, as follows:
 - (1) The site is located adjacent to Interstate 495 (Capital Beltway). Published scientific reports have found that road traffic, considered a chronic environmental stressor, could impair cognitive development in children, such as reading comprehension, speech intelligibility, memory, motivation, attention, problem-solving, and performance on standardized tests. There is an emerging body of scientific evidence indicating that fine particulate air pollution from traffic is associated with childhood asthma.
 - (2) The DSPs should include open spaces and “pet friendly” amenities for pets and their owners. Designated park areas may consist of the appropriate safe playing grounds, signage, and fencing. Pet refuse disposal stations and water sources are strongly recommended at strategic locations in the designated outdoor play/picnic areas.
 - (3) During the construction phases of this project, no dust should be allowed to cross

over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

- (4) During the construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

These issues will be addressed at the time of DSP, when specific details regarding buffering, recreation areas, and future construction will be reviewed.

- j. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated February 13, 2019, incorporated herein by reference, DPR offered the following comments:

The previous Greenwood Manor Preliminary Plan of Subdivision 4-79033 for this property proposed a mix of single family detached and attached dwelling units on the entire property. At that time, 38.30 acres of land was dedicated to DPR to meet the mandatory dedication of parkland requirement. The resulting Heritage Glen Community Park is located north and west of the current subject development. CSP-96073, Preliminary Plan of Subdivision 4-97107 and Detailed Site Plan DSP-02018 proposed a church building and associated parking within the I-3 zoned portion of the property. In addition, a 50-foot ingress and egress easement (L. 12090 f. 333) was granted to DPR at that time from Ritchie-Marlboro Road to the existing DPR property through the subject property. The purpose for granting this 50-foot easement over the subject property was to provide public access to the DPR property from Ritchie-Marlboro Road. At that time, no public access existed on the subject property, and the Heritage Glen subdivision to the east had not yet been developed.

Heritage Glen Community Park is developed on the eastern end of the property with a parking lot accessed from the adjacent Heritage Glen subdivision, a playground and a picnic area. This park is located approximately 1000 feet from the proposed townhouse development in the southeast corner of the property and includes a portion of the 50-foot-wide ingress and egress easement to the park. DPR staff recommends construction of an asphalt trail connection to this park, via the existing 50-foot-wide park access easement, in order to serve the recreational needs of the future residents of this residential development. The proposed trail will be placed within the established easement to provide a pedestrian connection from the residential development to the existing developed DPR parkland. As part of this proposed subdivision, the applicant is also proposing to eliminate the southern half of this 50-foot easement and replace it with a variable width right-of-way (ROW) in the same location. DPR is in agreement with this proposal, but only in the event this is a "public" ROW. DPR also recommends retaining the northern half of the easement from the end of this proposed "public" ROW to the DPR property to be used for pedestrian access to the park.

The trail and easement issue will be further analyzed at the time of preliminary plan of subdivision when access, mandatory dedication of parkland, and recreational facility issues are considered, and appropriate conditions implemented.

13. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, the CSP, if approved with the proposed conditions below, represents a most 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.
14. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a CSP:

The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Based on the level of design information currently available, the limit of disturbance shown on TCP1-067-97-01 and the impact exhibits, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 1 Tree Conservation Plan TCP1-067-97-01, and further APPROVED Conceptual Site Plan CSP-96073-01 for the above-described land, subject to the following conditions:

1. Prior to certification of this conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
 - a. Add the bearings and distances for each lot.
 - b. Delineate the existing 50-foot-wide ingress/egress easement that extends to Parcel A, which is owned by the Maryland-National Capital Park and Planning Commission. Delineate a potential trail connection, within the easement, from the end of the access road to the parkland.
 - c. Delineate the 65 dBA Ldn unmitigated noise contour line from Ritchie Marlboro Road and the Capital Beltway (I-95/495).
 - d. Delineate the 150-foot lot depth along the western and southern property lines abutting the arterial roadway.
2. Prior to certification of the Type 1 Tree Conservation Plan TCP1-067-97-01, the following revisions shall be made:

- a. Add CSP-96073-01 and the reason for revision to the -01 row of the approval block.
 - b. Correct the Woodland Conservation Summary Table to match the plan and the worksheet.
 - c. Show the unmitigated 65 dBA ground-level and second-story noise contours, as required by Zoning Map Amendments A-9991-C and A-9992-C.
 - d. Provide the standard TCP1 notes on the plan.
 - e. Have the revised plan signed and dated by the qualified professional preparing the plan.
3. Prior to acceptance of a preliminary plan of subdivision (PPS), the applicant shall delineate the 65 dBA Ldn unmitigated and mitigated noise contour line on the PPS and the Type 1 tree conservation plan and submit a Phase 1 noise analysis in support of the noise contours.

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 Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, February 28, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 21st day of March 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:TB:gh

R E S O L U T I O N

WHEREAS, Greater Morning Star Apostolic Ministries is the owner of a 54-acre parcel of land known as Lot 1 of Greenwood Park, said property being in the 13th Election District of Prince George's County, Maryland, and being zoned Planned Industrial/Employment Park (I 3), One-Family Detached Residential (R-55), and Townhouse (R-T); and

WHEREAS, on November 18, 2019, Greenwood Park, LLC filed an application for approval of a Preliminary Plan of Subdivision for 90 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-19029 for Greater Morning Star Apostolic Church & The Venue 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 April 9, 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 April 9, 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 TCP1-067-97-02, and APPROVED Preliminary Plan of Subdivision 4-19029, including a Variation from Sections 24-121(a)(4) and 24-122(a), for 90 lots with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:
 - a. Provide a note stating the gross floor area of the existing institutional development.
 - b. Redesignate Parcel A as Parcel 1.
 - c. Show the proposed property lines adjacent to Lots 74–80 and 81–93 separating the townhouse development from Parcel 1. These property lines are labeled on the plan, but not shown.
 - d. Show the existing access easement on the subject property and adjacent Lot 2 as to remain.
 - e. Show a public utility easement (PUE) along one side of the private road on Parcel E. The PUE is missing in the vicinity of Parcel L.

2. Prior to signature approval of the preliminary plan of subdivision, the plans shall be revised so that Lots 10–20 and their associated alley are reoriented so that dwellings will either face on Ritchie Marlboro Road or are located to the rear of lots facing Ritchie Marlboro Road. All lots shall be located with a depth of no less than 95 feet from Ritchie Marlboro Road, in accordance with the approved variation.
3. The detailed site plan submitted for review shall demonstrate rears of dwelling units within the development are adequately screened from Ritchie Marlboro Road by the units fronting on Ritchie Marlboro Road and/or by landscape screening.
4. If there is a substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval, a new preliminary plan of subdivision shall be required, prior to approval of any building permits.
5. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (20636-2018-00) and any subsequent revisions.
6. Prior to approval of a final plat, in accordance with the approved preliminary plan of subdivision, the final plat shall include:
 - a. A note indicating the Prince George’s County Planning Board approval of a variation from Section 24-121(a)(4) of the Subdivision Regulations, for lot depth and Section 24-122(a) of the Subdivision Regulations, for public utility easements.
 - b. The dedication of public utility easements.
 - c. The dedication of McCarthy Drive.
 - d. The dedication of 0.01 acre to the right-of-way of Ritchie Marlboro Road/White House Road.
 - e. Retention of the existing access easement allowing access to neighboring Lots 2 and 3.
 - f. The labeling of parcels to be conveyed to the homeowners association.
7. Prior to acceptance of a detailed site plan, a Phase II noise analysis shall be provided and demonstrate that any outdoor activity areas are located outside of the mitigated 65 dBA Ldn and that the building structures proposed mitigate interior noise levels to 45 dBA Ldn or less. If the DSP shows lots closer to Ritchie Marlboro Road than the PPS does, the analysis shall determine whether any additional noise mitigation measures are needed.
8. Prior to approval of a building permit, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit stating that the building shell or

structure has been designed to reduce interior noise levels to 45 dBA Ldn or less in residential units exposed to noise above 65 dBA Ldn.

9. Prior to approval of the 54th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall construct an 8-foot-wide asphalt hiker/biker trail within the 50-foot-wide ingress and egress easement, connecting the sidewalk along proposed McCarthy Drive with the parking lot within the existing Heritage Glen Community Park to the north, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.
10. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall modify the existing 50-foot-wide ingress and egress easement, and/or provide parkland dedication in this area, in order to provide for a more direct trail connection between the proposed townhouse development and the existing developed area of Heritage Glen Community Park, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.
11. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall enter into a public Recreational Facilities Agreement with the Prince George's County Department of Parks and Recreation, for construction of the 8-foot-wide connector trail within the easement area connecting to the parking lot within existing Heritage Glen Community Park.
12. Prior to approval of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall submit to Prince George's County Department of Parks and Recreation (DPR), for review and approval, construction drawings for the connector trail, as shown on DPR Exhibit A.
13. In conformance with the 2009 Approved Countywide Master Plan of Transportation, and conditions of approval for Conceptual Site Plan CSP-96073-01, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. Sidewalks along both sides of all internal roadways, excluding alleys and the proposed McCarthy Drive.
 - b. A crosswalk crossing the west leg of Ritchie Marlboro Road, at the intersection of Ritchie Marlboro Road and McCarthy Drive, unless modified by the Maryland State Highway Administration, with written correspondence.
 - c. A minimum 8-foot-wide trail connecting the sidewalk on McCarthy Drive with the Maryland-National Capital Park and Planning Commission parkland to the north of the subject site, unless modified by the Prince George's County Department of Parks and Recreation.
14. Prior to approval of a detailed site plan, which proposes development for Parcel 1, a Phase I (Identification) archeological investigations, according to the Prince George's County Planning

Board's Guidelines for Archeological Review (May 2005), shall be required to determine if any cultural resources are present. The areas within the developing property on Parcel 1 that have not been extensively disturbed shall be surveyed for archeological sites. The future applicant for a Detailed Site Plan for Parcel 1 shall submit a Phase I Research Plan, for approval by the staff archeologist, prior to commencing Phase I work. Evidence of Maryland-National Capital Park and Planning Commission concurrence with the final Phase I report and recommendations is required prior to approval.

15. Upon receipt of the Phase I archeological report for Parcel 1 by the Prince George's county Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to any ground disturbance or the approval of any grading permits for Parcel 1, the applicant shall provide a plan for:
 - a. Evaluating the resource at the Phase II level, or
 - b. Avoiding and preserving the resource in place.
16. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary for Parcel 1, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading permits for Parcel 1. Depending upon the significance of findings (at Phase I, II, or III level), the future applicant shall provide interpretive signage. The location and wording shall be subject to approval by the staff archeologist prior to issuance of any building permits for Parcel 1.
17. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-067-97-02). The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-0067-97-02), 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 Conservation Ordinance. 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, Prince George's County Planning Department.”
18. 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."

