

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.ig2.com/Citizens/Default.aspx>.

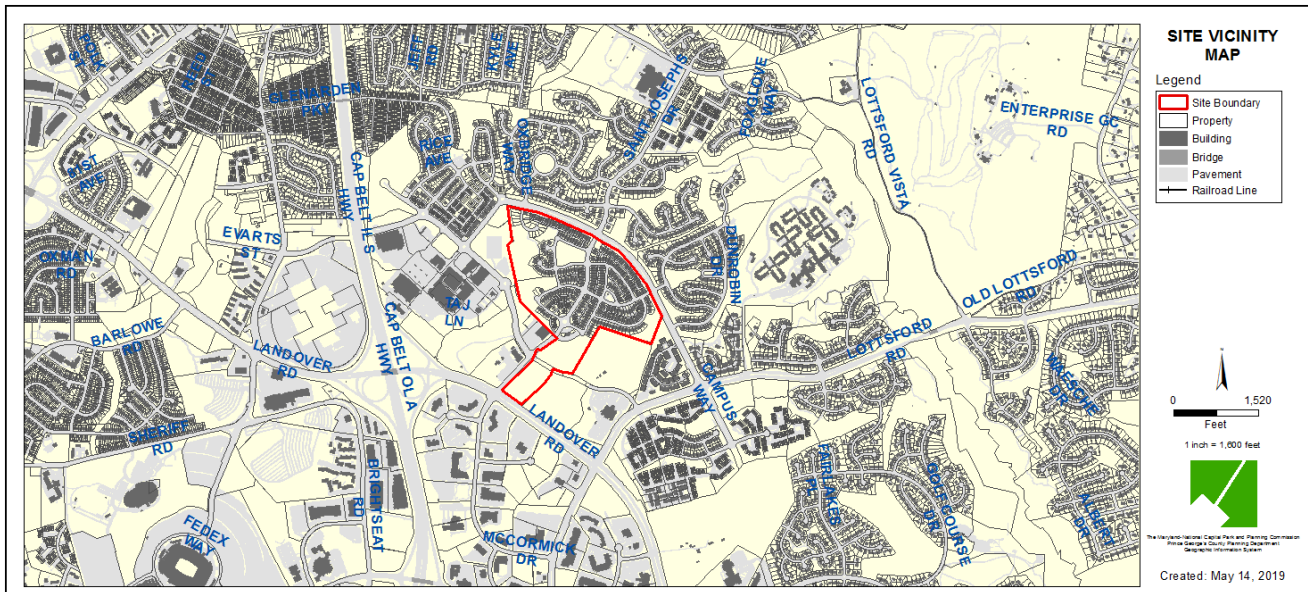
Conceptual Site Plan

CSP-03001-01

| Application | General Data | |
|---|------------------------------|-------------------|
| Project Name: Balk Hill Centre Location: In the northeast quadrant of the intersection of MD 202 (Landover Road) and St. Joseph's Drive. Applicant/Address: Balk Hill Ventures 1919 West Street Annapolis, MD 21035 | Planning Board Hearing Date: | 05/30/19 |
| | Staff Report Date: | 05/14/19 |
| | Date Accepted: | 03/26/19 |
| | Planning Board Action Limit: | 06/04/19 |
| | Plan Acreage: | 125.4 |
| | Zone: | M-X-T |
| | Dwelling Units: | 677 |
| | Gross Floor Area: | 1,700,000 sq. ft. |
| | Planning Area: | 73 |
| | Council District: | 05 |
| | Election District: | 13 |
| | Municipality: | N/A |
| 200-Scale Base Map: | 203NE08 | |

| Purpose of Application | Notice Dates | |
|--|------------------------|----------|
| Revise uses on Parcels 1 and 2 to reduce the commercial square footage to 65,000–100,000 square feet and add 284 multifamily dwelling units. | Informational Mailing: | 10/18/18 |
| | Acceptance Mailing: | 03/25/19 |
| | Sign Posting Deadline: | 04/29/19 |

| | | | |
|-----------------------------|---------------------------------|---|-------------------|
| Staff Recommendation | | Staff Reviewer: Jeremy Hurlbutt Phone Number: 301-952-4277 Email: Jeremy.Hurlbutt@ppd.mncppc.org | |
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-03001-01
Type 1 Tree Conservation Plan TCP1 019-03-02
Balk Hill Centre

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

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines;
- b. The requirements of Zoning Map Amendment A-9956;
- c. The requirements of Conceptual Site Plan CSP-03001;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of other site-related regulations; and
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application proposes a conceptual site plan (CSP) amendment for Balk Hill Centre to revise the uses on Parcels 1 and 2 to reduce the commercial square footage to 65,000 to 100,000 square feet and add 284 multifamily dwelling units.

2. **Development Data Summary:**

| Zone(s) Use(s) | APPROVED | PROPOSED |
|--|--|---|
| | M-X-T Commercial; Single-family detached and attached residential | M-X-T Single-family detached and attached, and multifamily residential; Commercial/Retail |
| Acreage | 125.4 | 125.4 |
| Total Gross Floor Area (GFA) (sq. ft.) | 1,549,480 | 1,365,000–1,700,000 |
| Commercial GFA | 349,480 | 65,000–100,000 |
| Residential GFA | 1,200,000 | 1,300,000–1,600,000 |
| Dwelling Units Total | 393 | 677 |
| Single-Family Detached | 283 | 283 |
| Triplex & Quadplex | 60 | 60 |
| Manor Homes | 50 | 50 |
| Multifamily | 0 | 284 |

Floor Area Ratio (FAR) in the M-X-T Zone

| | |
|------------------------------|---------------|
| Base Density Allowed: | 0.40 FAR |
| Residential Optional Method: | 1.00 FAR |
| Total FAR Permitted: | 1.40 FAR* |
| Total FAR Proposed: | 0.25–0.31 FAR |

Note: *Additional density is allowed in accordance with Section 27-545(b)(4) of the Zoning Ordinance, Optional method of development, for providing 20 or more dwelling units.

3. **Location:** The subject property is located in the northeast corner of the intersection of MD 202 (Landover Road) and Saint Joseph’s Drive, in Planning Area 73, Council District 5. The subject amendment is focused on two parcels, which are located on Tax Map 60 in Grid E3, and are known as part of Parcel 1 and Parcel 2, recorded in Liber 33973 folio 99, and a plat for Balk Hill Village Subdivision recorded in Plat Book PM 217-92 on March 2, 2007, respectively.
4. **Surrounding Uses:** To the north, beyond North Campus Way, are single-family detached residential uses in the Residential Suburban Development Zone. To the east of the property is the proposed Woodmore Overlook development, which is zoned Mixed Use-Transportation Oriented (M-X-T) and currently vacant, but proposed to be improved with commercial and residential uses. Beyond MD 202 to the south are commercial/office uses in the Commercial Office Zone. To the west, beyond Saint Joseph’s Drive, are commercial/retail uses in the M-X-T Zone and a church in the Rural Residential Zone.
5. **Previous Approvals:** In 2002, the subject property was rezoned from the Planned Industrial/Employment Park Zone to the M-X-T Zone by the District Council through Zoning Map Amendment (ZMA) A-9956-C. The Prince George’s County Planning Board approved CSP-03001, which included 393 residential units, 20,000 square feet of commercial/retail space, and 329,480 square feet of commercial/office space. On March 22, 2018, the District Council adopted an ordinance to amend conditions 5 and 10 of A-9956-C.

The Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03094 on February 19, 2004. The Detailed Site Plan, DSP-04067 was approved by the Planning Board on September 29, 2005. A number of amendments have been made to the DSP for the existing residential uses within the northern portion of the CSP.

On June 20, 2012, D.R. Horton, Inc. conveyed Parcels 1 and 2 to the Revenue Authority of Prince George's County. On October 20, 2014 the Revenue Authority issued a request for qualifications, soliciting interested purchasers of both parcels. The applicant, Petrie Richardson, was the only potential purchaser to submit a response and executed a contract of sale.

6. **Design Features:** The CSP encompasses a significant residential component that is largely developed, with approximately 393 units, in the northern portion of the property, and a mixed-use component in the southern portion near the intersection of St. Joseph's Drive and Ruby Lockhart Boulevard that has not been developed. No changes are proposed for the existing residential component.

The mixed-use component consists of Parcels 1 and 2, which are currently wooded and unimproved. They are located on the east side of Saint Joseph's Drive, in the northeast and southeast corners of its intersection with the newly constructed Ruby Lockhart Boulevard.

On Parcel 1, the applicant proposes to construct approximately 6,000 square feet of service commercial uses along the west side, and 284 multifamily residential units on the east side. Parcel 1 is proposed to have access from Saint Joseph's Drive and Ruby Lockhart Boulevard, where joint access will be provided to the commercial and residential area.

Parcel 2 will be developed with approximately 70,000 square feet of commercial/retail/office uses. Access is proposed to Parcel 2 by a single access from Ruby Lockhart Boulevard on the north side of the parcel. The applicant shows a corner feature along the MD 202 frontage.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject CSP has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-547, which governs uses in all mixed-use zones.
 - (1) The proposed multifamily, one-family attached, and two-family attached residential and commercial/retail uses are permitted in the M-X-T Zone. Per Footnote 7 of the Table of Uses, the maximum number and type of dwelling units should be determined at the time of CSP approval. Therefore, this property would be limited to the numbers as proposed in this CSP.
 - (2) Section 27-547(d) provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:

(d) At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:

- (1) Retail businesses;**
- (2) Office, research, or industrial uses;**
- (3) Dwellings, hotel, or motel.**

The subject CSP proposes two types of uses, as required; including a residential component with a total of 677 dwelling units, as well as a commercial/retail/office component with a maximum of 100,000 square feet of gross floor area. These proposed uses satisfy the mixed-use requirement of Section 27-547(d).

b. The CSP is consistent with Section 27-548, Regulations, of the Zoning Ordinance. The following discussion is offered:

- (1) The maximum proposed floor area ratio (FAR) for the site is 0.31, as provided on the CSP. This is below the maximum allowed FAR of 1.40, which is allowed by using the optional method of development. An increase of 1.0 FAR is allowed for providing more than 20 dwelling units.
- (2) Developments in the M-X-T Zone are required to have vehicular access to a public street, in accordance with Section 27-548(g), noted below.

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

The overall development has frontage on, and access to, public streets. At the time of PPS, appropriate frontage and vehicular access for all lots and parcels must be properly addressed. The plan provides lots and access easements that staff has asked to be removed from the CSP, as this will be determined at time of PPS.

c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a CSP in the M-X-T Zone, as follows:

- (1) The proposed development is in conformance with the purposes and other provisions of this Division:**

The proposed development, if revised as conditioned, is in conformance with the purposes of the M-X-T Zone. For example, one purpose of the M-X-T Zone is to promote orderly development of land in the vicinity of major intersections to enhance the economic status of Prince George's County. The proposed development, consisting of residential and commercial/retail/office uses, will provide increased economic activity proximate to the intersection of MD 202 and Saint Joseph's Drive. It also allows for reduction of the number and distance of automobile trips by constructing residential and nonresidential uses in close proximity to each other. In addition, the proposed multifamily and commercial uses will allow increased hours of activity in an area that is just outside the Largo Town Center. This CSP promotes the many purposes of the M-X-T Zone and contributes to the orderly implementation of the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (Largo-Lottsford Master Plan and SMA).