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 (PPS), the Type 1 tree conservation plan Woodland Conservation Ordinance worksheet shall be revised so the acreage totals for each zone given for the church property and the Venue property match the totals given on the PPS.
21. Total development within the subject property shall be limited, in accordance with the overall Greenwood Park development approved with Preliminary Plan of Subdivision (PPS) 4-97107. Any development generating an impact greater than that identified therein shall require a new PPS with a new determination of the adequacy of transportation facilities.
22. Prior to approval of a final plat, the applicant and the applicant's heir, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision, excluding Parcel 1. The draft covenants shall be submitted to the Subdivision and Zoning Section of the Development Review Division 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.
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 recorded deed for the property to be conveyed shall be submitted to the Subdivision and Zoning Section of the Development Review Division.
 - 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 are 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 the 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 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 site is located at 1700 Ritchie Marlboro Road, on the north side of Ritchie Marlboro Road, in the northwest quadrant of its intersection with White House Road. The site consists of one lot known as Lot 1 of Greenwood Park, recorded among the Prince George's County Land Records in Plat Book VJ 183-21. The 54-acre property is triple-zoned in the Planned Industrial/Employment Park (I-3), One-Family Detached Residential (R-55), and Townhouse (R-T) Zones. The site is subject to the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (Largo-Lottsford Master Plan and SMA). This project proposes to develop 15.14 acres of the overall site with 90 townhouses on fee simple lots. The subject site is improved with an institutional use, specifically, Greater Morning Star Apostolic Church, which is proposed to remain.

The subject site is located north of Ritchie Marlboro Road, a master-planned arterial roadway. The applicant filed a variation request from Section 24-121(a)(4) of the Prince George's County Subdivision Regulations, to allow a lot depth less than 150 feet for lots located closest to Ritchie Marlboro Road, which is discussed further in the Noise finding of this resolution.

The applicant also filed a variation request from Section 24-122(a) of the Subdivision Regulations, to allow omission of the required public utility easements (PUEs) along the east side of McCarthy Drive, a proposed public road, which will provide access to the subject development. This request is discussed further in the Public Utility Easement finding of this resolution.

3. **Setting**—The site is located on Tax Map 74 in Grids E-3, F-3, E-4, and F-4, and is within Planning Area 73. The subject site is bounded on the north and west sides by property owned by

the Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved Open Space Zone, with I-95/I-495 (Capital Beltway) to the west beyond; on the south side by Ritchie Marlboro Road, with a food and beverage store in combination with gas station in the Mixed Use-Transportation Oriented (M-X-T) Zone beyond; and on the east side by a single-family detached subdivision in the One-Family Detached Residential (R-80) Zone.

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

	EXISTING	APPROVED
Zones	I-3/R-T/R-55	I-3/R-T/R-55
Use(s)	Institutional	Institutional Residential
Acreage	54	54
Parcels	0	18
Lots	1	90
Dwelling Units	0	90
Variance	No	No
Variations	No	Yes Section 24-121(a)(4) Section 24-122(a)

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on December 2, 2019. The requested variations from Section 24-121(a)(4) and Section 24-122(a) was accepted on November 14, 2019, and also heard at the SDRC meeting on December 2, 2019, as required by Section 24-113(b) of the Subdivision Regulations.

5. **Previous Approvals**—This property is the subject of the following prior approved applications:

Conceptual Site Plan CSP-96073 was approved by the Prince George’s County Planning Board on September 4, 1997 (PGCPB Resolution No. 97-224), for institutional development on 67.57 acres, which included the subject property, subject to five conditions. At the time of this approval, the property was entirely within the I-3 Zone.

PPS 4-97107 was previously approved for the subject property by the Planning Board on December 18, 1997 (PGCPB Resolution No. 97-364), for institutional development consisting of 80,000 square feet, subject to 11 conditions. PPS 4-97107 included 67.57 acres of land, which was comprised of the subject property, Lot 1, and Lots 2 and 3, which abut the subject site to the west. The property was entirely classified in the I-3 Zone; however, Lots 2 and 3 were not proposed for development as part of PPS 4-97107. PPS 4-97107 superseded prior approved PPS 4-79033, which approved residential development on the subject property. This PPS supersedes PPS 4-97107 for development of the subject site.

Detailed Site Plan DSP-02018 was approved by the Planning Board on September 5, 2002 (PGCPB Resolution No. 02-185), for development of the subject property, Lot 1 (54 acres), for the Greater Morning Star Church, subject to one condition. Three revisions to the DSP were subsequently approved for modification to the site design. Revisions to this DSP and/or a new DSP will be required, in order to develop the subject property as approved in this PPS application.

On September 8, 2008, the Prince George's County District Council approved Zoning Map Amendments A-9991-C and A-9992-C, which reclassified approximately 6 acres of the subject site to the R-55 Zone, and 10.7 acres of the subject property to the R-T Zone, respectively. Each application was subject to five conditions, which are discussed further in the Urban Design finding of this technical staff report. The findings, incorporated as part of the rezoning of this property, accounted for development of the site with single-family detached and metropolitan dwellings, which were permitted in the R-55 and R-T Zones respectively, at the time the zoning map amendments were approved. However, the Zoning Ordinance was subsequently revised to permit development of townhouses in both the R-55 and R-T Zones. Accordingly, the project now includes townhouse development for the site; however, the development in this PPS shall maintain the density required by the subject zoning approvals. The District Council's approval of the underlying zoning map amendments contained specific findings indicating development on the subject property was to be transitional from the abutting single-family detached development to the west to the beltway interchange. The applicant's statement of justification filed with the rezoning applications stated that less than 95 dwellings would be constructed if the R-T and R-55 zoning were approved. This PPS application is consistent with the density envisioned for the site.

On March 21, 2019, the Planning Board approved CSP-99073-01, subject to three conditions, which delineated the amended zoning on the subject site. This CSP revision reflected proposed townhouse development within the R-55 and R-T zoned portion of the site, although the approval only applies to the I-3 portion of the site because a CSP is not required for the R-55 and R-T Zones.

The conditions of the prior approvals affecting the subject property are discussed further in the relevant findings of this resolution.

6. **Community Planning**—Conformance with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the area master plan are evaluated, as follows:

General Plan

This site is located within the Established Communities area. The vision for the Established Communities area is context sensitive infill and low- to medium-density development.

Master Plan

The site is located within the area of the Largo-Lottsford Master Plan and SMA, which retained the subject property in the I-3 Zone and recommends employment land use on the subject property. However, in 2008 Zoning Map Amendments A-9991-C and A-9992-C rezoned approximately 6 acres of the property to the R-55 Zone and 10.7 acres to the R-T Zone.

On November 17, 2017, Prince George's County Council Bill CB-118-2017 was enacted to allow townhouse development in the R-55 and R-T Zones under certain conditions, which the subject site meets.

Pursuant to Section 24-121(a)(5), this application is not required to conform to the land use recommendations of the master plan, given the rezoning and applicable text amendment.

7. **Stormwater Management**—A Stormwater Management (SWM) Concept Approval Letter (20636-2018-00) and associated plan were submitted with the subject application for this site. The SWM concept approval was issued on April 1, 2019, from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). On March 26, 2020, the applicant submitted an updated SWM Concept Approval Letter and associated plan, with a new issue date of March 24, 2020. The updated plan proposes to construct 14 micro-bioretenion ponds and retain one existing wet pond. No SWM fee for on-site attenuation/quality control measures is required. No further action regarding SWM is required with this PPS review.

Development of the site shall conform with the SWM concept approval and any subsequent revisions to ensure no on-site or downstream flooding occurs.

8. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of the Largo-Lottsford Master Plan and SMA, the Land Preservation, Parks and Recreation Plan for Prince George's County, the *Formula 2040 Functional Master Plan for Parks, Recreation and Open Space*, and the Prince George's County Subdivision Regulations (Subtitle 24); as they pertain to public parks and recreation and facilities.

The previous Greenwood Manor PPS (4-79033) for this property proposed a mix of single-family detached and attached dwelling units. At that time, 38.30 acres of land was dedicated to the Prince George's County Department of Parks and Recreation (DPR) to meet the mandatory dedication of parkland requirement. The resulting Heritage Glen Community Park is located north and west of the current subject property. In accordance with Section 24-134(a)(3)(D) of the Subdivision Regulations, the residential development proposed with this application is exempt from the mandatory parkland dedication, given the prior dedication of land.

In addition, a 50-foot-wide ingress and egress easement (Liber 12090 folio 333) was granted to DPR from Ritchie Marlboro Road to the dedicated DPR property through the subject property. The purpose for granting this 50-foot-wide easement over the subject property was to provide public access to parkland from Ritchie Marlboro Road.

The Heritage Glen Community Park is now developed on the eastern end of the property with a parking lot accessed from the Heritage Glen subdivision to the east, a playground, and a picnic area. These developed park amenities are located approximately 1,000 feet north of the proposed townhouse development, in the southeast corner of the subject property. This PPS proposes an asphalt trail connection to the park from the development, as requested by DPR at the time of CSP, to provide the residents access to the park's recreational amenities. However, the proposed trail alignment follows the existing 50-foot-wide ingress and egress easement alignment, resulting

in an overly circuitous path to the existing park facilities. This alignment was based on the previous PPS (4-79033) single-family detached subdivision's layout. The existing easement and/or property ownership shall be modified to enable a more direct trail connection, as detailed in DPR Exhibit A or with a configuration determined at the time of Detailed Site Plan.

In addition, this PPS eliminates the southern half of this 50-foot-wide easement, which will be replaced with a variable width public right-of-way in the same location to be maintained by the County. The sidewalk acts as the pedestrian trail within the roadway section, and the northern half of the access easement will remain in effect.

9. **Trails**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), Largo-Lottsford Master Plan and SMA, and conditions of prior approvals to provide the appropriate pedestrian and bicycle transportation recommendations.

Previous Conditions of Approval and Findings

The approved CSP-96073-01 included the following condition related to bike and pedestrian access:

1. **Prior to certification of this conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:**
 - b. **Delineate the existing 50-foot-wide ingress/egress easement that extends to Parcel A, which is owned by the Maryland-National Capital Park and Planning Commission. Delineate a potential trail connection, within the easement, from the end of the access road to the parkland.**

This trail is included on the submitted PPS and is acceptable with the modification described in the Parks and Recreation finding above.

Review of Internal Sidewalks and Bike Infrastructure

The PPS includes three private roads and seven alleys that create a grid network for the townhouse lots. The PPS also includes a standard sidewalk along McCarthy Drive, a 60-foot-wide proposed public road, which connects the private street network with Ritchie Marlboro Road. A trail connects the sidewalk at the end of McCarthy Drive with M-NCPPC parkland to the north of the subject site.

There is an existing sidewalk along the subject site's frontage of Ritchie Marlboro Road, and the crosswalk crosses McCarthy Drive at its intersection with Ritchie Marlboro Road/White House Road. There is an existing sidepath along Ritchie Marlboro Road, on the south side of the roadway.

The PPS does not include blocks over 750 feet long and therefore, does not need to provide facilities pursuant to Section 24-121(a)(9).

Pursuant to Section 24-123(a)(6) of the Subdivision Regulations, there are no master plan trails within the subject property. Therefore, none are shown on the PPS.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to M-NCPPC parkland to the north, a residential community to the east, undeveloped land to the west, and two homes and a gas station to the south. A sidewalk connects the subject site to the adjacent properties to the east and west, a trail will connect the subject site to the north, and the intersection of McCarthy Drive and Ritchie Marlboro Road includes a crosswalk on the east leg that connects it to the south.

Master Plan Compliance

There is an existing master plan sidepath on the south side of Ritchie Marlboro Road. There is a planned sidepath that continues southbound along Ritchie Marlboro Road and a second sidepath that extends east along White House Road.

These sidepaths are beyond the extent of the subject property. They can be built by future development along Ritchie Marlboro Road and White House Road, or as a capital improvement project by the Prince George's County Department of Public Works and Transportation.

The Complete Streets element of the MPOT 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 shall be provided along both sides of all internal streets, excluding alleys, as depicted in the private street cross section. However, a sidewalk is not required along the east side of McCarthy Drive, as this sidewalk would impact the future buffer from the abutting single-family detached development to the east, and there is no proposed development on the east side of the street which would be served by a sidewalk in this location.

POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The applicant shall provide a crosswalk crossing the western leg of Ritchie Marlboro Road, at its intersection with McCarthy Drive. A crosswalk at this location will connect the proposed sidewalk with the existing sidepath along Ritchie Marlboro Road, which will create a pedestrian connection between the subject site and the commercial properties to the south and west of the subject site. While there is an existing crosswalk on the east leg of this intersection, an additional crosswalk will reduce the number of

times a person walking would be required to cross the street to reach the sidepath of Ritchie Marlboro Road from the proposed development.

10. **Transportation**—Transportation-related findings for adequacy are made with this application, in accordance with the Subdivision Regulations, along with any needed determinations related to dedication, access, and general subdivision layout.

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 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.

Analysis of Traffic Impacts

The table below summarizes trip generation in each peak hour used for the analysis and for formulating the trip cap for the site:

Trip Generation Summary: 4-19029: Greater Morning Star & The Venue							
Land Use	Use Quantity	AM Peak Hour			PM Peak Hour		
		In	Out	Tot	In	Out	Tot
Single-Family Attached	90 units	13	50	63	47	25	72
Existing Church	22,215 square feet	9	6	15	7	8	15
Total Trips for Proposed Uses		22	56	78	54	33	87
Existing Trip Cap for 4-97107 (church and related facilities)				203			243

As noted above, the residential development will use a portion of the entitlement associated with the Greater Morning Star Apostolic Church, as originally approved by PPS 4-97107. However,

the entitlement and trip cap issues are made complex by the fact that a portion of PPS 4-97107 is not a part of this application. That prior application included Lots 1, 2, and 3, and only Lot 1 is subject to resubdivision at this time. Therefore, in lieu of providing a trip cap, the condition of this approval refers back to the prior subdivision and the development limits identified in that resolution.

A June 2019 traffic impact study (TIS) was submitted and accepted as part of this PPS. This TIS was originally done to provide the residential development with its own entitlement for 194 townhouses. The residential development has been greatly downsized, and the results of the submitted TIS are provided with Total Traffic adjusted to represent the impact of the current proposal. This is provided for information only; given that the townhouses are proposed to use some of the site’s existing entitlement, no TIS would ordinarily be required or reviewed. The following tables represent results of the analyses of critical intersections under existing, background, and total traffic conditions:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
Ritchie Marlboro Road at Sansbury Road	1,078	996	B	A
Ritchie Marlboro Road at McCarthy Drive/White House Road	1,049	930	B	A
White House Road at Harry S Truman Drive	532.1*	+999*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the “Guidelines,” delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as “+999” suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

None of the critical intersections identified above are programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program, or the Prince George's County Capital Improvement Program. However, fully bonded improvements to the intersections of Ritchie Marlboro Road at Sansbury Road and Ritchie Marlboro Road at McCarthy Drive/White House Road are included in the analyses. Background traffic has been developed for the study area using a listing of nine approved developments in the area.

A 0.5 percent annual growth rate for a period of 6 years has been assumed. A second analysis was done to evaluate the impact of background developments. The analysis revealed the following results:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
	Ritchie Marlboro Road at Sansbury Road	1,056	1,386	B
Ritchie Marlboro Road at McCarthy Drive/White House Road	1,287	1,094	C	B
White House Road at Harry S Truman Drive	+999*	+999*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the "Guidelines," delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

The following critical intersections, interchanges, and links identified above, when analyzed with the programmed improvements and total future traffic as developed using the "Transportation Review Guidelines, Part 1," including the site trip generation, as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
	Ritchie Marlboro Road at Sansbury Road	1,074	1,409	B
Ritchie Marlboro Road at McCarthy Drive/White House Road	1,330	1,112	D	B
White House Road at Harry S Truman Drive (standards for passing shown in parentheses)				
Delay Test (50 seconds or less)	+999*	+999*	Fail	Fail
Minor Street Volume Test (100 or fewer)	457	762	Fail	Fail
CLV Test (1,150 or less)	1,328	1,414	Fail	Fail
*In analyzing two-way stop-controlled intersections, a three-step procedure is employed in which the greatest average delay in seconds for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume is computed and compared to the approved standards. According to the "Guidelines," all three tests must fail in order to require a signal warrant study.				

The table above notes only a single inadequacy in one or both peak hours. The intersection of White House Road and Harry S Truman Drive will fail as an unsignalized intersection under total traffic. As noted earlier, however, the townhouses are proposed under the entitlement associated with PPS 4-97107. That entitlement was granted pursuant to a determination of transportation adequacy made in 1997; the site has been platted pursuant to that PPS. Therefore, there is no nexus associated with additional off-site improvements at this time, and so no condition is being written regarding this location.

A trip cap is required. As noted earlier, this cap accounts for the current residential proposal plus the existing church developed pursuant to PPS 4-97107.

Evaluation of Site Access and Circulation

Access and circulation will be provided by a system of private streets that will connect to proposed McCarthy Drive on the east side of the development. All internal roadways demonstrate a pavement width of 22 feet, and this is deemed to be sufficient and consistent with Section 24-128(b)(19). As a means of clarification, several private roadways on the plan are termed streets, while others are termed alleys. Regardless of the term applied, given that all are 22 feet in width, they comply with Section 24-128. Nevertheless, the street network and access to each residence will be reviewed in detail during the review of the DSP for this site.

Master Plan Roads

Ritchie Marlboro Road is a master plan arterial roadway with a variable right-of-way. The plan shows 0.01 acre of right-of-way dedication near the southeast corner of the property. In addition, the plan shows the dedication of McCarthy Drive as a public street.

Prior Conditions

CSP-96073 was approved by the Planning Board on July 24, 1997 (PGCPB Resolution No. 97-224). The Planning Board approved the CSP with one traffic-related condition, which merits discussion at this time, as follows:

- 2. Prior to Preliminary Plan approval, it should be determined whether an access easement is appropriate for Lots 2 & 3, or if a public right-of-way terminating in a cul-de-sac would be more appropriate at the entrance across from Sansbury Road.**

An access easement was established with PPS 4-97107, in accordance with this condition, which is further discussed under the applicable PPS 4-97107 conditions below.

PPS 4-97107 was approved by the Planning Board on December 13, 1997 (PGCPB Resolution No. 97-364). The Planning Board approved the PPS with four traffic-related conditions, which merit discussion at this time, as follows:

- 2. The development of Lots 1, 2 and 3 of the subject property shall be limited to any use permitted in an I-3 Zone that generates no more than 203 AM peak hour trips and 243 PM peak hour trips during the weekdays.**

Lots 2 and 3 are currently under the ownership of the Maryland State Highway Administration (SHA), however if these are sold or developed in the future, they would be entitled to part of the trips under PPS 4-97107. This trip cap has been fully considered in this review. The proposed townhouses, plus the existing church, are determined to be under the existing trip cap for the three lots.

3. **Prior to issuance of building permits, the following improvements shall be in place, bonded and permitted for construction or programmed with 100 percent construction funding in the next five years in the Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program:**

a. **At the Ritchie-Marlboro Road/Site Entrance**

An exclusive eastbound left-turn lane and a westbound right-turn lane as per DPW&T design requirement.

b. **At the White House Road/Woodlawn-Brown Station intersection**

An exclusive left-turn lane, and a shared thru-and-right lane on both the eastern and western approaches as per DPW&T design requirement. It is anticipated that these movements will be achieved through striping and/or minor widening if necessary and if required by DPW&T.

All improvements have been constructed.

4. **There shall be no direct access to Ritchie-Marlboro Road from Lot 2 and Lot 3. Access to Lots 2 and 3 shall be limited to an ingress/egress easement through Lot 1.**

The recorded final plat for the subject property (Lot 1) and Lots 2 and 3, shows an access easement was established across Lots 1 and 2, for access to Lots 2 and 3, in accordance with this condition. Lots 2 and 3 will remain subject to the conditions under PPS 4-97107. Accordingly, the existing access easement shall remain and not be extinguished from Lot 1 under this PPS.

5. **The applicant, his heirs, successors and/or assigns shall dedicate land necessary for the implementation of Ritchie-Marlboro Road. Any land needed solely for the proposed interchange of Ritchie-Marlboro Road and the Capital Beltway (I 495) shall be placed in reservation, subject to the following provisions:**

- a. **The reservation period shall continue for three years and commence with the recordation of a Reservation Plat recorded with the Final Plat of Subdivision. The reservation area shall also be shown on the Final Plat. The Reservation Plat shall comply with all requirements for recording plats among the Land Records of Prince George's County.**

- b. At the end of the reservation period, if the reservation has not been renewed or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation shall expire. Prior to the expiration of the three-year reservation period and with the written consent of all landowners, the Planning Board may renew the reservation for additional periods of time (not less than one year) if agreeable to the landowners.**
- c. During the reservation period, no building or structure, other than validly approved utilities, roads and public infrastructure, shall be erected upon the reserved land unless otherwise approved by the Planning Board. No trees, topsoil, or cover shall be removed or destroyed, no grading shall be done, and no drainage structures shall be built so as to discharge water upon the reserved land except as provided in Section 24-140(d) of the Subdivision Regulations.**
- d. All reserved land shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved.**
- e. If, prior to the expiration of the reservation period, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the owner.**

The needed land was placed in reservation, and Lots 2 and 3 were subsequently purchased by SHA. This condition has been satisfied.