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

The site attained its current zoning pursuant to a ZMA approval, A-9956-C, approved by the District Council on July 23, 2002. Therefore, this requirement does not apply.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed development will be outwardly oriented. The development will address the major roadways and the proposed public street internal to the site. How buildings relate to the street and other urban design considerations must be addressed at the time of DSP to ensure continued conformance with this finding.

- (4) The proposed development is compatible with existing and proposed development in the vicinity;**

The proposed commercial and multifamily buildings, which are the most intensive uses, are located in the southern end of the CSP. The northern part of the CSP is primarily residential. One-family attached dwellings are adjacent to Parcel 1 where the applicant proposes commercial and multifamily uses. The multifamily use will help to transition from proposed commercial uses in the development toward the existing lower-density residential uses to the north and those proposed to the east of the site in the Woodmore Overlook development. Commercial uses will front, or be adjacent to, other commercial uses. The exception is in the southwestern most section of the development where the commercial uses will be located across from Saint Joseph's Church.

- (5) **The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The mix of uses, arrangement of buildings, and other improvements and amenities will relate to the surrounding development and produce a cohesive development capable of sustaining an independent environment of continuing quality and stability.

- (6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The applicant originally proposed five phases with the original CSP, and all phases of the development have been constructed, with the exception of these two parcels. The applicant is not proposing any phasing for the remaining parcels.

- (7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

This requirement will be evaluated in detail at the time of DSP. The CSP shows sidewalks along all public roads, but does not specify the pedestrian system within the proposed commercial and multifamily developments. Therefore, further detail will need to be provided at the time of PPS and DSP to ensure continued conformance with this finding.

- (8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The above finding is not applicable because the subject application is a CSP. Further attention should be paid to the design of pedestrian spaces and public spaces at the time of DSP.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

The property was placed in the M-X-T Zone by A-9956-C, approved by the District Council on July 23, 2002. Adequate public facilities will be reviewed at the time of PPS.

- (10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

The above finding is not applicable because the subject application is a CSP. This requirement will be evaluated at the time of DSP for this project.

- (11) **On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

The subject property measures 125.4 acres and does not meet the above acreage requirement. Furthermore, it is not being developed as a mixed-use planned community. Therefore, this requirement is not relevant to the subject project.

- d. The CSP has been reviewed for conformance with the applicable site design guidelines contained in Section 27-274, as follows:
- (1) Section 27-274(a)(2), Parking, loading, and circulation, provides guidelines for the design of surface parking facilities. Surface parking lots are encouraged to be located to the rear, or side, of structures to minimize the visual impact of cars on the site. Surface parking will be provided for the commercial and multifamily residential land uses of this project.
 - (2) In accordance with Section 27-274(a)(2)(B), loading areas should be visually unobtrusive, and loading for the commercial use should also be located to the side of the building and be visually screened from public roadways. This issue will be reviewed at the time of DSP.
 - (3) In accordance with Section 27-274(a)(6)(i), Site and streetscape amenities, coordination of the design of light fixtures, benches, trash receptacles, bicycle racks, and other street furniture will be required. A comprehensive review of streetscape amenities will occur at the time of DSP.
 - (4) A comprehensive and connected public space system should be provided to enhance the commercial and multifamily areas, in accordance with Section 27-274(a)(9), Public spaces. These public spaces (plazas) should

incorporate high-quality design details and be integrated into the site design by a well-designed pedestrian system and continuous streetscape. An attractive mix of design features, including focal points, seating areas, specialty landscaping, and specialty paving materials, should be demonstrated at the time of DSP.

- e. In accordance with Section 27-574, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b). The CSP is not required to include detailed parking information. At the time of DSP review, adequate parking and loading will be required for the proposal.

- 8. **Zoning Map Amendment A-9956-C:** A-9956-C was originally approved by the District Council on July 23, 2002, with fourteen conditions. Subsequently, the District Council approved a request to amend Conditions 5 and 10 on February 26, 2018. The majority of the conditions have been addressed through previous approvals and development on the property. The following conditions are pertinent to the current application and warrant discussion:

- 5. **The development of the subject property shall be limited to the prior approved 393 residences plus additional permitted uses under the M-X-T Zone which generate no more than 1,013 AM and 1,058 PM peak hour vehicle trips.**

This condition caps the peak-hour trips for the property at 1,013 AM peak-hour trips and 1,058 peak-hour trips. In the Transportation Planning referral, incorporated into Finding 12 below, staff found that the proposal in the subject CSP amendment is consistent with the trip cap established by the rezoning. A trip generation analysis will be required at the time of PPS to confirm that the trip cap is not exceeded.

- 7. **The Conceptual Site Plan shall include a tree stand delineation plan. Where possible, major stands of trees shall be preserved, especially along streams and where they serve as buffer between the subject property and adjacent land.**

An approved Natural Resources Inventory, NRI-151-2018, was submitted with the application. The conceptual limits of disturbance are consistent with a previously approved Type 2 tree conservation plan (TCP2) for this site.

- 8. **At the time of Conceptual Site Plan, TCPI/05/97 shall be revised as required if areas along St. Joseph's Drive and Campus Way North are not proposed for woodland reforestation or preservation.**

A Type 1 Tree Conservation Plan, TCP1-019-03-02, was submitted with the application. Saint Joseph's Drive and Campus Way North have been constructed and all clearing associated with their construction was previously approved.

- 10. **Prior to the acceptance of a detailed site plan for development of the twenty (20) acres (Parcels 1 and 2), the Applicant shall provide written confirmation that it has held a community meeting with stakeholders which shall include an invitation to at least representatives from St. Joseph's parish and Balk Hill Homeowners association.**

The applicant will be required to provide documentation of the required notice prior to acceptance of a DSP for Parcels 1 and 2.

9. **Conceptual Site Plan CSP-03001:** CSP-03001 was approved by the Planning Board on September 25, 2003 (PGCPB Resolution No. 03-176), with 11 conditions. Most of these conditions have been addressed by subsequent approvals for the phases of the development that are built, or by amendments to the plans, as required. The remainder involve requirements that will be enforced at subsequent stages of review for the remaining proposed development and are therefore not carried forward in this approval. Staff recommends that the conditions of the subject approval are to be read in conjunction with those contained in CSP-03001.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because there are approved TCPs for the property, TCP1-019-03 and TCP2-082-05.

The woodland conservation threshold for the overall 125.40 acre property is 15 percent of the net tract area or 18.80 acres. The current application proposes to clear all of the remaining woodland within Parcels 1 and 2 and to meet the requirement generated by this clearing entirely off-site. The worksheet shown on the plan has been based on the previously approved TCP1 and has been phased to account for the clearing that has been done to-date and the proposed clearing for the current application; however, the worksheet must be revised to match the most recently approved TCP2-082-05-04 because this plan has been used for permitting purposes and is more accurate. The worksheet must be further revised to remove Parcels 1 and 2 from the previously approved Phase 1. The final worksheet to be shown on the TCP1 must contain at least 3 phases; Phase 1 with Parcels 1 and 2 removed, Phase 2, and a new Phase 3 for Parcels 1 and 2.

The plan requires technical corrections to be in conformance with the WCO, which have been included in the Recommendation section of this report.

11. **Other site-related regulations:** Additional regulations are applicable to site plan review that usually require 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 in the M-X-T Zone 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 4.2, Requirements from Landscape Strips Along Streets; 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, 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 (TCC) on projects that require a grading permit. Properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 125.40 acres in size and the required TCC is 12.54 acres. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of approval of DSP.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

a. **Community Planning**—In a memorandum dated April 29, 2019 (Umeozulu to Hurlbutt), the Community Planning Division provided comment on the submitted CSP, adopted herein by reference and summarized, as follows:

The Largo-Lottsford Master Plan and SMA recommends employment land use and land use alternatives on the subject property. In addition, the plan recognizes:

Many areas within the Planning Area face current and potential development problems that necessitate careful site planning. Successful site planning must include: (1) adequate sound mitigation measures to ameliorate intrusions from noise generated by traffic on major roadways; (2) provision of buffers from incompatible uses in the form of landscaping, berming, open space, fences, and other appropriate measures in the design of residential projects; (3) preservation of historic assets; and (4) cohesive pedestrian connections that link community facilities, employment areas, and residential areas. (page 58)

b. **Transportation Planning**—In a memorandum dated April 29, 2019 (Masog to Hurlbutt), the Transportation Planning Section provided comment on the submitted CSP, adopted herein by reference and summarized, as follows:

The table below summarizes trip generation in each peak-hour that will be used in reviewing conformance with the trip cap for the site:

| Trip Generation Summary: CSP-03001-01: Balk Hill Village | | | | | | | | |
|--|--------------|-------------|--------------|------------|-------------|--------------|------------|-------------|
| Land Use | Use Quantity | Metric | AM Peak Hour | | | PM Peak Hour | | |
| | | | In | Out | Tot | In | Out | Tot |
| Existing Development | | | | | | | | |
| Residential – Detached plus Manor Residences | 333 | units | 50 | 200 | 250 | 197 | 103 | 300 |
| Residential – Attached | 60 | units | 8 | 34 | 42 | 31 | 17 | 48 |
| Specialty Retail/Live-Work | 20,000 | square feet | 0 | 0 | 0 | 26 | 26 | 52 |
| Total Trips Existing | | | 58 | 234 | 292 | 254 | 146 | 400 |
| Proposed Development | | | | | | | | |
| Multifamily Residences | 284 | units | 29 | 119 | 148 | 111 | 59 | 170 |
| Retail | 70,000 | square feet | 116 | 71 | 187 | 200 | 217 | 417 |
| Less Pass-By (40 percent per Guidelines) | | | -47 | -28 | -75 | -80 | -87 | -167 |
| Net Trips for Retail | | | 69 | 43 | 112 | 120 | 130 | 250 |
| Super Gas Station and Convenience Store | 5,000 | square feet | 225 | 224 | 449 | 183 | 184 | 367 |
| Less Pass-By (63/66 percent of net AM/PM) | | | -142 | -141 | -283 | -121 | -121 | -242 |
| Net Trips for Super Gas Station/Store | | | 83 | 83 | 166 | 62 | 63 | 125 |
| Total Proposed Trips | | | 181 | 245 | 426 | 293 | 252 | 545 |
| Total Existing Plus Proposed | | | 239 | 479 | 718 | 547 | 398 | 945 |
| Trip Cap – A-9956 | | | | | 1013 | | | 1058 |

The applicant provided a trip generation memorandum as a part of the submittal, and the numbers in the table above differ slightly from that submittal. The retail space in the submittal was analyzed using the 9th Edition of *Trip Generation* (Institute of Transportation Engineers), and in the table above the 10th Edition of the same publication was used. Also, the submittal used a pass-by rate of 76 percent for the gas station, and the table above uses pass-by rates of 63 percent and 66 percent in the AM and PM peak-hours respectively. These differences do not alter the conclusion that the proposal is consistent with the trip cap established by the rezoning.

This site was the subject of PPS 4-03094. It has been established that this site will undergo a new PPS. It needs to be noted that PPS 4-03094 does not contain an explicit trip cap condition. In the process of reviewing this plan against that underlying PPS, it was noted that the adequacy determination was consistent with the trip cap in the ZMA. The resolution attempted to show that the development proposed was consistent with the zoning trip cap with a table (page 14 of PGCPB Resolution No. 04-33). The following is observed:

- (1) The PPS trip cap, if it had been written, should have never exceeded trips allowed by the rezoning.
- (2) The number of trips shown in that table for the AM peak-hour is misleading because the zoning trip cap was tested all through the approval process.

For these reasons, it is anticipated that the upcoming PPS will not require a new traffic study but will simply provide a trip generation report as a means of substantiating compliance with prior trip caps.

Ruby Lockhart Boulevard is a master plan commercial/industrial roadway with a proposed width of 70 feet. The current right-of-way is adequate, and no additional dedication is required from this plan. St. Joseph's Drive is a master plan collector roadway as well with a proposed width of 80 feet. The current right-of-way is adequate, and no additional dedication is required from this plan. MD 202 is a master plan expressway with a variable right-of-way. The current right-of-way is adequate, and no additional dedication is required from this plan.

For a variety of reasons, the Transportation Planning Section recommends that access between the subject site and the Woodmore Overlook Commercial property be shown on the CSP. As a part of the recommendation for Woodmore Overlook Commercial, staff has recommended a driveway connection be constructed to the property line with no retaining wall at the end. This is located approximately 460 feet south of the right-of-way line for Ruby Lockhart Boulevard. This will provide a connection between the subject property and the adjacent M-X-T-zoned property. This connection is recommended for the following reasons:

- (1) This potential access will eliminate turning movements along Ruby Lockhart Boulevard and relieve traffic at MD 202 and St. Joseph's Drive. With two M-X-T developments operating with their own access points along Ruby Lockhart Boulevard, that situation could create congestion by drivers traveling between the two developments. Furthermore, the access to/from MD 202 via the

proposed Grand Way Boulevard would provide an additional ingress/egress for patrons of the subject site.

- (2) This access would enhance pedestrian access from the residential uses on the adjacent site to commercial uses on the subject site, and generally improve accessibility for commercial uses on both sites. Improved accessibility should improve the long-term sustainability of development on both properties.
- (3) Such access between these two adjacent M-X-T sites is fully consistent with purposes of the M-X-T Zone, and particularly the first and fifth purposes. It is believed that an additional connection is a means of promoting orderly development in the vicinity of the MD 202/St. Joseph's intersection and enhancing the economic status of the County by improving the long-term sustainability of the uses on both sites.

With the potential presence of residences, restaurants, and late-night services on both properties, a connection will enhance the use of the services during extended hours in an area that is on the fringe of one of the County's future "downtowns."

At this point, the applicant indicates that there is a sizable elevation change between the two properties, but evidence has not been provided regarding the elevation change. The site is reasonably flat in the area where access is proposed, and no grading plans have been approved to date. And while it has been stated that the CSP for Woodmore Overlook Commercial shows no indication of potential access at staff's recommended location, CSP-10004 places a master plan roadway along the common property line. By virtue of that street being a public street, access could have been presumed at any location along it. As currently approved, the master plan street has been moved and dedicated wholly within Woodmore Overlook Commercial.

Based on the preceding findings, and with one condition to address the issue of access between this site and the property to the east, the Transportation Planning Section determines that, pursuant to Section 27-546, the plan conforms to the required findings for approval of the CSP from the standpoint of transportation. Further, the Transportation Planning Section recommends approval of this CSP, with one condition that has been included in the Recommendation section of this report.

- c. **Subdivision Review**—In a memorandum dated April 30, 2019 (Davis to Hurlbutt), the Subdivision Review Section provided an analysis of the CSP, adopted herein by reference and summarized, as follows:

The further division of land and the addition of multifamily residential units proposed represents a significant change to the development previously considered on the subject site and affects adequacy findings of Subtitle 24 of the Subdivision Regulations. The development proposed in this CSP will require approval of a new PPS for the proposed development. The PPS application is currently pending acceptance.

The CSP shows several proposed parcels on the existing Parcel 2, which will have access via Ruby Lockhart Boulevard. The use of an access easement will be required to be shown on the PPS for further evaluation pursuant to Section 24-128 of the Subdivision Regulations. All access easements currently shown on the CSP should be removed.

The internal driveways into the site should reflect a boulevard type of treatment in keeping with the mixed-use development proposed and the zoning of the site as M-X-T. A cross-section exhibit of the driveways has been provided on the plan but does not adequately portray how the driveways will incorporate urban, pedestrian oriented amenities such as sidewalks, street trees, and landscaping in keeping with a mixed-use zone site. This exhibit will need to be updated and shown on the PPS in order to adequately evaluate the spatial relationships associated with the driveways, surrounding parcels proposed and any associated access easements.

The Subdivision Review Section recommends approval of this CSP, with three conditions that have been included in the Recommendation section of this report.

- d. **Trails**—In a memorandum dated April 26, 2019 (Shaffer to Hurlbutt), the trails planner reviewed the CSP application, adopted herein by reference, and summarized, as follows:

Staff is recommending a shared-use sidepath along the site's frontage of MD 202, unless modified by the Maryland State Highway Administration (SHA). Due to the proximity near the Largo Town Center and the need to safely accommodate pedestrians, staff believes that a separate, dedicated facility for bicyclists and pedestrians is warranted.

Internal sidewalks will be addressed at the time of PPS and DSP. However, all roads should include sidewalks along both sides, and walkways should be provided through large areas of surface parking. Crosswalks, pedestrian amenities, and bicycle parking will be addressed at the time of DSP.

Due to the concurrent development of commercial space on the Woodmore Overlook development, consideration of a vehicular and/or pedestrian connection between the subject site and the adjacent development should be reflected on the CSP and evaluated further at the time of PPS and DSP.

The basic plan for Woodmore Overlook included a condition that bike lanes and an 8-foot sidewalk be provided along Ruby Lockhart Boulevard. The recommendation for this section of Ruby Lockhart would be the same improvements as was constructed at Woodmore Town Center. However, it should be noted that the road classification changes from a major collector to an industrial road east of St. Joseph's Drive and the right-of-way is reduced by 20 feet. In an email dated April 25, 2019 from Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), Associate Director, Mary Giles, explained that DPIE and the Prince George's County Department of Public Works and Transportation are going to require the following improvements within the right-of-way of Ruby Lockhart Boulevard:

- parallel parking along one side of the road
- inroad bike lanes along both sides
- two travel lanes, and
- standard (5-foot) sidewalks along both sides

At a separate meeting on the evening of April 25, Mary Giles confirmed that these are the improvements that DPIE recommends and will be requiring along Ruby Lockhart Boulevard for both the Woodmore Overlook and Balk Hill developments.

Specifics regarding pedestrian improvements will be further reviewed and determined with the required PPS.

- e. **Environmental Planning**—In a memorandum dated May 2, 2019 (Reiser to Hurlbutt), the Environmental Planning Section provided the following summarized comments on the subject application, adopted herein by reference:

A Natural Resources Inventory (NRI-151-2018) was submitted with the review package, which was approved on November 13, 2018. The NRI shows no streams, wetlands, or floodplain are found to occur on the 17.20 acres that are the focus of this application. The forest stand delineation indicates the presence of one forest stand totaling 14.90 acres and no specimen trees.

The Environmental Planning Section recommends approval of CSP-03001-01 and TCP1-019-03-02, subject to two conditions that have been included in the Recommendation section of this report, as appropriate.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated May 10, 2019 (Sun to Hurlbutt), the DPR provided the following summarized comments on the subject application, adopted herein by reference:

The residential units approved under CSP-03001 have been constructed, and as per PGCPB Resolution No. 04-33, the provision of private on-site recreational facilities was used to satisfy the requirement of mandatory dedication of parkland.

The proposed development for 284 new multifamily residential units is to be located on Parcel 1. DPR staff is of the opinion that the applicant should continue to provide private, on-site recreational facilities to meet the mandatory dedication of parkland requirement. However, this will be determined and conditioned accordingly at the time of PPS, in accordance with Section 24-135 of the Prince George's County Subdivision Ordinance.

At the time of DSP, the on-site private recreational facilities should be designed in accordance with the *Parks and Recreation Facilities Guidelines* in appropriate, developable areas within the common open space land. Guarantees will be needed to ensure the construction, retention, and future maintenance of the proposed on-site private recreational facilities and will be conditioned during either the PPS or DSP, as appropriate.

DPR staff has no other concerns with the proposed use changes.

- g. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on the subject application.
- i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.

- j. **Prince George’s County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.
 - k. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.
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 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. As required by Section 27-276(b)(4) for approval of a CSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations, as the area of the CSP affected by this amendment does not contain any regulated environmental features.

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 Conceptual Site Plan CSP-03001-01 and Type 1 Tree Conservation Plan TCP1 019-03-02 for Balk Hill Centre, subject to the following conditions:

1. Prior to certificate approval of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
 - a. Revise the site plan to show potential access to the adjacent M-X-T-zoned property to the east, approximately 460 feet south of the right-of-way for Ruby Lockhart Boulevard (to correspond to a driveway between Parcels 1 and 3 as shown on Detailed Site Plan DSP-18024 for Woodmore Overlook Commercial).
 - b. Remove all access easements shown on Sheets 5–9.
 - c. Remove the project title “Woodmore Commons” from the coversheet and provide the correct project name of “Balk Hill Centre” in accordance with the filed application.
 - d. Include a potential location of a vehicular and/or pedestrian connection to the adjacent Woodmore Overlook development to the east.
 - e. Revise Note 12 on the overall conceptual site plan, site data table, to state commercial uses of 60,000 square feet–100,000 square feet.
 - f. Revise the Type 1 tree conservation plan (TCP1), as follows:
 - (1) The TCP1 approval block shall be filled-in with all previous approval information. The original plan was approved with Conceptual Site Plan CSP-03001, the -01 revision with Preliminary Plan of Subdivision 4-03094, and the current -02 revision for Conceptual Site Plan CSP-03001-01.

- (2) The existing treeline shall be revised to match approved Natural Resource Inventory NRI-151-2018.
- (3) A phase line shall be added to the plan to clearly differentiate between phases 1 and 2.
- (4) The limits of disturbance shall be shown on the plan.
- (5) A revision bubble shall be added to the Bohler Engineering information block.
- (6) The label for the site statistics table shall be revised to “Phase 2 site statistics.”
- (7) The TCP approval block containing original approval signatures shall be crossed-out.
- (8) All proposed stormwater management features shall be labeled on the plan.
- (9) The general information table on the plan shall be revised to remove the yes/no labels for Planning Area, General Plan Tier, Traffic Analysis Zone (COG), and Traffic Analysis Zone (PG), and to enter the corrected information for each category.
- (10) The TCP1 notes shall be revised, as follows:
 - (a) Note 1 shall be revised to refer to the current Conceptual Site Plan, CSP-03001-01, as the associate plan upon which the TCP1 is based.
 - (b) Note 7 regarding the tier and zone shall be revised to match the standard note language found in the Environmental Technical Manual.
- (11) The woodland conservation worksheet shall be revised match the worksheet shown on the most recently approved TCP2 for the overall site (TCP2-082-05-04). The worksheet shall be further revised to provide a separate phase for Parcels 1 and 2.