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

11. **Schools**—This PPS has been reviewed for impact on school facilities, in accordance with Section 24-122.02 and County Council Resolution CR-23-200. The subject property is located within Cluster 4, as identified in the Pupil Yield Factors and Public School Clusters 2020 Update. The results of the analysis conducted are as follows:

Impact on Affected Public School Clusters by Dwelling Units

	Affected School Clusters #		
	Elementary School Cluster 4	Middle School Cluster 4	High School Cluster 4
Single-Family Attached Dwelling Units	90 DU	90 DU	90 DU
Pupil Yield Factor	0.114	0.073	0.090
Future Subdivision Enrollment	10	7	8
Adjusted Student Enrollment in 2019	12,927	9,220	7,782
Total Future Student Enrollment	12,937	9,227	7,790
State Rated Capacity	15,769	9,763	8,829
Percent Capacity	82%	95%	88%

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 I-95/I-495 (Capital Beltway) and the District of Columbia; \$9,741 per dwelling if the building is included within a basic plan or CSP 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 project is outside of the Capital Beltway; thus, the surcharge fee is \$16,698. This fee is to be paid to DPIE 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 11, 2020 (Thompson to Diaz-Campbell), by reference herein.
13. **Use Conversion**—The total development included in this PPS is for 90 single-family attached dwellings and 22,215 square feet of existing institutional development in the I-3, R-T, and R-55 Zones. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in the resolution of approval and reflected on the PPS, that revision of the mix of uses shall require approval of a new PPS, prior to approval of any building permits.
14. **Public Utility Easement (PUE)**—In accordance with Section 24-122(a), when utility easements are required by a public 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 addition, Section 24-128(b)(12) requires a PUE along one side of all private streets. The subject site abuts the existing public right-of-way of Ritchie Marlboro Road to the south and the PPS includes a public right-of-way, McCarthy Drive along the eastern boundary of the site. Private

streets are included internal to the townhouse development. The PPS demonstrates the required PUEs will be provided, except for a portion of the PUE required along the private road in Parcel E and one of the PUEs required along McCarthy Drive. The PUE required along the private road will need to be shown on the plan. The applicant has filed a variation request from Section 24-122(a), to allow omission of the PUE along the east side of McCarthy Drive, which is discussed further, as follows:

McCarthy Drive is a proposed public right-of-way along the eastern boundary of the site, which will provide access to the existing church and proposed residential development west of this street. A buffer is proposed to be provided on the subject site between McCarthy Drive and the existing single-family detached residential development abutting to the east. The PUE along the east side of McCarthy Drive would not serve any proposed development and would reduce the proposed buffer from the neighboring property. Therefore, the applicant requested a variation from the requirements of Section 24-122(a).

Variation

Section 24-113 requires that the following criteria are met. The criteria are in **BOLD** text below, while findings for each criterion are in plain text.

(a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:**

(1) **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property.**

The granting of this variation will not be detrimental to the public safety, health, or welfare, or injurious to other properties. As described above, the standard PUE will be provided to serve all proposed development on the west side of McCarthy Drive. No development is proposed along the east side of McCarthy Drive, and the abutting residential development to the east of this site is currently served by existing utilities. Therefore, the granting of this variation is not injurious to the public safety, health, or welfare, or other properties.

(2) **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.**

McCarthy Drive is currently located at an existing signalized intersection and is the best location for a primary entrance into the property. An existing, mature landscape buffer provides an excellent visual barrier between the single-family homes in the Heritage Glen subdivision to the east and the proposed development. Every effort should be made to save this mature landscape buffer and accommodate the placement of utilities at the location of the proposed development, which is only on the west side of McCarthy Drive. These factors together provide an appropriate basis for seeking the variation, and they create conditions, which are not generally applicable to other properties.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation.

The variation from Section 24-122(a) is unique to, and under the sole authority of, the Planning Board. This PPS and variation request for the location of PUEs was referred to the Washington Suburban Sanitary Commission, Verizon, the Southern Maryland Electric Cooperative, Washington Gas, Comcast, and AT&T. No referred agency opposed this request. The proposed utilities will need to be designed in direct coordination with the individual utility companies, in order to meet all requisite requirements and design standards, at the time of permitting. Approval of this variation request will not constitute a violation of any other applicable law, ordinance, or regulation.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Not granting this variation request would be a hardship to the applicant and to the owners of the adjacent existing single-family development, due to the need to locate McCarthy Drive in the shown location with the existing surrounding roads. In addition, there is no need to remove vegetation for utilities, which are not needed along the east side of McCarthy Drive. Maintaining a landscaped buffer will better serve the adjacent neighbors and be a more scenic entrance along the M-NCPPC park easement access road. The property's physical surroundings give rise to a particular hardship that can be distinguished from a mere inconvenience if the strict letter of the regulations were carried out.

(5) In the R-30, R-30C, R-18, R-18C, R-IOA, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The subject site is not located within the zones specified by this finding; therefore, this finding is not applicable.

The Planning Board finds that the site is unique to the surrounding properties, and the variation request is supported by the required findings. Approval of the variation will not have the effect of nullifying the intent and purpose of the Subdivision Regulations, which, in part, encourages creative residential subdivision design that accomplishes these purposes in a more efficient manner. Therefore, a variation from Section 24-122(a) is **approved** to allow omission of the PUE along the east side of McCarthy Drive.

15. **Historic**—Several prehistoric archeology sites have been identified along a tributary of the Southwest Branch to the west of the subject property. The 1860 Martenet map indicates there was a house on the subject property at that date. The 1878 Hopkins map shows several houses under the ownership of Philip Hill were located on the subject property at that date. Sprigg O. Beall obtained 147 acres of land under his father's will and occupied the subject property from about the time of his marriage in 1881, until his death in 1905. His widow, Sarah I. Beall, continued to reside on the subject property, until her death in 1941. A farm complex is visible on the property in the 1938 aerial photographs.

The subject property is currently developed with a church building, circa 2007, a large parking lot, and a SWM pond. The existing development on the subject property was approved through PPS 4-97107, approved by the Planning Board on January 22, 1998. A large portion of the subject property has been graded. However, there is an area to the north and northeast of the church building that does not appear to have been graded. The former house site lies in a wooded area to the northeast of the church that the applicable CSP indicates will be used for a future church facility or parking. This area covers approximately 2 acres.

Portions of the subject property were previously graded in the southeastern corner, in the southwest where the existing SWM pond is located and where the current church and parking lot are located.

Because of the proximity of the subject property to a tributary of the Southwest Branch and the recordation of several prehistoric archeological sites next to that tributary, there is a high probability that additional prehistoric sites may be identified on the subject property. Historic maps indicate the subject property was occupied in the historic period by members of the Hill and Beall families. Remains of the farmstead, visible in historic aerial photographs, appear to have not been disturbed. This site could provide information on the transition from slavery to freedom on this plantation.

The subject application does not include any disturbance in the areas of the property that have the potential to contain archeological resources. Any future plans or applications that propose grading or ground disturbance on approved Parcel 1, specifically in the areas shown on the TCP1 as Area F or any of the non-disturbed areas along the streams, shall be subject to archeological investigations. In accordance with the Planning Board's directives, as described in the Guidelines

for Archeological Review, May 2005, and consistent with Sections 24-104, 24-121(a)(18), and 24-135.01, Parcel 1 shall be the subject of a Phase I archeological investigation. Investigations are needed to identify any archeological sites that may be significant to the understanding of the history of human settlement in Prince George's County, including the possible existence of slave quarters and slave graves, as well as archeological evidence of the presence of Native American people. Archeological investigations were not recommended through the prior PPS because the archeological regulations were not approved until November 2006.

16. **Environmental**—The subject PPS and TCP1 were accepted on November 14, 2019. Verbal and written comments were provided in an SDRC meeting on December 2, 2019. Revised PPS and TCP1 plans were received on February 26, 2020. The following applications and associated plans for the subject site, applicable to this case, were previously reviewed:

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
CSP-96073	WCO Ex #E-118-96	Planning Board	Approved	07/24/1997	97-224
4-97107	TCPI-067-97	Planning Board	Approved	10/28/1997	97-364
DSP-02018	TCPII-053-02	Planning Board	Approved	07/25/2002	02-185
A-9991/A-9992	N/A	District Council	Approved	09/08/2008	N/A
CSP-96073-01	TCP1-067-97-01	Planning Board	Approved	02/28/2019	19-28
4-19029	TCP1-067-97-02	Planning Board	Pending	Pending	Pending

Grandfathering

This project is subject to the current regulations of Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012 because the development requires a new PPS.

Master Plan Conformance

Plan Prince George’s 2035 Approved General Plan

The site is currently located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035.

Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73 (1990)

In the Largo-Lottsford Master Plan and SMA, the Environmental Envelope section contains goals, objectives, and guidelines. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

19. **Tree save areas shall be established to act as noise or visual buffers along major transportation corridors and between conflicting land use zones, tree save areas (and the canopy dripline) shall be adequately protected during the grading and construction phase of the plan. This includes fencing, flagging or bonding if necessary.**

The site is situated along Ritchie Marlboro Road, which is a major transportation corridor into the surrounding community. Although no woodland preservation or retention of existing woodlands are included with this application, this project will be subject to buffering and screening requirements, as referenced in the 2010 *Prince George's County Landscape Manual* (Landscape Manual), at the time of DSP review.

20. Buffer areas without naturally occurring woody vegetation shall be afforested or reforested with native woody vegetation where practicable.

The TCP1 approved with the CSP contained proposed natural regeneration areas. Several of these areas were proposed in areas not adjacent to existing woody areas or in areas where the proposed natural regeneration areas were too wide (greater than 100 feet). During SDRC comments, these natural regeneration areas in question were required to be changed to reforestation areas. The revised TCP1 correctly shows the new reforestation planting areas.

Conformance with the Countywide Green Infrastructure Plan

This site contains areas within the designated network of the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, containing evaluation and regulated areas. The regulated areas are located along the mapped stream areas and the evaluation areas are located in existing woodland areas outside the regulated areas. The TCP1 focuses on preservation and protection within the regulated area, where woodland preservation is shown.

Review of Previously Approved Conditions:

On March 21, 2008, the Zoning Hearing Examiner approved Zoning Map Amendment A-9991, to rezone approximately 6 acres of the subject property from I-3-zoned land to the R-55 Zone. On that same date, the Zoning Hearing Examiner approved Zoning Map Amendment Case A-9992, to rezone approximately 10.7 acres of I-3-zoned land to the R-T Zone. Both cases were reaffirmed by the District Council on September 8, 2008, with conditions.

The conditions of the Zoning Map Amendments A-9991 and A-9992, relevant to the environmental review, are described below in **BOLD**. The plain text provides responses to the conditions.

1. A new Forest Stand Delineation, in accordance with the Prince George's Woodland Conservation and Tree Preservation Technical Manual, shall be required at the time of subdivision.

A forest stand delineation was provided with the review of Natural Resources Inventory NRI-058-2018, which was approved on June 25, 2018.

2. A new Tree Conservation Plan must be submitted to M-NCPPC prior to subdivision approval.

A TCP1 was provided with this PPS application.

CSP-96073-01 was approved by the Planning Board on February 28, 2019, with conditions of approval found in PGCPB Resolution No. 19-28. The conditions relevant to the environmental review are described below in **BOLD**. The plain text provides responses to the conditions.

2. Prior to certification of the Type 1 Tree Conservation Plan TCP1-067-97-01, the following revisions shall be made:

- a. Add CSP-96073-01 and the reason for revision to the -01 row of the approval block.**
- b. Correct the Woodland Conservation Summary Table to match the plan and the worksheet.**
- c. Show the unmitigated 65 dBA ground-level and second-story noise contours, as required by Zoning Map Amendments A-9991-C and A-9992-C.**
- d. Provide the standard TCP1 notes on the plan.**
- e. Have the revised plan signed and dated by the qualified professional preparing the plan.**

All conditions were met prior to signature approval of the TCP1.

Environmental Review

Natural Resources Inventory Plan/Existing Features

NRI-058-2018 was approved on June 25, 2018 and provided with this application. The TCP1 is in conformance with the approved NRI.

Woodland Conservation

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. TCP1-067-97-02 was initially submitted with the PPS application and was subsequently revised and resubmitted.