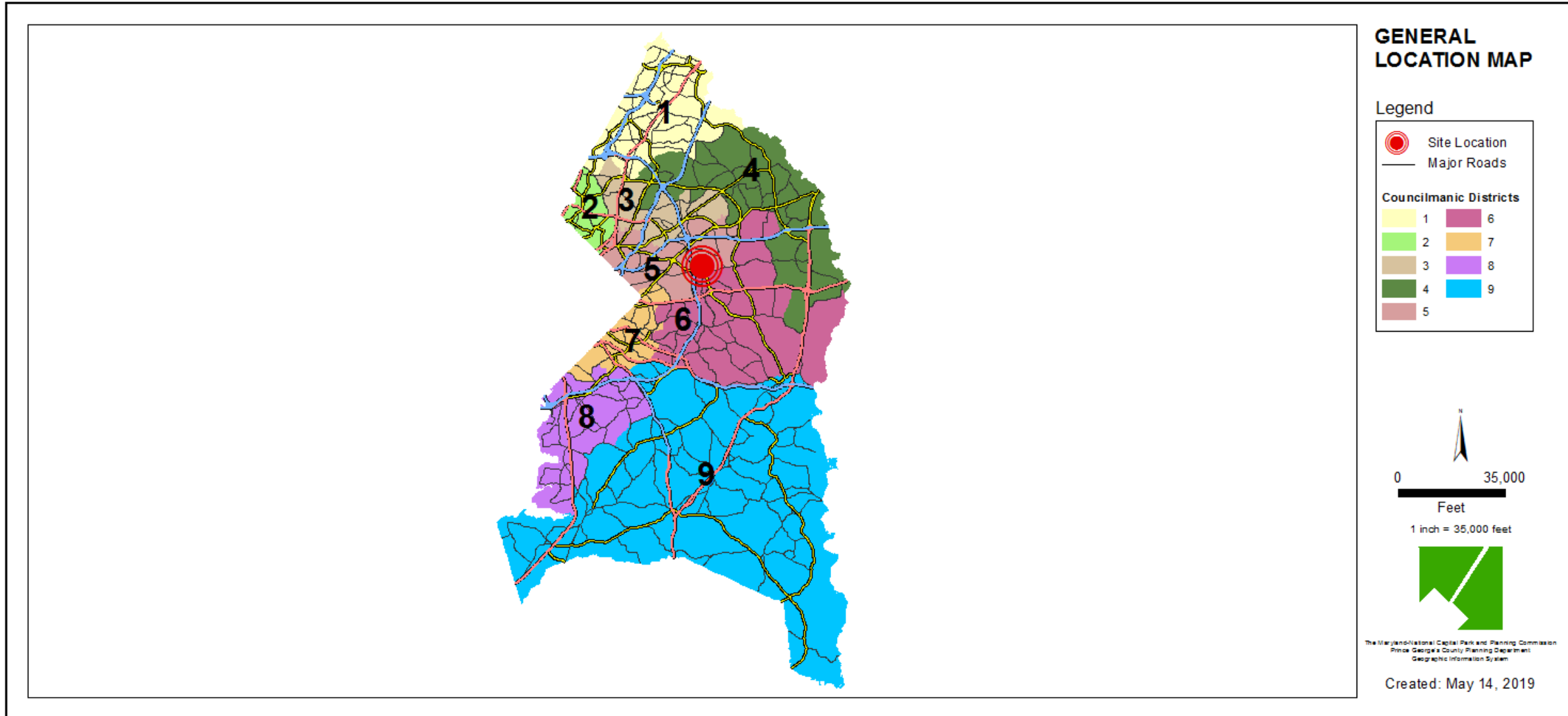
2. At the time of preliminary plan of subdivision for Parcels 1 and 2, the applicant shall provide a cross-section exhibit demonstrating an internal driveway on the site, which reflects a boulevard type of treatment with pedestrian components including landscaping, street trees, sidewalks, and lighting in order to adequately evaluate the spatial relationships associated with the driveways, proposed parcels, and any associated access easements.

ITEM: 7

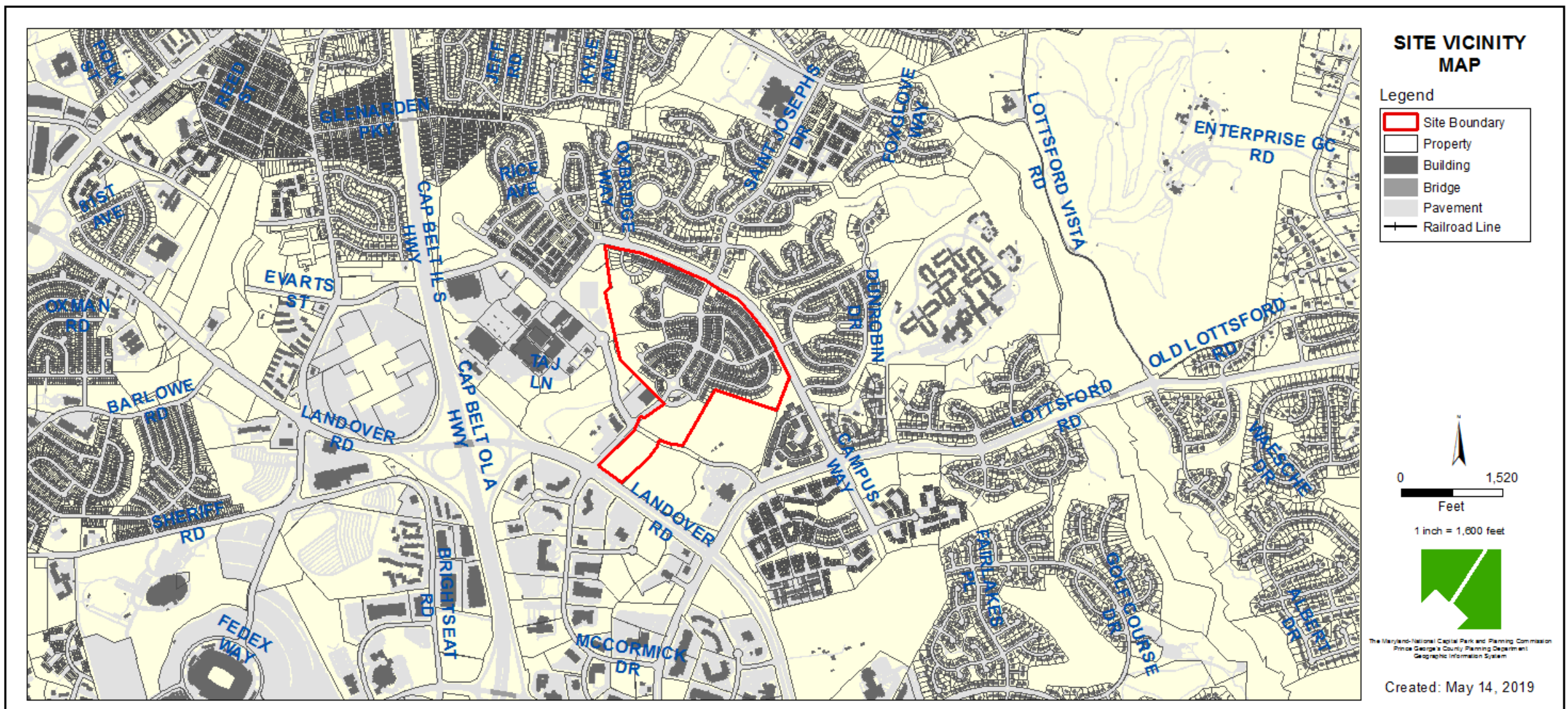
CASE: CSP-03001-01

BALK HILL CENTRE

GENERAL LOCATION MAP

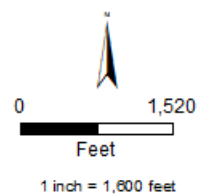


SITE VICINITY



SITE VICINITY MAP

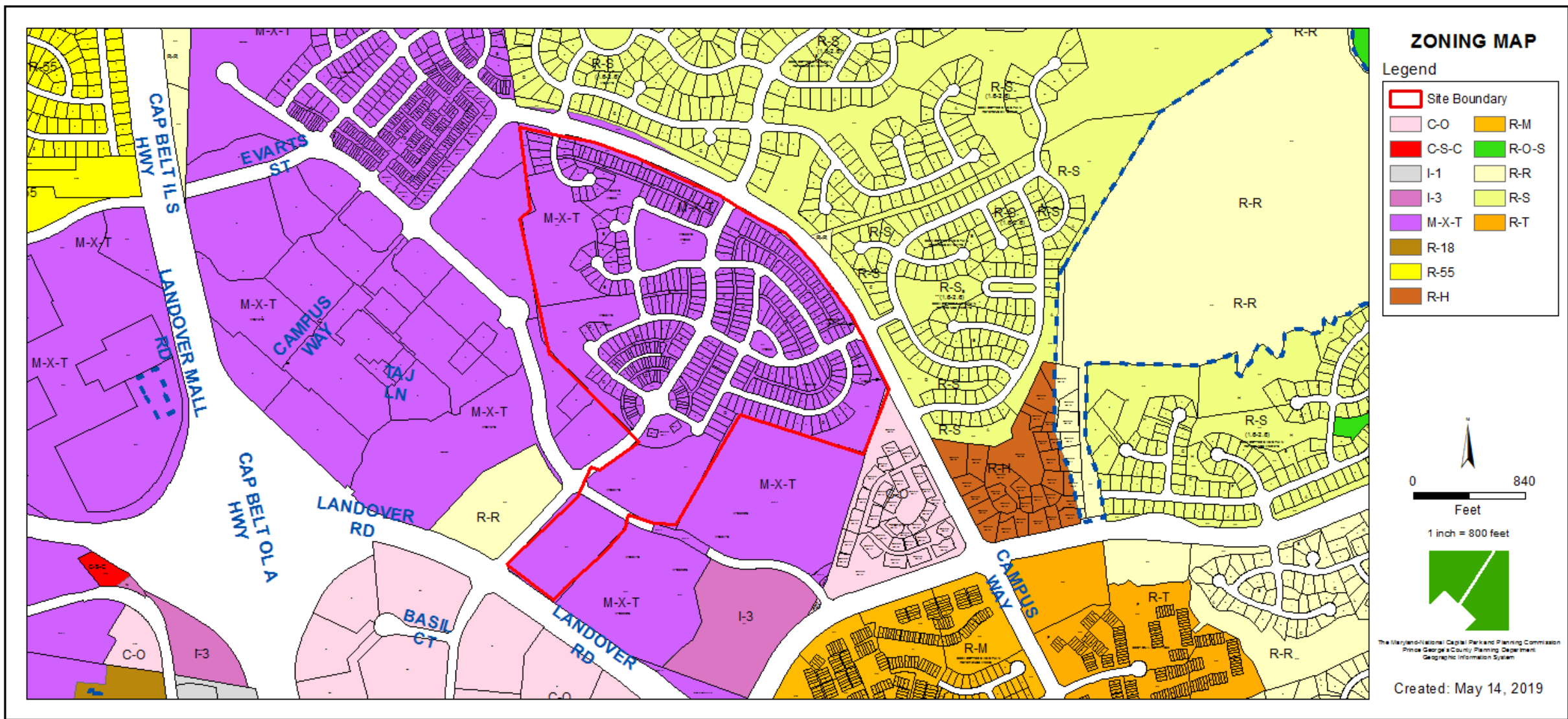
- Legend
- Site Boundary
 - Property
 - Building
 - Bridge
 - Pavement
 - Railroad Line