The TCP1 shows the entire site and there are three woodland conservation worksheets representing the project area (Overall Site, Church Property, and the Venue Property). A large portion of the woodland requirement was previously approved as natural regeneration. This new

application proposed more natural regeneration, but was changed to reforestation, because of the long distance away from a seed source.

Overall Site: The overall 54-acre site contains 12.11 acres of woodland in the net tract and has a woodland conservation threshold of 8.95 acres. The Woodland Conservation Worksheet shows the removal of 7.48 acres in the net tract area, for a woodland conservation requirement of 14.05 acres. The overall site project's requirement will be met with 4.58 acres of woodland preservation on-site, 4.64 acres of reforestation, and 4.83 acres of natural regeneration on-site.

Church Property: The church property is 39.20 acres, contains 7.57 acres of woodland in the net tract, and has a woodland conservation threshold of 6.01 acres. The Woodland Conservation Worksheet shows the removal of 2.94 acres in the net tract area, for a woodland conservation requirement of 7.77 acres. This church site area will meet the requirement with 4.58 acres of woodland preservation on-site and 3.19 acres of reforestation.

Venue Property: The Venue site is 14.80 acres, contains 4.54 acres of woodland in the net tract, and has a woodland conservation threshold of 8.95 acres. The Woodland Conservation Worksheet shows the removal of 4.54 acres in the net tract area, for a woodland conservation requirement of 6.28 acres. This Venue site will meet the requirement with 0 acres of woodland preservation on-site, 1.45 acres of reforestation, and 4.83 acres of natural regeneration on-site.

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

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Regulations. Primary management area impacts of stream buffer disturbance for the installation of a sewer line connection were reviewed and approved with CSP-96073-01.

The regulated environmental features on the subject property have been preserved and/or restored in a natural state to the fullest extent possible based on the evaluation provided with the approved CSP-96073-01 and the limits of disturbance shown on the tree conservation plan submitted for review.

Soils

The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey are the Adelpia-Holmdel complex (0 to 2 percent slopes), Annapolis-Urban land complex (0 to 5 percent slopes), Collington-Wist complexes (2 to 40 percent slopes), and Marr-Dodon complex (15 to 25 percent slopes). Marlboro clay and Christiana complexes are not found on or near this property.

17. **Urban Design**—The review of the subject application is evaluated for conformance to the Zoning Ordinance and prior approvals, as follows:

The townhouse dwellings are permitted in the R-55 and R-T Zones, pursuant to Section 27-441 of the Zoning Ordinance. Certain footnotes (added by CB-118-2017 and CB-29-2019) specify the conditions under which townhouse dwellings are permitted in these zones, as follows:

Footnote 124

Permitted use, provided:

- (A) The R-55 is combined with R-T and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495);**
- (B) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as an Arterial or higher within the 2009 Countywide Master Plan of Transportation; and**
- (C) Regulations of the R-55 Zone shall not apply; all requirements for development shall be established by and shown on a detailed site plan approved by the Planning Board and/or the District Council.**

Footnote 125

Permitted use notwithstanding Section 27-223(i); however, if the R-T zoned property is combined with R-55 and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495); a townhouse is only a permitted use provided.

- (A) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as Arterial or higher within the 2009 Countywide Master Plan of Transportation; and**
- (C) Regulations of the R-T Zone shall not apply; all requirements for development shall be established by and shown on a DSP approved by the Planning Board and/or the District Council.**

The site's conformance with the requirements of Footnotes 124 and 125 will be reviewed at time of DSP. 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:

- Parts 11 and 12 of the Zoning Ordinance regarding parking and signage, respectively.

Conformance with Previous Approvals

The subject property has a long approval history. However, there are only several recent approvals governing the review of this PPS, including Zoning Map Amendment Applications

A-9991, which rezoned 5.99 acres of the land in the I-3 Zone to the R-55 Zone, and A-9992, which rezoned 10.67 acres of the land in the I-3 Zone to the R-T Zone. In addition, the site also has a CSP-96073-01 for development in the I-3 Zone.

A-9991 and A-9992: The District Council approved the two Zoning Map Amendment Applications through Zoning Ordinances No. 22-2008 and No. 23-2008, respectively. The two Zoning Ordinances became effective on December 5, 2008, with five identical conditions, as follows:

- 1. A new Forest Stand Delineation, in accordance with the Prince George's Woodland Conservation and Tree Preservation Technical Manual, shall be required at the time of subdivision.**
- 2. A new Tree Conservation Plan must be submitted to M-NCPPC prior to subdivision approval.**
- 3. The unmitigated 65 dBA (Ldn) ground level and second-story noise contours associated with the proposed arterial roads shall be shown on each preliminary plan and Type I Tree Conservation Plan.**
- 4. Since the site is located to the north of the planned northern gateway of the Westphalia Community and to the west of an existing residential development, a Detailed Site Plan shall be required for the single-family development as well as the Metropolitan Dwelling Units to insure that the design and site arrangement will be harmonious with the surrounding development.**
- 5. Applicant shall provide standard sidewalks on both sides of all internal roads and along the site's entire frontage on Ritchie Marlboro Road, unless this requirement is modified by the Department of Public Works and Transportation.**

Conditions 1, 2, and 3 are pertinent to the review of this PPS and have been found satisfied by this application. The site's conformance with Conditions 4 and 5 will be evaluated at time of DSP review.

Conceptual Site Plan CSP-96073-01: The Planning Board approved this CSP on February 28, 2019 (PGCPB Resolution No. 19-28) with three conditions, of which Condition 3 is applicable to this review, as follows:

- 3. Prior to acceptance of a preliminary plan of subdivision (PPS), the applicant shall delineate the 65 dBA Ldn unmitigated and mitigated noise contour line on the PPS and the Type 1 tree conservation plan and submit a Phase 1 noise analysis in support of the noise contours.**

This condition has been fulfilled by the subject PPS. Noise impacts on the subject site are evaluated further in the finding below.

Conformance with the 2010 Prince George's County Landscape Manual

The proposed development is subject to the requirements of the Landscape Manual. Specifically, Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements are applicable to this development. Conformance with the requirements of the Landscape Manual will be evaluated at time of 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 project that proposes more than 5,000 square feet of gross floor area or disturbance and requires a grading permit. Properties zoned R-T and R-55 are required to provide a minimum of 15 percent and properties zoned I-3 are required to provide 10 percent of the gross tract area to be covered by tree canopy. Compliance with tree canopy coverage requirements will be further evaluated at time of DSP.

Other Urban Design Issues

It is noted that exhibits provided by the applicant and the current configuration of the 90 lots proposed anticipate the future subdivision of the site for additional lots in the R-55 and R-T-zoned areas of this subdivision. The lots proposed with this PPS are consistent with the density approved with the underlying zoning approvals for the site. Further subdivision for additional lots would require the approval of an amendment to the underlying zoning or rezoning of the subject site. Therefore, development proposed at this time should stand on its own in regard to design.

The subject site is located prominently at the intersection of Richie Marlboro Road and White House Road. The plan shows the proposed townhouses served by alleys that are oriented toward Richie Marlboro Road. The front of the proposed townhouses should be oriented toward Ritchie Marlboro Road and the proposed entrance road. On March 24, 2020, the applicant submitted an exhibit, incorporated by reference herein, demonstrating how a design with townhouses oriented toward Ritchie Marlboro Road might be achieved. The exhibit shows Lots 16 through 20 relocated so that they are in between Lots 10–15 and the road. In this configuration, the rears of the two groups of townhomes face each other rather than the road. The placement of lots and dwellings shall ensure the rears of dwellings will not face Ritchie Marlboro Road.

18. **Noise**—An April 23, 2019 Phase I Noise Analysis and addendum dated February 11, 2019, was prepared by Hush Acoustics, LLC and was submitted by the applicant with this PPS. The analysis accounted for noise measurements from Ritchie Marlboro Road, at the southeast area of the site where lots will be most impacted, and where Lots 4–7 are within the required 150-foot lot depth.

The upper and lower delineation of the unmitigated 65 dBA DNL have been reflected on the PPS. Specifically, Lots 4–20 are within the limits of the ground level unmitigated 65 dBA DNL and Lot 4–24, 36–44, and 56–58 will be impacted by the upper level unmitigated 65 dBA DNL.

The site is proposed to be graded so that a berm will be located between Ritchie Marlboro Road and the proposed townhouse development. Given the conceptual building design and location of the berm, much of the ground level noise will be mitigated and the analysis demonstrates the remaining lots impacted to be Lots 4–7. In order to mitigate these lots further, a 6-foot-tall noise wall is included along the alley serving Lots 4–7, which will reduce the ground level noise at the rear of the lots to under 65 dBA DNL.

The analysis shows that the dwelling units closest to Ritchie Marlboro Road will serve as building shielding to mitigate the upper level noise impacts on the remainder of the development. The analysis further recommends that no outdoor recreation areas be placed within the mitigated 65 dBA DNL, and that the building materials of dwelling units be further evaluated at the time of DSP to address noise impacting the building façades. This analysis can only be conducted once architectural plans are further developed.

A Phase II noise study shall be provided prior to acceptance of the DSP, which evaluates how noise impacts will be mitigated for the proposed buildings and the outdoor activity areas. Should the applicant relocate lots to be closer to Ritchie Marlboro Road, as shown on the exhibit described in the Urban Design finding of this technical staff report, the Phase II noise study will also need to evaluate how noise will be mitigated for the relocated lots. To ensure that the necessary interior noise levels are maintained, at the time of building permit, the buildings shall have acoustical certification that the building shell has been designed to reduce interior noise levels in the affected units to 45 dBA DNL or less.

Section 24-121(a)(4) requires a minimum 150-foot lot depth for “adequate protection and screening from traffic nuisances [which] shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.” The applicant is requesting a variation to this section to reduce the minimum 150-foot lot depth along Ritchie Marlboro Road, an arterial road, to minimum of 95 feet. As an alternative to the 150-foot lot depth, the applicant proposes to provide noise mitigation through the use of building materials and to position dwelling units to front on, or be located perpendicular to, Ritchie Marlboro Road, and to provide a landscape buffer and vinyl noise fence along Ritchie Marlboro Road, to create noise and visual barriers to the rear of units from Ritchie Marlboro Road.

Variation

Section 24-113 requires that the following criteria are met. The criteria are in **BOLD** text below, while findings for each criterion are in plain text.

- (a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that**

the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property.**

The granting of this variation will not be detrimental to the public safety, health, or welfare, or injurious to other properties. The applicant provides that the project design is comparable to that of the Hall Station development, which locates dwelling units on lots less than 150-feet deep along MD 214 (Central Avenue), classified as a freeway in Bowie. Most outdoor pedestrian and vehicular activities will occur at the rear of the townhouses where driveways and yards are located. A noise study is provided with this plan submission that shows acceptable noise levels are achieved utilizing earthen berms and noise fences to mitigate noise at the rear of the townhouses. Thus, reducing the lot depth will not be detrimental to the public.