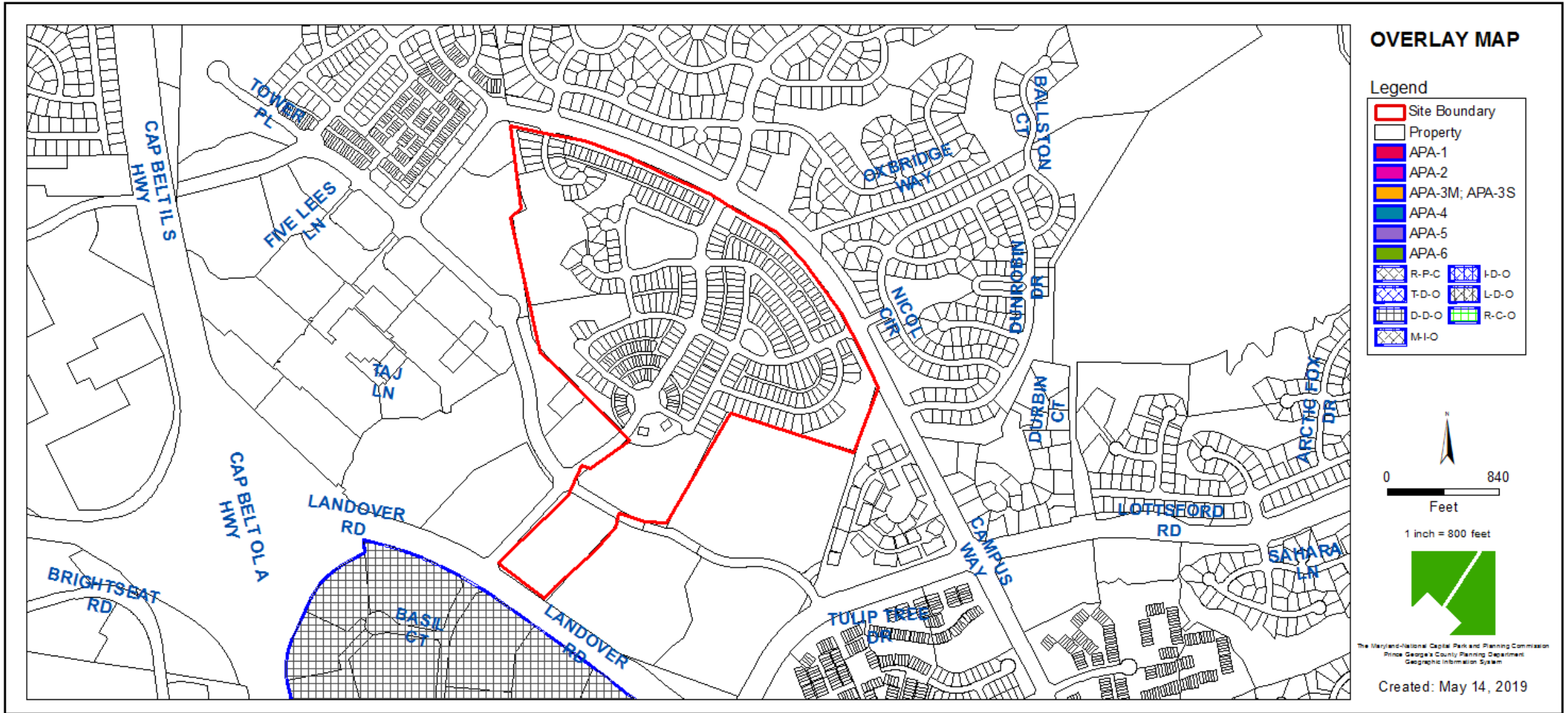
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: May 14, 2019

ZONING MAP



OVERLAY MAP



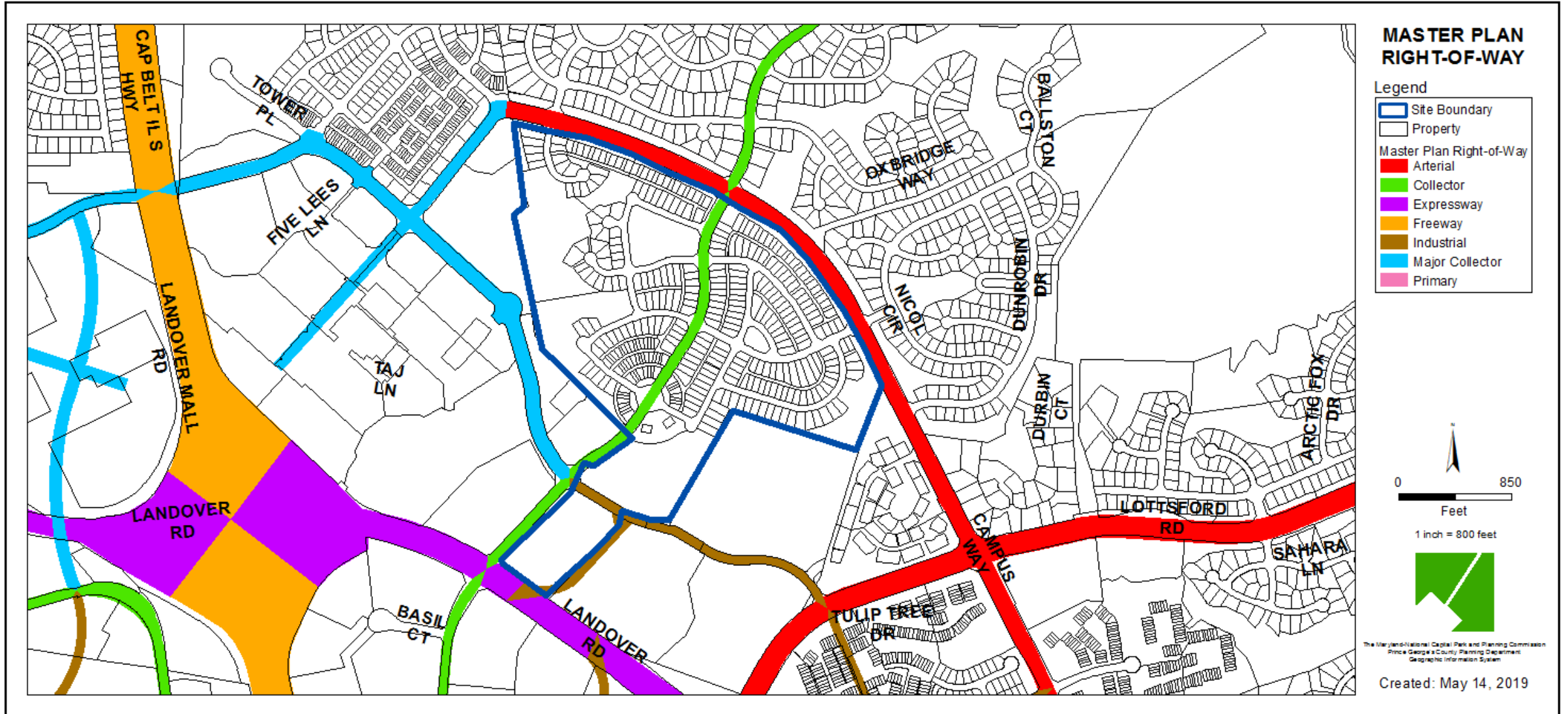
AERIAL MAP



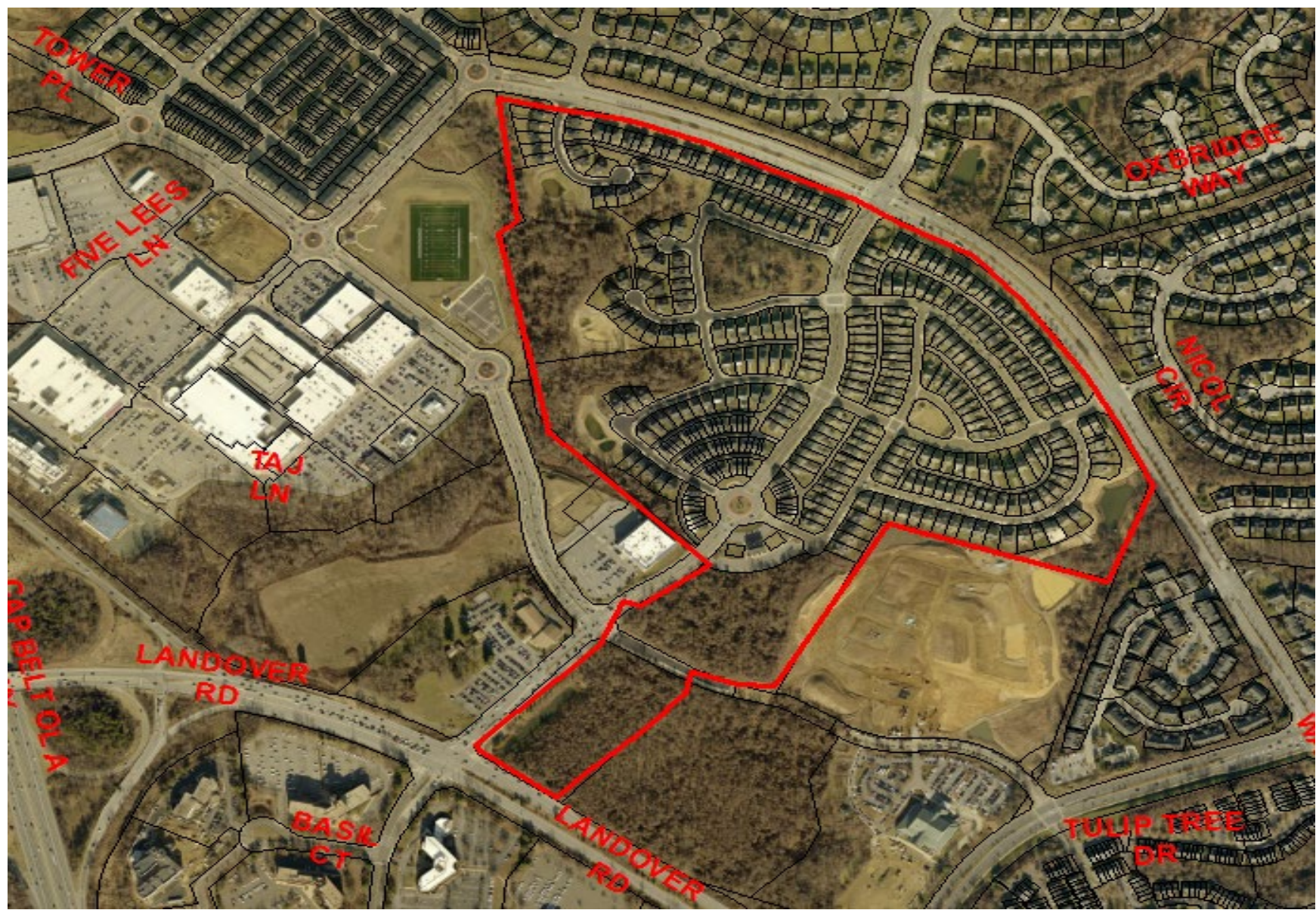
SITE MAP



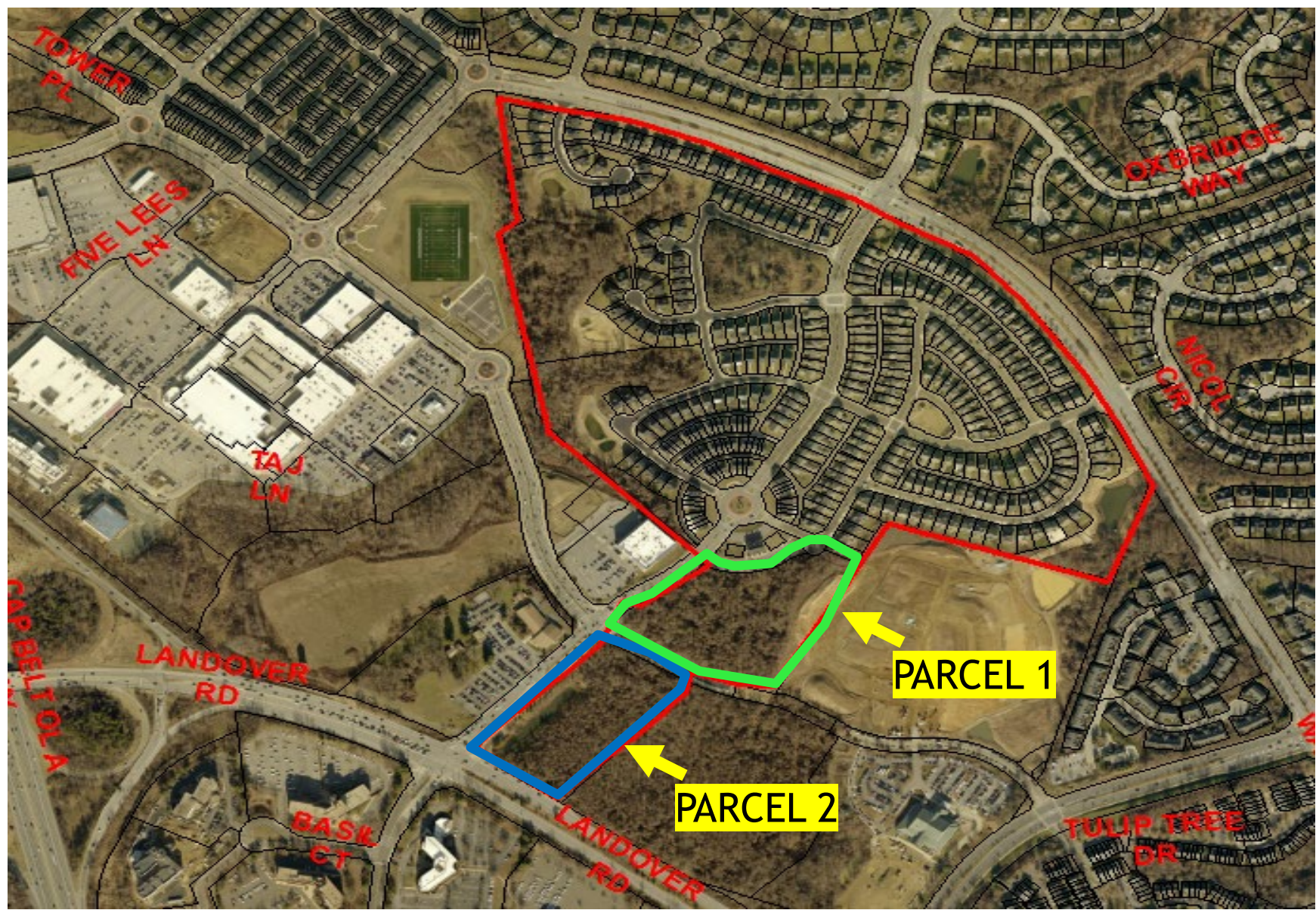
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



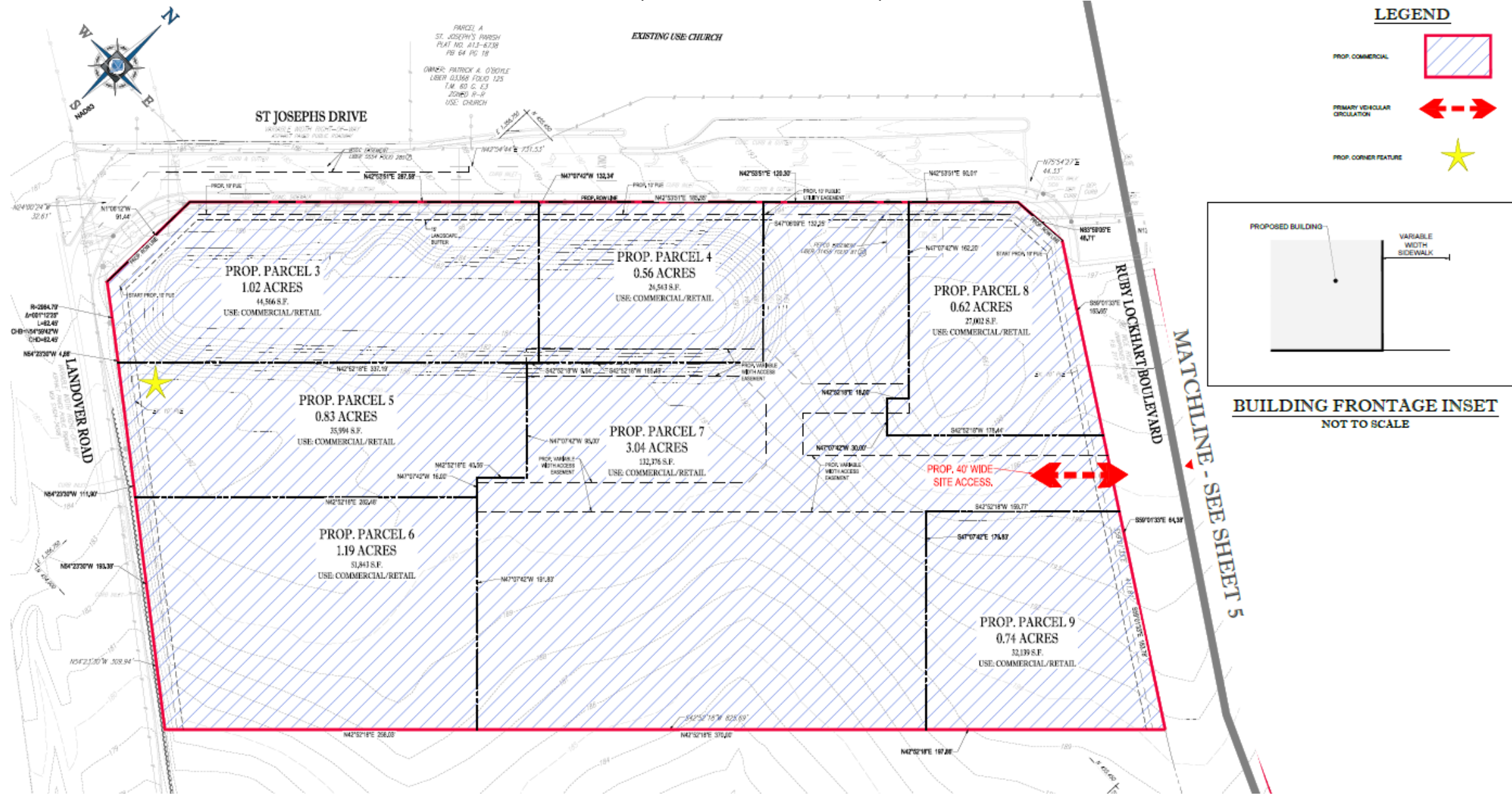
PARCELS



CONCEPTUAL SITE PLAN (OVERALL)



CONCEPTUAL SITE PLAN (PARCEL 2)





THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

March 9, 2018

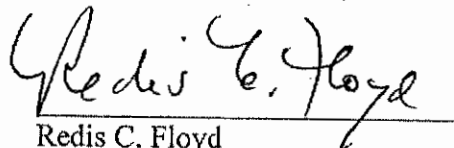
**RE: A-9956-C The Revenue Authority of Prince George's County/DR Horton,
Inc./Balk Hill Village (Amendment of Conditions)
The Revenue Authority of Prince George's County/DR Horton,
Inc./Balk Hill Village, Applicant**

NOTICE OF DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 2 - 2018 setting forth the action taken by the District Council in this case on February 26, 2018.

CERTIFICATE OF SERVICE

This is to certify that on March 9, 2018, this notice and attached Council order were mailed, postage prepaid, to all persons of record.


Redis C. Floyd
Clerk of the Council

Case No.: A-9956-C
(Amendment of Conditions)

Applicant: The Revenue Authority of
Prince George's County

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

ZONING ORDINANCE NO. 2 - 2018

AN ORDINANCE to amend Conditions 5 and 10 of Zoning Ordinance 16-2002, which conditionally rezoned 123.2 acres of land, located 1,460 feet northwest of the intersection of Campus Way North and Lottsford Road (Largo), in the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T (Mixed Use-Transportation Oriented) Zone.¹

IT IS HEREBY ORDERED, that the Applicant's (The Revenue Authority of Prince George's County)² request to amend Conditions 5 and 10 of Zoning Ordinance 16-2002, is hereby APPROVED/GRANTED.

WHEREAS, on July 23, 2002, the District Council conditionally approved Zoning Map Amendment 9956 (A-9956-C), subject to the following conditions:

1. The following improvements shall be funded by the Applicant, with the timing to be determined at the time of preliminary plan of subdivision:
 - a. The construction of Campus Way as an arterial facility within the limits of the subject property.

¹ Rocky Gorge Homes (Balk Hill) was the Applicant that obtained conditional rezoning of the 123.2 acres of land in Zoning Ordinance 16-2002. ZHE Exhibit 6.

² DR Horton, Inc. and Balk Hill are not applicants to this request. ZHE Exhibit 1.

A-9956-C
(Amendment of Conditions)

- b. The construction of St. Joseph's Drive as a collector facility within the limits of the subject property.
2. The Applicant shall provide an additional eastbound through lane along MD 202 through the I-95 interchange, and additional eastbound and westbound through lanes along MD 202 between the I-95 interchange and Lottsford Road. Additionally, the Applicant shall provide a second eastbound left turn lane along MD 202 at the McCormick Drive/St. Joseph's Drive intersection. These improvements shall be either directly provided by the Applicant, or shall be funded by the Applicant by payment of a fee, not to exceed \$1.24 million (in 2002 dollars) to be paid on a pro-rata basis to be determined at the time of preliminary plan of subdivision.
3. Future submitted plans shall demonstrate provision of adequate right-of-way for the following facilities:
 - a. Campus Way, an arterial facility with a right-of-way of 120 feet.
 - b. St. Joseph's Drive, a collector facility with a right-of-way of 80 feet.
 - c. A concept for future ramps to and from the west via Ruby Lockhart Boulevard between MD 202 and St. Joseph's Drive.
4. The Applicant shall study the planned Campus Way/St. Joseph's Drive intersection and the possible need for traffic controls at that location at the time of preliminary plan of subdivision.
5. The development of the subject property shall be limited to 20,000 square feet of retail space, 328,480 square feet of general office space, and 393 residences, or other permitted uses which generate no more than 1,013 AM and 1,058 PM peak hour vehicle trips.
6. No more than 119 of the single-family dwelling units shall be attached units.

A-9956-C
(Amendment of Conditions)

7. The Conceptual Site Plan shall include a tree stand delineation plan. Where possible, major stands of trees shall be preserved, especially along streams and where they serve as a buffer between the subject property and adjacent land.
8. At the time of Conceptual Site Plan, TCPI/05/97 shall be revised as required if areas along St. Joseph's Drive and Campus Way North are not proposed for woodland reforestation or preservation.
9. All public sidewalks shall comply with applicable ADA standards and be free of above ground utilities and street trees.
10. An Advisory Planning Committee, consisting of the Applicant and representatives from St. Joseph's Parish and the Lake Arbor, Fox Lake, Largo, and Kettering Civic Associations, shall be established to advise the Revenue Authority, a community development corporation, or another nonprofit entity about the development, use, and disposition of the 20-acre employment parcel.
11. The Applicant shall work with the Fox Lake and Ridgewood communities in restoring the entranceway hardscape and landscape at a cost not to exceed \$35,000.
12. The open area designated on the Basic Plan as the Balk Hill Circle shall include an amphitheater or other suitable facility that may be used for outdoor cultural activities.
13. The community building shall be designed with an area suitable for community theatrical productions.
14. No building permits shall be issued for Balk Hill Village until the percent of capacity at all affected school clusters is less than or equal to 105 percent or three years have elapsed since the time of the approval of the preliminary plan of subdivision; or pursuant to the terms of an executed school facilities agreement where the subdivision applicant, to avoid a waiting period, agrees with the County Executive and County Council (if required) to construct

or secure funding for construction of all or part of a school to advance capacity. ZHE Exhibit 6.