- (2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.**

The applicant justifies that the subject site is uniquely located across the northern gateway to the Westphalia planning area. Specifically, the development of Westphalia Row is located on the south side of Ritchie Marlboro Road, opposite the subject site. While the Westphalia Row development is in the M-X-T Zone, this site provides transition from the single-family detached development to the east to the M-X-T Zone and single-family attached development to the west. To maintain the look and feel of that northern gateway into Westphalia, the project includes design elements (described above), which provide a similar streetscape on both sides of Ritchie Marlboro Road so that those who commute along Ritchie Marlboro Road will have similar perspectives on both sides of the road at this location. These factors together provide an appropriate basis for seeking the variation, and they create conditions which are not generally applicable to other properties.

- (3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation.**

The variation from Section 24-121(a)(4) is unique to, and under the sole authority of, the Planning Board. Therefore, approval of this variation request will not constitute a violation of any other applicable law, ordinance, or regulation.

- (4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the**

owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

The subject property is triple-zoned, such that the residential zones applicable to the site are oriented to Ritchie Marlboro Road. The site is located between two signalized intersections at Sansbury Road and White House Road. On the east side of the property, DPR benefits from an existing access easement that connects Ritchie Marlboro Road to the large M-NCPPC park located behind the existing Greater Morning Star Apostolic Church. To the west of the property, there is a large SWM facility that mitigates potential stormwater pollution, prior to reaching the wetlands and U.S. waters located at the stormwater outfall at the pond. To the south of the property is Ritchie Marlboro Road, and to the north of the property is the church parking lot, which serves members of the Greater Morning Star Apostolic Church.

The property is surrounded by existing features, which cannot be disturbed or relocated, and by properties which enjoy a similar location for dwellings. Without this variation, the subject property would not be able to utilize the design elements necessary to create an overall streetscape that is important for the design and architectural harmony consistent with the surrounding developments. The property's physical surroundings give rise to a particular hardship that can be distinguished from a mere inconvenience if the strict letter of the regulations was carried out.

- (5) **In the R-30, R-30C, R-18, R-18C, R-IOA, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The subject site is not located within the zones specified by this finding; therefore, this finding is not applicable.

The Planning Board finds that the variation request is supported by the required findings. Approval of the variation will not have the effect of nullifying the intent and purpose of the Subdivision Regulations which, in part, encourage creative residential subdivision design that accomplishes these purposes in a more efficient manner. Therefore, a variation from Section 24-121(a)(4) is **approved** to allow a reduction to the required lot depth along Ritchie Marlboro Road to 95 feet.

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 April 9, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of April 2020.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:EDC:nz

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner /s/
M-NCPPC Legal Department

Date: April 16, 2020

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Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*
*Also admitted in the District of Columbia

August 19, 2020
Revised: September 23, 2020

VIA EMAIL & HAND DELIVERY

Ms. Jill S. Kosack
Prince George's County Planning Department
Development Review Division
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: The Venue ~ Detailed Site Plan (DSP-20038)

Dear Ms. Kosack:

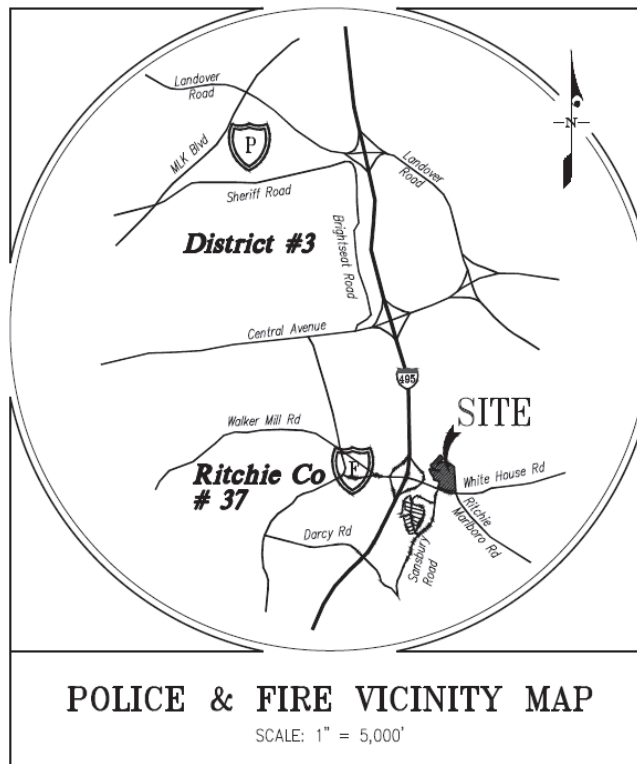
On behalf of our client, Greenwood Park, LLC ("Applicant"), Shipley and Horne, P.A., hereby submits this Statement of Justification in support of a proposed Detailed Site Plan for the subject property for a 90 dwelling unit Townhouse development is permitted on the subject property consistent with the standards established pursuant to the Zoning Ordinance text amendment by the adoption of District Council Bill CB-29-2019, where all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.

The Detailed Site Plan arranges 90 townhouses on fee simple lots on 15.14 acres arranged in a compact, urban layout with private streets and an extensive pedestrian sidewalk network. The overall proposed project unit density is 5.94 dwelling units/acre (90 du/15.14 acres), which is less than one-half the townhouse density range found in nearby developments such as Westphalia Row (13.3 du/ac) located directly across Ritchie Marlboro Road from the subject site.

The Detailed Site Plan DSP-20038 and companion Alternative Compliance AC-20014 application is submitted in compliance with the recent Preliminary Plan of Subdivision 4-19029 by the Planning Board (PGCPB No. 2020-58) adopted on April 30, 2020, and the Conceptual Site Plan approval of CSP-96073-01 by the Planning Board (PGCPB No. 19-28) adopted on March 21, 2019. The proposed development plan is designed in compliance with the requirements for approval of a preliminary plan of subdivision found in Subtitle 24 of the Prince George's County Code, the Subdivision Regulations, and in accordance with the Zoning Ordinance of Prince George's County, Maryland, Subtitle 27 of the Prince George's County Code.

I. Site Location and Description:

The subject property is located on the north side of Ritchie Marlboro Road, approximately 750 feet east of the Capital Beltway (I-95/495) intersection, identified as 1700 Ritchie Marlboro Road, Upper Marlboro, Maryland, in Planning Area 73, and Council District 6.



II. Surrounding Uses:

The following uses surround the property:

- North — To the north and northwest of the subject property is Maryland-National Capital Park and Planning Commission (M-NCPPC) parkland.
- East — To the east comprise an existing single-family residential community in the One-Family Detached Residential (R-80) Zone.
- South — Across Ritchie Marlboro Road to the south are Mixed Use-Transportation Oriented zoned properties that are developed with townhouses and a food or beverage store/gas station.
- West — To the west of the site is Maryland State Highway Administration (SHA) property, which contains an entrance ramp leading from Ritchie Marlboro Road to the outer loop of the Capital Beltway (I-95/495).

III. Nature of Request:

This Application proposes the subdivision of Lot 1, an existing 54.0-acre lot on which the Greater Morning Star Apostolic Church building currently is constructed. The proposed development will subdivide 90 fee simple townhouses lots and 1 outlet (i.e., Outlet 1 will be owned by the Church) on 15.14 acres and the remaining acreage will be retained by the church. The second phase of townhouse development is planned for Outlet 1 to be developed under the future RSF-A zone. The townhouses are arranged in a compact, urban layout with private streets and an extensive pedestrian sidewalk network. The “overall” proposed project unit density is 5.94 dwelling units/acre (90 du/15.14 acres) and is based on densities per Zoning Map Amendments A-9991-C and A9992-C. These amendments allow up to 94 units on the 15.14 acres of R-T (6.0 DU/AC) and R-55 (6.7 DU/AC) zoned land as summarized in the Site Development Calculations below. This Detailed Site Plan proposes only 90 townhouse lots which is roughly one-half the townhouse density range found in nearby developments such as Westphalia Row (13.3 du/ac) located directly across Ritchie Marlboro Road from the subject site.

IV. Development Data Summary:

Site Area Summary

EXISTING PROPERTY

SITE AREA - EX. LOT 1 54.00 AC
 ZONING:
 I-3 37.09 AC
 R-T 10.71 AC
 R-55 6.2 AC
 NO. OF LOTS 1 (EX. LOT 1)

PROPOSED CHURCH PROPERTY

SITE AREA-PROP. PARCEL '1'..... 38.86 AC
 ZONING:
 I-3 36.70 AC
 R-T 2.16 AC
 R-55 (OUTLOT 1).....0 AC
 NO. OF PARCELS1 (PROPOSED PARCEL 1)

PROPOSED TOWNHOUSE PROPERTY

SITE AREA-PROP. LOTS 4-93..... 15.14 AC
 ZONING:
 I-3 0.39 AC
 R-T 8.55 AC
 R-55 6.2 AC
 NO. OF LOTS 90 (PROPOSED LOTS 4-93)
 NO OF PARCELS17 (PROP.PARCELS B-H,J-N, P-T)
 NO. OF OUTLOTS.....1 (PROPOSED OUTLOT 1)

Development Standards

REAR-LOADED TOWNHOUSES (FEE SIMPLE)

MINIMUM LOT SIZE REQUIRED.....	NO REQUIREMENT
MINIMUM LOT SIZE PROPOSED.....	1200 SF.
MINIMUM LOT WIDTH REQUIRED.....	20 FT.
MINIMUM LOT WIDTH SHOWN.....	20 FT.
MINIMUM SETBACKS REQUIRED/SHOWN:	
FRONT YARD.....	15 FT.
SIDE YARD.....	4 FT.
REAR YARD.....	8 FT.
MINIMUM DISTANCE BETWEEN BUILDINGS ALLOWED.....	15 FT.
MINIMUM DISTANCE BETWEEN BUILDINGS SHOWN.....	15 FT.
MAXIMUM BUILDING HEIGHT	45 FT.
MAX. SITE AREA FOR RESIDENTIAL DEVELOPMENT ALLOWED.....	16.0 AC*
SITE AREA FOR RESIDENTIAL DEVELOPMENT PROPOSED.....	15.14 AC

*PER COUNCIL BILL CB-18-2017, THE R-55 IS COMBINED WITH THE R-T AND I-3 ZONED LOTS, PARCELS OR PROPERTY, THE R-T IS COMBINED WITH THE R-55 AND I-3 ZONED LOTS, PARCELS OR PROPERTY, THE I-3 IS COMBINED WITH THE R-55 AND R-T ZONED LOTS, PARCELS OR PROPERTY TOTALING LESS THAN SIXTEEN (16) GROSS ACRES IN SIZE AND LOCATED LESS THAN 2,000 FEET FROM AN

V. Previous Approvals:

The subject property was rezoned from R-80 to I-3 in the adoption of the 1990 Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73 (Largo-Lottsford Master Plan and SMA). The Prince George's County Planning Board approved Conceptual Site Plan CSP-96073 for Greenwood Manor on July 24, 1997 (PGCPB Resolution No. 97-224). The Planning Board approved the Preliminary Plan of Subdivision (PPS) 4-97107 and Type I Tree Conservation Plan TCPI-067-97 for Greater Morning Star Apostolic Church on October 28, 1997. This PPS created Lot 1, which contains the church, and Lots 2 and 3, which were intended for uses in conformance with the 1-3 Zone. Subsequently, Lots 2 and 3, comprising approximately 7.66 acres, were conveyed to SHA, resulting in the current land area of 54 acres. On September 5, 2002, the Planning Board approved the Detailed Site Plan DSP-02018 and Type II Tree Conservation Plan TCPII-053-02 for the development of the existing church on the property. The Prince George's County District Council adopted Zoning Map Amendments A-9991-C and A-9992-C on September 8, 2008, to rezone approximately 5.99 acres of the property to the One-Family Detached Residential (R-55) Zone (A-9991-C), and approximately 10.67 acres to the Townhouse (R-T) Zone (A-9992-C).

On March 21, 2019, the approved CSP-96073-01 (PGCPB No. 1928) subject to three conditions, and Type 1 Tree Conservation Plan TCP 1-067-97-01 subject to five conditions.

On September 17, 2019, District Council Bill CB-29-2019 was adopted permitting Townhouse development on the subject mixed R-T, R-55, and I-3 zoned property consistent with the standards established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.

On April 30, 2020, the Planning Board adopted Preliminary Plan of Subdivision 4-19029 (PGCPB No. 2020-58) subject to 23 conditions.

VI. Relationship to County Plans and Policies:

General Plan 2035: The redevelopment proposed for the subject property is entirely consistent with the vision, policies, and strategies contained within the 2002 Prince George's County Approved General Plan, and the Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035). The subject property in this application is in the Developing Tier of the 2002 General Plan. The vision for the Developing Tier was to maintain a pattern of low-to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Much of the developing tier did not meet the goals for growth envisioned by the 2002 plan, and the Plan Prince George's 2035 Plan established a growth boundary within which growth would be encouraged. The Plan Prince George's 2035 designates the property within an established community within the Growth Boundary. The plan describes established communities as most appropriate for context-sensitive infill and low-to medium-density development.

1990 Approved Largo-Lottsford Master Plan Amendment and Adopted SMA: classified the property in the I-3 Zone and recommended office and commercial uses on this development site. The Master Plan placed the subject property in Planning Area 73, Largo Community, Neighborhood B. The Master Plan (Pages 84, 85, and 90) also designated land in the northeast quadrant of the proposed Ritchie-Marlboro Road interchange, including the subject property as Employment Area 4. The Master Plan (Page 67) recommended that Neighborhood B south of the PEPCO transmission line be maintained as an area of suburban single-family residences except for a limited employment area adjacent to the proposed interchange at the Capital Beltway and Ritchie-Marlboro Road.

In both decisions associated with the A-9991 and A-9992 cases, the Zoning Hearing Examiner acknowledged that Zoning changes have occurred in the neighborhood with the adoption of the Westphalia Plan, which seeks to implement the policy recommendations of the General Plan to locate industrial/employment centers within centers and corridors and to locate a higher percentage of residential development in the developing tier of the County. Other industrially zoned lands near the subject property have been rezoned to mixed-use or residential zones. Therefore, it is impractical to assume that quality industrial uses would locate on the applicant's property. Furthermore, with this development located immediately adjacent and to the north of the planned northern gateway (i.e., largest of ten gateways) of the Westphalia Community, providing more residential development within the neighborhood, is more in keeping with the establishing development patterns for the neighboring subject community.

2007 Westphalia Sector Plan and Sectional Map Amendment (SMA): Although the subject site is not located within the boundary of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*, dovetailing upon the findings in the Zoning Hearing Examiner's decisions for A-9991 and A-9992, The Venue project is proposed immediately north/across Ritchie Marlboro Road bordering one of the ten "gateway" entrances identified in the Westphalia Sector Plan. Comparable to The Venue, the three-phase M-X-T Zoned Westphalia Row townhouse "gateway" development is located directly south of the subject site in a designated mixed-use activity center at the northern gateway to the sector plan along a local street (Sansbury Road) and Ritchie Marlboro Road, an arterial highway, east of the interchange for the I-95, a freeway facility.

2017 Countywide Green Infrastructure Plan: The subject property is not within the boundaries of the 2005 *Approved Countywide Green Infrastructure Plan* and does not contain any regulated environmental features. Therefore, this standard does not apply. The proposed development impacts no on-site wetlands or areas within the 100-year floodplain.

County's Ten-Year Water and Sewerage Plan: The 2010 Water Resources Functional Master Plan amends the 2002 General Plan, and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated with land use in the county. The Plan references the Ten-year Water and Sewer Plan and addresses explicitly: Drinking Water Supply, Water Treatment, and Stormwater Management. The subject property is within water and sewer categories W-3 and S-3 and is served by the public water and sewer system operated by WSSC.

2009 Master Plan of Transportation: The Greater Morning Star Apostolic Church is currently served by two parallel access roads, which intersect with Ritchie Marlboro Road at signalized intersections. The application is proposing the upgrading of the eastern access drive to a public street (McCarthy Drive), terminating as a cul-de-sac. From this public street, two private roads are being proposed and will serve as access for all of the proposed townhouses. Outlot 1 will be developed at a future time with a connection to the existing access road (Marcus Drive) to the west that is opposite the signalized intersection opposite Sansbury Road.

According to the 2009 Master Plan of Transportation, the subject property fronts on Ritchie Marlboro Road, a County-owned master-planned arterial road (A-36). Along the property's frontage, A-36 is currently built to its ultimate master plan cross-section. Adequate right-of-way consistent with master plan recommendations is presently in place along this roadway section. However, as a consequence of discussions and requests from the staff of both DPIE and M-NCPPC, the Applicant has agreed to incorporate within the bounds of the Detailed Site Plan DSP 20038) a proposed right-of-way (ROW) dedication labeled McCarthy Drive and shown with gray shading.

An existing Master Planned shared-use trail parallels the property frontage along the south side of Ritchie Marlboro Road, and a 5-foot wide sidewalk exists on the north side.

VII. Relationship to Requirements of the Zoning Ordinance:

Section 27-281 Purpose of Detailed Site Plan

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

RESPONSE: Submitted in conjunction with the Detailed Site Plan application is a companion Alternative Compliance (AC-20014) application. The AC-20014 application is submitted in support of the subject development that proposes a compact, urban subdivision with relatively small front and rear yards and landscaped sitting/recreation areas interconnected by sidewalks and trails. The Alternative Compliance request is for an Alternative Compliance to the Landscape Manual Section 4.7 Buffering Incompatible Uses which requires the use of plants, walls, fences and berms to adequately form a visual and physical barrier between incompatible uses; and Alternative Compliance to Section 4.10c.(1) which includes multiple requirements for street trees along private streets. These requirements include the following: street trees should be planted in a continuous space not less than five feet wide between the curb and sidewalk, be spaced between 25 and 50 feet apart, in a minimum soil surface area of 150 square feet for isolated trees, located a minimum 35 feet from the point of curvature of an intersection and located a minimum 10 feet from the point of curvature of a residential driveway..

(B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and storm water management features proposed for the site;

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

RESPONSE: The exhibits and illustrative views submitted by the Applicant, in conjunction with this application reflect a high standard of architecture including well-detailed facades that address the streetscape recommendations promoted by the Sector Plan. Thus, the proposed development is compatible with the proposed development in the vicinity as envisioned by the Sector Plan. The Venue's proposed townhouses include variations in exterior architectural materials, articulations, and fenestrations in compliance with the above standards. Conceptual elevations, as well as dimensioned architectural elevation plan sets are contained within this instant Detailed Site Plan application package. The Applicant will make every attempt that that is practicable to incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption.

- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.***

RESPONSE: The Detailed Site Plan application documents show the above information that detail the architecture and location of buildings, parking spaces, vehicular traffic flow direction; handicapped parking, access aisle and sign details; landscaping and lighting details; fencing details; curb, gutter, parking lot access and circulation, paving and sidewalk details; and public common area amenity details.

Section 27-285 Planning Board Procedures (Detailed Site Plans)

(b) Required findings for Detailed Site Plans

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

RESPONSE: The proposed development will not require unreasonable costs or substantially detract from the utility of the proposed site redevelopment 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: On March 21, 2019, the approved CSP-96073-01 (PGCPB No. 1928) subject to the following three conditions:

- 1. Prior to certification of this conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:***
 - a. Add the bearings and distances for each lot.***

Response: In compliance with this condition, the above information was added to the CSP plans before certification.

- b. Delineate the existing 50-foot-wide ingress/egress easement that extends to Parcel A, which is owned by the Maryland-National Capital Park and Planning Commission. Delineate a potential trail connection, within the easement, from the end of the access road to the parkland.***

Response: In compliance with this condition, the above information was added to the CSP plans before certification. The potential trail connection extending to the M-NCPPC parkland is also reflected in the PPS 4-19029 Site Plan.

- c. ***Delineate the 65 dBA Ldn unmitigated noise contour line from Ritchie Marlboro Road and the Capital Beltway (1-95/495).***

Response: In compliance with this condition, both the 65 dBA Unmitigated Ground-Level and 65 dBA Unmitigated Upper-Level noise contour lines are shown on this 4-19029 Preliminary Plan of Subdivision plan.

- d. ***Delineate the 150-foot lot depth along the western and southern property lines abutting the arterial roadway.***

Response: In compliance with this condition, the 150-foot lot depth along the western and southern property lines abutting the arterial roadway line extending from Ritchie Marlboro Road is presented on the site plan.

- 2. ***Prior to certification of the Type 1 Tree Conservation Plan TCP 1-067-97-01, the following revisions shall be made:***

- a. ***Add CSP-96073-01 and the reason for revision to the -01 row of the approval block.***

Response: In compliance with this condition, the above information was added to the TCP plan set prior to certification.

- b. ***Correct the Woodland Conservation Summary Table to match the plan and the worksheet.***

Response: In compliance with this condition, the above information was added to the TCP plans prior to certification (see below).

WOODLAND CONSERVATION SUMMARY TABLE (ACRES)

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND IN FLOODPLAIN (FP)	WOODLAND CLEARED IN NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED/ NOT CREDITED (WR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (WR-AC)	NATURAL REGENERATION AREA (NRA)
2	27.51	0.00	27.51	6.34	0.00	5.18	0.00	0.00	1.11	0.54	0.00	0.00	0.02
3	26.49	0.00	26.49	5.71	0.00	2.30	0.00	0.00	3.47	4.10	0.05	0.00	4.81
OVERALL	54.00	0.00	54.00	12.11	0.00	7.48	0.00	0.00	4.58	4.64	0.05	0.00	4.83

- c. ***Show the unmitigated 65 dBA ground-level and second-story noise contours, as required by Zoning Map Amendments A-9991-C and A-9992-C.***

Response: In compliance with this condition, both the 65 dBA Unmitigated Ground Level and 65 dBA Unmitigated Upper-Level noise contour lines are shown on the site plan.

- d. ***Provide the standard TCP 1 notes on the plan.***

Response: In compliance with this condition, Sheet 1 of 3 of the TCP1-067-97-02 provides an extensive list of 12 Standard Notes.

- e. Have the revised plan signed and dated by the qualified professional preparing the plan.*

Response: In compliance with this condition, the TCP plan is shown as being prepared by Kevin Foster, who is identified as being a qualified professional with Gutschick, Little & Weber, P.A.