WHEREAS, in June 2012, The Revenue Authority of Prince George's County acquired the subject property from D. R. Horton, Inc., and recorded the deed among the land records of Prince George's County, Maryland at Liber 33975 at Folio 099; and

WHEREAS, in September 2016, The Revenue Authority of Prince George's County agreed to sell, transfer and convey Parcel 1 and Parcel 2 (\pm 20 acres of the 123.2 acres of land rezoned in 2002) to Petrie Richardson Ventures, LLC;³ and

WHEREAS, in April 2017, The Revenue Authority of Prince George's County proposed, in writing, to amend Conditions 5 and 10, of Zoning Ordinance 16-2002, as follows:

- Proposed Condition 5⁴ – “The development of the subject property shall be limited to the prior approved 393 residences plus additional permitted uses under the M-X-T Zone which generate no more than 1,013 AM and 1,058 PM peak hour vehicle trips.”
- Proposed Condition 10 – “Prior to acceptance of a detailed site plan for development of the 20 acre parcel (Parcels 1 and 2), the Applicant shall provide written confirmation that it has held [a] community meeting with stakeholders which shall include an invitation to at least representatives from St. Joseph's Parish and the Lake Arbor, Fox Lake, Largo, and Kettering Civic Associations.”

³ Petrie Richardson Ventures, LLC, is the contract purchaser of the Parcels 1 and 2 (\pm 20 acres of the 123.2 acres of land rezoned in 2002), which is the subject of this amendment.

⁴ Proposed Condition 5 is not intended to impair approved residential development that has prior site plan and subdivision approvals.

WHEREAS, on June 14 and July 21, 2017, the Zoning Hearing Examiner held evidentiary hearings to consider the Applicant's request to amend Conditions 5 and 10 of Zoning Ordinance 16-2002, which was opposed by Fox Lake Homeowner's Association, et al.,⁵

WHEREAS, on October 27, 2017, the Zoning Hearing Examiner recommended approval of the Applicant's request to amend Condition 5 but not Condition 10; and

WHEREAS, on November 2, 2017, Fox Lake Homeowner's Association, et al., filed exceptions to the Examiner's recommendations; and

WHEREAS, on November 13, 2017, Petrie Richardson Ventures, LLC (the contract purchaser), filed exceptions to the Examiner's recommendations; and

WHEREAS, on January 22, 2018,⁶ the District Council held oral argument; and

WHEREAS, having reviewed the record, the District Council finds that the request to amend Conditions 5 and 10⁷ of Zoning Ordinance 16-2002, should be approved/granted; and

WHEREAS, as a basis for this final decision, the District Council will adopt the findings and conclusions of the Examiner to amend Condition 5 and it will also adopt in part the reasons advanced by the Applicant and contract purchaser to amend Condition 10.

⁵ Fox Lake Homeowner's Association, et al., is represented by G. Macy Nelson, Esquire.

⁶ Fox Lake Homeowner's Association, et al., formally withdrew exceptions to the Examiner's recommendations prior to oral argument on January 22, 2018.

⁷ Proposed Condition 10 has been modified by the District Council. Lake Arbor, Fox Lake, Largo, and Kettering Civic Associations were stricken and replaced with Balk Hill Home Owners Association.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland–Washington Regional District in Prince George’s County, Maryland, remains amended, in accordance with Zoning Ordinance 16-2002, subject to amendment of Conditions 5 and 10 herein.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment, and shall become final and effective if the Applicant timely accepts, in writing, the following conditions:⁸

1. The following improvements shall be funded by the Applicant, with the timing to be determined at the time of preliminary plan of subdivision:
 - a. The construction of Campus Way as an arterial facility within the limits of the subject property.
 - b. The construction of St. Joseph’s Drive as a collector facility within the limits of the subject property.
2. The Applicant shall provide an additional eastbound through lane along MD 202 through the I-95 interchange, and additional eastbound and westbound through lanes along MD 202 between the I-95 interchange and Lottsford Road. Additionally, the Applicant shall provide a second eastbound left turn lane along MD 202 at the McCormick Drive/St. Joseph’s Drive intersection. These improvements shall be either directly provided by the Applicant, or shall be funded by the Applicant by payment of a fee, not to exceed \$1.24 million (in 2002 dollars) to be paid on a pro-rata basis to be determined at the time of preliminary plan of subdivision.

⁸ Conditions 1, 2, 3, 4, 6, 7, 8, 9, 11, 12, 13, and 14 of Zoning Ordinance 16-2002 are not amended, revised or modified. Said conditions are restated herein because the initial rezoning of the 123.2 acres of land is (and remain) subject to those conditions.

3. Future submitted plans shall demonstrate provision of adequate right-of-way for the following facilities:
 - a. Campus Way, an arterial facility with a right-of-way of 120 feet.
 - b. St. Joseph's Drive, a collector facility with a right-of-way of 80 feet.
 - c. A concept for future ramps to and from the west via Ruby Lockhart Boulevard between MD 202 and St. Joseph's Drive.
4. The Applicant shall study the planned Campus Way/St. Joseph's Drive intersection and the possible need for traffic controls at that location at the time of preliminary plan of subdivision.
5. The development of the subject property shall be limited to the prior approved 393 residences plus additional permitted uses under the M-X-T Zone which generate no more than 1,013 AM and 1,058 PM peak hour vehicle trips.
6. No more than 119 of the single-family dwelling units shall be attached units.
7. The Conceptual Site Plan shall include a tree stand delineation plan. Where possible, major stands of trees shall be preserved, especially along streams and where they serve as a buffer between the subject property and adjacent land.
8. At the time of Conceptual Site Plan, TCPI/05/97 shall be revised as required if areas along St. Joseph's Drive and Campus Way North are not proposed for woodland reforestation or preservation.
9. All public sidewalks shall comply with applicable ADA standards and be free of above ground utilities and street trees.
10. Prior to the acceptance of a detailed site plan for development of the 20 acres (Parcels 1 and 2), the Applicant shall provide written confirmation that it has held a community meeting with

A-9956-C
(Amendment of Conditions)

stakeholders which shall include an invitation to at least representatives from St. Joseph's Parish and Balk Hill Home Owners Association.

11. The Applicant shall work with the Fox Lake and Ridgewood communities in restoring the entranceway hardscape and landscape at a cost not to exceed \$35,000.
12. The open area designated on the Basic Plan as the Balk Hill Circle shall include an amphitheater or other suitable facility that may be used for outdoor cultural activities.
13. The community building shall be designed with an area suitable for community theatrical productions.
14. No building permits shall be issued for Balk Hill Village until the percent of capacity at all affected school clusters is less than or equal to 105 percent or three years have elapsed since the time of the approval of the preliminary plan of subdivision; or pursuant to the terms of an executed school facilities agreement where the subdivision applicant, to avoid a waiting period, agrees with the County Executive and County Council (if required) to construct or secure funding for construction of all or part of a school to advance capacity.

SECTION 3. Use of the subject property shall be subject to all requirements in the applicable zones and conditions referenced above. Failure to comply with any stated condition herein shall constitute a zoning violation, and shall constitute sufficient grounds for the District Council to annul the rezoning approved in Zoning Ordinance 16-2002; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

ENACTED this 26th day of February, 2018, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras,
Toles and Turner.

Opposed:

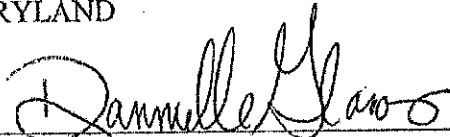
Abstained:

Absent:

Vote: 9-0.

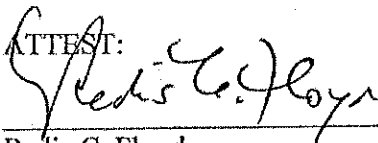
COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By:



Dannielle M. Glaros, Chair

ATTEST:



Redis C. Floyd
Clerk of the Council

Case No.: A-9956-C

Applicant: Rocky Gorge Homes
(Balk Hill)

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 A-9956-C, to rezone the subject property from the I-3 Zone to the M-X-T Zone, attached conditions; and

WHEREAS, the applicant has duly consented in writing to the 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 A-9956-C is hereby granted. The Applicant's written acceptance of the conditions referred to above, at the time of initial conditional zoning approval, are 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 on October 1, 2002, 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: _____
Peter A. Shapiro, Chair

ATTEST:

Redis C. Floyd, Clerk

Exhibit A

Case No.: A-9956-C

Applicant: Rocky Gorge Homes
(Balk Hill)

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

ZONING ORDINANCE NO. 16 - 2002

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

WHEREAS, Application A-9956-C was filed for property described as approximately 123.2 acres of land in the I-3 Zone, located 1,460 feet northwest of the intersection of Campus Way North and Lottsford Road, Largo, to rezone the property to the M-X-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 which filed recommendations with the District Council; and

WHEREAS, a public hearing was held before the Zoning Hearing Examiner, who filed recommendations which the District Council has considered; and

WHEREAS, the District Council has determined, after consideration of the entire record, that the subject property should be rezoned to the M-X-T Zone; and

WHEREAS, in order to protect adjacent properties and the surrounding neighborhood, this rezoning is granted with conditions; and

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

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 which is the subject of Application A-9956-C from the I-3 Zone to the M-X-T Zone.

SECTION 2. Application A-9956 is approved subject to the following conditions:

1. The following improvements shall be funded by the Applicant, with the timing to be determined at the time of preliminary plan of subdivision:
 - a. The construction of Campus Way as an arterial facility within the limits of the subject property.
 - b. The construction of St. Joseph's Drive as a collector facility within the limits of the subject property.
2. The Applicant shall provide an additional eastbound through lane along MD 202 through the I-95 interchange, and additional eastbound and westbound through lanes along MD 202 between the I-95 interchange and Lottsford Road. Additionally, the Applicant shall provide a second

eastbound left turn lane along MD 202 at the McCormick Drive/St. Joseph's Drive intersection. These improvements shall be either directly provided by the Applicant, or shall be funded by the Applicant by payment of a fee, not to exceed \$1.24 million (in 2002 dollars) to be paid on a pro-rata basis to be determined at the time of preliminary plan of subdivision.

3. Future submitted plans shall demonstrate provision of adequate right-of-way for the following facilities:
 - a. Campus Way, an arterial facility with a right-of-way of 120 feet.
 - b. St. Joseph's Drive, a collector facility with a right-of-way of 80 feet.
 - c. A concept for future ramps to and from the west via Ruby Lockhart Boulevard between MD 202 and St. Joseph's Drive.
4. The Applicant shall study the planned Campus Way/St. Joseph's Drive intersection and the possible need for traffic controls at that location at the time of preliminary plan of subdivision.
5. The development of the subject property shall be limited to 20,000 square feet of retail space, 328,480 square feet of general office space, and 393 residences, or other permitted uses which generate no more than 1,013 AM and 1,058 PM peak hour vehicle trips.
6. No more than 119 of the single-family dwelling units shall be attached units.
7. The Conceptual Site Plan shall include a tree stand delineation plan. Where possible, major stands of trees shall be preserved, especially along streams and where they serve as a buffer between the subject property and adjacent land.
8. At the time of Conceptual Site Plan, TCPI/05/97 shall be revised as required if areas along St. Joseph's Drive and Campus Way North are not proposed for woodland reforestation or preservation.