- 3. Prior to acceptance of a preliminary plan of subdivision (PPS), the applicant shall delineate the 65 dBA Ldn unmitigated and mitigated noise contour line on the PPS and the Type 1 tree conservation plan and submit a Phase 1 noise analysis in support of the noise contours.*

Response: In compliance with this condition, both the 65 dBA Unmitigated Ground Level, the 65 dBA Unmitigated Upper-Level and the mitigated lower-level noise contour lines are shown on the 4-19029 Preliminary Plan of Subdivision.

- (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: A Detailed Site Plan prepared following the provisions of Part 3 Division 9 is submitted with this application. A Detailed Site Plan for Infrastructure is not required. Therefore, this standard does not apply.

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

RESPONSE: Based on Natural Resource Inventory prepared for this application, there are no regulated environmental features on the subject site. Therefore, this standard does not apply.

VIII. Preliminary Plan of Subdivision File No. 4-19029:

On April 30, 2020, the Planning Board approved 4-19029 (PGCPB No. 2020-58) subject to subject to 23 conditions *highlighted below in italic bold:*

- 1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:*
 - a. Provide a note stating the gross floor area of the existing institutional development.*

- b. Redesignate Parcel A as Parcel 1.*
- c. Show the proposed property lines adjacent to Lots 74–80 and 81–93 separating the townhouse development from Parcel 1. These property lines are labeled on the plan, but not shown.*
- d. Show the existing access easement on the subject property and adjacent Lot 2 as to remain.*
- e. Show a public utility easement (PUE) along one side of the private road on Parcel E. The PUE is missing in the vicinity of Parcel L.*

Response: The Preliminary Plan of Subdivision certified on May 18, 2020 complies with conditions 1. a – e defined above.

- 2. Prior to signature approval of the preliminary plan of subdivision, the plans shall be revised so that Lots 10–20 and their associated alley are reoriented so that dwellings will either face on Ritchie Marlboro Road or are located to the rear of lots facing Ritchie Marlboro Road. All lots shall be located with a depth of no less than 95 feet from Ritchie Marlboro Road, in accordance with the approved variation.*

Response: The Preliminary Plan of Subdivision certified on May 18, 2020 complies with the above condition 2. defined above.

- 3. The detailed site plan submitted for review shall demonstrate rears of dwelling units within the development are adequately screened from Ritchie Marlboro Road by the units fronting on Ritchie Marlboro Road and/or by landscape screening.*

Response: Units 16-20 are oriented toward Ritchie Marlboro Road. A 4-feet to 8-feet high earthen berm and extensive landscaping will screen the rear of those units from viewers on Ritchie Marlboro Road. Units 4-9 are not oriented toward Ritchie Marlboro Road but their rear yards can be seen by motorists and pedestrians. A berm and landscaping is also provided to screen the view in this location. In addition, a 6-foot high solid board fence at the end of Private Alley 'A' that is required to block road noise but also serves as an excellent screen to block views from Ritchie Marlboro Road.

- 4. If there is a substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval, a new preliminary plan of subdivision shall be required, prior to approval of any building permits.*

Response: The Applicant understands and agrees to comply with this condition.

5. ***Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (20636-2018-00) and any subsequent revisions.***

Response: The Applicant understands and agrees to comply with this condition.

6. ***Prior to approval of a final plat, in accordance with the approved preliminary plan of subdivision, the final plat shall include:***
 - a. ***A note indicating the Prince George's County Planning Board approval of a variation from Section 24-121(a)(4) of the Subdivision Regulations, for lot depth and Section 24-122(a) of the Subdivision Regulations, for public utility easements.***
 - b. ***The dedication of public utility easements.***
 - c. ***The dedication of McCarthy Drive.***
 - d. ***The dedication of 0.01 acre to the right-of-way of Ritchie Marlboro Road/White House Road.***
 - e. ***Retention of the existing access easement allowing access to neighboring Lots 2 and 3.***
 - f. ***The labeling of parcels to be conveyed to the homeowners association.***

Response: The Final Plat designed per the Preliminary Plan of Subdivision certified on May 18, 2020 complies with conditions 6. a – f defined above.

7. ***Prior to acceptance of a detailed site plan, a Phase II noise analysis shall be provided and demonstrate that any outdoor activity areas are located outside of the mitigated 65 dBA Ldn and that the building structures proposed mitigate interior noise levels to 45 dBA Ldn or less. If the DSP shows lots closer to Ritchie Marlboro Road than the PPS does, the analysis shall determine whether any additional noise mitigation measures are needed.***

Response: A Noise Analysis by Hush Acoustics, dated April 23, 2020 is provided with this DSP-20038 submission. A follow-up addendum to this analysis by Hush Acoustics, dated July 30, 2020 is also included with this submission. Based on these reports a 65 dbA ground level line and 65 dbA top level line are shown on DSP-20038 and the TCP2. Mitigation of vehicle noise levels is achieved by Noise blocking measures such as earthen berms, landscaping and a 6-foot high solid wood fence are shown to have reduced noise levels below 65 dbA in outdoor activity areas. Also stated in the Noise Analysis is that once architectural drawings are available, interior noise levels can be determined and appropriate architectural materials can be recommended to mitigate top level noise levels to mitigate noise levels to 45 dbA or less.

8. ***Prior to approval of a building permit, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit stating that the building shell or structure has been designed to reduce interior noise levels to 45 dBA Ldn or less in residential units exposed to noise above 65 dBA Ldn.***

Response: The Applicant understands and agrees to comply with this condition.

9. ***Prior to approval of the 54th building permit, the applicant and the applicant's heirs, successors, and/or assignees shall construct an 8-foot-wide asphalt hiker/biker trail within the 50-foot-wide ingress and egress easement, connecting the sidewalk along proposed McCarthy Drive with the parking lot within the existing Heritage Glen Community Park to the north, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.***

Response: The Applicant understands and agrees to comply with this condition.

10. ***Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall modify the existing 50-foot-wide ingress and egress easement, and/or provide parkland dedication in this area, in order to provide for a more direct trail connection between the proposed townhouse development and the existing developed area of Heritage Glen Community Park, as shown on Prince George's County Department of Parks and Recreation Exhibit A or as determined at the time of Detailed Site Plan.***

Response: The Applicant understands and agrees to comply with this condition.

11. ***Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall enter into a public Recreational Facilities Agreement with the Prince George's County Department of Parks and Recreation, for construction of the 8-foot-wide connector trail within the easement area connecting to the parking lot within existing Heritage Glen Community Park.***

Response: The Applicant understands and agrees to comply with this condition.

12. ***Prior to approval of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall submit to Prince George's County Department of Parks and Recreation (DPR), for review and approval, construction drawings for the connector trail, as shown on DPR Exhibit A.***

Response: A Parks and Recreation asphalt trail detail has been added to Sheet 11 of Detailed Site Plan 200038.

13. *In conformance with the 2009 Approved Countywide Master Plan of Transportation, and conditions of approval for Conceptual Site Plan CSP-96073-01, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:*
 - a. *Sidewalks along both sides of all internal roadways, excluding alleys and the proposed McCarthy Drive.*
 - b. *A crosswalk crossing the west leg of Ritchie Marlboro Road, at the intersection of Ritchie Marlboro Road and McCarthy Drive, unless modified by the Maryland State Highway Administration, with written correspondence.*
 - c. *A minimum 8-foot-wide trail connecting the sidewalk on McCarthy Drive with the Maryland-National Capital Park and Planning Commission parkland to the north of the subject site, unless modified by the Prince George's County Department of Parks and Recreation.*

Response: The Applicant understands and agrees to comply with this condition.

14. *Prior to approval of a detailed site plan, which proposes development for Parcel 1, a Phase I (Identification) archeological investigations, according to the Prince George's County Planning Board's Guidelines for Archeological Review (May 2005), shall be required to determine if any cultural resources are present. The areas within the developing property on Parcel 1 that have not been extensively disturbed shall be surveyed for archeological sites. The future applicant for a Detailed Site Plan for Parcel 1 shall submit a Phase I Research Plan, for approval by the staff archeologist, prior to commencing Phase I work. Evidence of Maryland-National Capital Park and Planning Commission concurrence with the final Phase I report and recommendations is required prior to approval.*
15. *Upon receipt of the Phase I archeological report for Parcel 1 by the Prince George's county Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to any ground disturbance or the approval of any grading permits for Parcel 1, the applicant shall provide a plan for:*
 - a. *Evaluating the resource at the Phase II level, or*
 - b. *Avoiding and preserving the resource in place.*
16. *If a Phase II and/or Phase III archeological evaluation or mitigation is necessary for Parcel 1, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to any ground disturbance or the approval of any grading*

permits for Parcel 1. Depending upon the significance of findings (at Phase I, II, or III level), the future applicant shall provide interpretive signage. The location and wording shall be subject to approval by the staff archeologist prior to issuance of any building permits for Parcel 1.

Response: The Applicant understands and agrees to comply with this condition.

17. *Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-067-97-02). The following note shall be placed on the final plat of subdivision:*

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-0067-97-02), 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 Conservation Ordinance. 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, Prince George’s County Planning Department.”

Response: Acknowledged. The note will be added to the final plat of subdivision.

18. *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.”

Response: The Applicant understands and agrees to comply with this condition.

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.”

Response: The Applicant understands and agrees to comply with this condition.

- 20. *Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan Woodland Conservation Ordinance worksheet shall be revised so the acreage totals for each zone given for the church property and the Venue property match the totals given on the PPS.***

Response: The Preliminary Plan of Subdivision 4-19029 certified on May 18, 2020 complies with condition 20 defined above.

- 21. *Total development within the subject property shall be limited, in accordance with the overall Greenwood Park development approved with Preliminary Plan of Subdivision (PPS) 4-97107. Any development generating an impact greater than that identified therein shall require a new PPS with a new determination of the adequacy of transportation facilities.***

Response: The Applicant understands and agrees to comply with this condition.

- 22. *Prior to approval of a final plat, the applicant and the applicant's heir, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision, excluding Parcel 1. The draft covenants shall be submitted to the Subdivision and Zoning Section of the Development Review Division 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.***

Response: The Applicant understands and agrees to comply with this condition.

- 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 recorded deed for the property to be conveyed shall be submitted to the Subdivision and Zoning Section of the Development Review Division.***
- 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 are 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 the 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 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.*

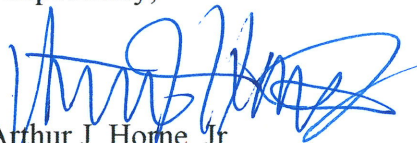
Response: The Applicant understands and agrees to comply with this condition.

IX. Conclusion:

The Applicant submits that this Detailed Site Plan DSP-20038 and companion Alternative Compliance AC-20014 application requests for the development of the proposed 90-unit townhouse development are submitted in compliance with the recently certified Preliminary Plan of Subdivision (4-19029), and Conceptual Site Plan approval of CSP-96073-01 by the Planning Board. This request complies with the required findings for Detailed Site Plans, the General Plan 2035, the Approved 1990 Approved Largo-Lottsford Master Plan Amendment and Adopted Sectional Map Amendment, and the applicable County plans and policies.

In light of the above, we request this Detailed Site Plan be approved. Please call me if additional information is required.

Respectfully,



Arthur J. Home, Jr.

cc:

Sevag Balian
Michael Clay

AJH/fms

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