9. All public sidewalks shall comply with applicable ADA standards and be free of above ground utilities and street trees.
10. An Advisory Planning Committee, consisting of the Applicant and representatives from St. Joseph's Parish and the Lake Arbor, Fox Lake, Largo, and Kettering Civic Associations, shall be established to advise the Revenue Authority, a community development corporation, or another nonprofit entity about the development, use, and disposition of the 20-acre employment parcel.
11. The Applicant shall work with the Fox Lake and Ridgewood communities in restoring the entranceway hardscape and landscape at a cost not to exceed \$35,000.
12. The open area designated on the Basic Plan as the Balk Hill Circle shall include an amphitheater or other suitable facility that may be used for outdoor cultural activities.
13. The community building shall be designed with an area suitable for community theatrical productions.
14. No building permits shall be issued for Balk Hill Village until the percent of capacity at all affected school clusters is less than or equal to 105 percent or three years have elapsed since the time of the approval of the preliminary plan of subdivision; or pursuant to the terms of an executed school facilities agreement where the subdivision applicant, to avoid a waiting period, agrees with the County Executive and County Council (if required) to construct or secure funding for construction of all or part of a school to advance capacity.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment, but the rezoning shall not be effective until the Applicant accepts in writing the conditions attached to the rezoning.

Enacted this 23rd day of July, 2002, for initial approval, by the following vote:

In Favor: Council Members Shapiro, Dernoga, Hendershot, Knotts,

Rusell, Scott, and Wilson

Opposed: Council Member Bailey

Abstained:

Absent: Council Member Estapp

Vote: 7-1

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: _____
Peter A. Shapiro, Chair

ATTEST:

Redis C. Floyd, Acting Clerk

RESOLUTION

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 September 11, 2003, regarding Conceptual Site Plan CSP-03001 for Balk Hill Village, the Planning Board finds:

1. The subject property consists of 125.4 acres in the M-X-T Zone and is located on the north side of MD 202 at its intersection with St. Joseph's Drive. The site is approximately 1,000 feet southeast of the interchange of the Capital Beltway (I-95) and MD 202. The site is currently vacant, as is all adjacent surrounding property except the existing St. Joseph's parish on the west side of St. Joseph's Drive.
2. **Development Data Summary**

| | EXISTING | PROPOSED |
|--------------------|-----------------|-------------------------|
| Zone(s) | M-X-T | M-X-T |
| Use(s) | vacant | Residential, commercial |
| Acreage | 125.4 | 125.4 |
| Lots | 0 | 393 residential |
| Parcels | 0 | 0 |
| Square Footage/GFA | 0 | 328,480 sf commercial |
| Dwelling Units: | | |
| Attached | 0 | 60± |
| Detached | 0 | 283± |
| Multifamily | 0 | 50± |

Other Development Data

Floor Area Ratio (FAR) in the M-X-T Zone

FAR Permitted:

| | |
|-----------------|---|
| Base Density | 0.4 FAR |
| Residential | 1.0 FAR |
| Total Permitted | 1.4 FAR (permitted under the Optional Method of Development, 27-545(b)(4), for provision of more than 20 dwelling units) (1.4 x 5,462,424 sf (gross site area)=7,647,394 sf permitted) |

FAR Proposed:

| | |
|-------------|--|
| Residential | 1,000,000 to 1,200,000 sf |
| Retail | 18,000 to 20,000 sf |
| Commercial | 300,000 to 329,480 sf |
| Total FAR | 1,318,000 to 1,549,480 sf (0.24 to 0.28 FAR) |

3. The Conceptual Site Plan represents a reasonable alternative for satisfying the Site Design Guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

Required Findings in the M-X-T Zone

4. *The proposed development is in conformance with the purposes and other provisions of this Division.*

Section 27-542. Purposes of the M-X-T Zone

(a) *The purposes of the M-X-T Zone are:*

- (1) *To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, and major transit stops, so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;*
- (2) *To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;*
- (3) *To promote the effective and optimum use of transit and other major transportation systems;*
- (4) *To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;*
- (5) *To encourage diverse land uses which blend together harmoniously;*
- (6) *To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;*
- (7) *To promote optimum land planning with greater efficiency through the use of economies of scale and savings in energy beyond the scope of single-purpose projects;*
- (8) *To permit a flexible response to the market; and*
- (9) *To allow freedom of architectural design in order to provide an*

opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

The Conceptual Site Plan provides for a development that meets the above purposes of the M-X-T Zone. The plan proposes a mix of uses including a variety of residential types, retail and office in a village pattern utilizing a grid street system. The proposed development is located at a major intersection in the county where the office and retail will provide for an expanding source of desirable employment while also providing for an assortment of living opportunities for its citizens. A mixed-use development at this location maximizes the development potential inherent in the location of the zone and promotes the effective use of major transportation systems. The retail and office components have the ability to facilitate and encourage a 24-hour environment.

The plan provides for a variety of residential opportunities in different settings that offer choices for the consumer. Three residential types are to be provided: single-family detached lots, manor homes, and triplex and quadplex units. The manor homes are multifamily units constructed to look like large single-family homes. The triplex and quadplex units are models that are designed to look more like townhouse units and will be interspersed with the single-family detached lots. A grid street pattern with a hierarchy of street widths, buildings sited close to the street, pedestrian sidewalks, and street trees will provide for animated streetscapes throughout the development. An open space system is evenly dispersed throughout the development, consisting of a centrally located 8- to 10-acre public open space with a stormwater management (SWM) pond on the west side of Saint Joseph's Drive and a one-acre pocket park on the east side of Saint Joseph's Drive. The larger open space is connected to an existing wooded tributary along the west side of the property. Two large specimen trees will be saved within the open space; a 50-inch diameter American Elm and a 59-inch Black Gum. The SWM pond in that area should be designed with naturalistic contours and as an amenity. Both open space areas should be provided with trails, sitting areas and other recreational facilities such as tot lots and tennis courts. All recreational facilities should be determined at the time of Preliminary Plan. These features, connected together with a grid street pattern, create dynamic, functional relationships among individual uses within a distinctive visual character and identity. The Conceptual Site Plan for Balk Hill Village, with its mix of uses on a grid street pattern, promotes optimum land planning at this location with greater efficiency through the use of economies of scale and savings in energy beyond the scope of a single-purpose project. People who live and work in the community will also be able to shop, eat or work in a community that is walkable. The layout, with its diversity of uses and building types, will permit a flexible response to the market and freedom of architectural design will be allowed within the framework of the Conceptual Site Plan.

5. *The proposed development has an outward orientation, which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation.*

Along the frontage with future Campus Way North, the plan proposes to provide manor homes, which are multifamily units constructed to look like large single-family homes. The homes will be set back from the right-of-way by 50 feet. Within the 50-foot-wide bufferyard will be landscaping. Private pedestrian access to the front of the buildings should be provided in this location. The private pedestrian access should periodically connect to the public sidewalk along the right-of-

way. Along this most publicly visible edge of the development, the fronts of the manor homes will face Campus Way North, which will lend the development an impressive outward orientation.

Along the western property line a wooded tributary will be preserved, screening the development from the adjacent vacant property in the M-X-T Zone.

Along the northeastern property line, the residential portion of the development will be screened from vacant property in the C-O and I-3 Zones by a small wooded tributary and by the employment of a landscape bufferyard in compliance with the requirements of the *Landscape Manual*.

Along the southeastern property line, the proposed commercial development is deemed to be compatible with the adjacent property in the I-3 Zone.

Therefore, it can be concluded that the proposed development has an outward orientation that is physically and visually integrated with existing and future adjacent development.

6. *The proposed development is compatible with existing and proposed development in the vicinity.*

As explained in Finding 5 above, the proposed development will be compatible with existing and future adjacent development in the vicinity, either by virtue of the intrinsic compatibility of the adjacent land uses or by the existence of wooded areas and/or landscape buffers.

7. *The mix of uses, and the arrangement and design of buildings and other improvements, reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.*

The Conceptual Site Plan meets the above requirement by providing for a development with a mixture of residential units, commercial retail and office, and an open space system that is interconnected with a grid street pattern. The village development pattern creates dynamic, functional relationships among individual uses within a distinctive visual character and identity. The applicant proposes to provide a high-quality development of continuing quality and stability.

8. *If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases.*

The development is broken into five stages. At the conceptual level, the phasing appears to be adequate to ensure self-sufficient phases. The staging should be fine tuned as subsequent development plan approvals are obtained.

9. *The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development.*

The grid street pattern will provide for a comprehensive pedestrian system. Sidewalks are proposed to be on both sides of all streets. The pedestrian system is convenient in that there will be easy access to the open space areas and to the village center where the Balk Hill Circle is

located. The applicant proposes that the circle be accommodated with a large fountain, special paving, benches, pedestrian lighting and landscaping. It is envisioned to be a public area for relaxation and repose. Pedestrian circulation could be improved if an eight-foot-wide hiker/biker trail were provided between the residential area in the northwest corner of the site and the Village center area via the stormwater management pond embankment (between Street C and Street D). Additionally, pedestrian paths should be provided throughout the common open spaces areas connecting the various recreational facilities to be provided.

10. *On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.*

The property was placed in the M-X-T Zone by Zoning Map Amendment (Case No. A-9956-C), approved by the District Council on July 23, 2002. Adequate public facilities will be reviewed at the time of Preliminary Plan.

Conformance to Zoning Map Amendment A-9956-C

11. The Conceptual Site Plan is in general conformance to Zoning Map Amendment A-9956-C. The following conditions warrant discussion:
 10. **An Advisory Planning Committee, consisting of the applicant and representatives from St. Joseph's Parish and the Lake Arbor, Fox Lake, Largo, and Kettering Civic Associations, shall be established to advise the Revenue Authority, a community development corporation, or another nonprofit entity about the development, use, and disposition of the 20-acre employment parcel.**

The applicant, by letter dated July 21, 2003 (Arrington to Wagner) has indicated that an Advisory Planning Committee has been established to advise the Community Development Corporation on the development and use of the 20-acre employment parcel. The Conceptual Site Plan does not show a pattern of development for the employment parcel, but generally states that "the design will be small in scale with parking areas generally located to the rear of buildings and screened from view of major roadways."
 11. **The applicant shall work with the Fox Lake and Ridgewood communities in restoring the entranceway hardscape and landscape at a cost not to exceed \$35,000.**

The applicant, by letter dated July 21, 2003 (Arrington to Wagner), has indicated that the developer is working with the communities to provide assistance with the entrance restoration. The applicant has also noted that Lottsford Road is currently under

construction and that this resulted in the destruction of the entrance features. After the county has completed its work on Lottsford Road, the applicant intends to meet with the communities to provide additional landscape and hardscape in accordance with condition 11 above.

- 12. The open area designated on the Basic Plan as the Balk Hill Circle shall include an amphitheater or other suitable facility that may be used for outdoor cultural activities.**

The plan provides for a large fountain with landscaping, special paving, benches and pedestrian-scaled lighting to satisfy the above requirement. Conceptually, the plan is adequate and will be reviewed in more detail at the time of Detailed Site Plan to ensure that it meets the above requirements.

- 13. The community building shall be designed with an area suitable for community theatrical productions.**

The plan provides for two potential locations for the community building. The preferable location would be in the commercial area, close to the retail where parking could be shared between the office, retail and community building. This is particularly important since the community building is to provide theatrical productions. The other location is in the larger open space area at the intersection of Street A and St. Joseph's Drive. This location is less desirable since it is in a residential area where parking may be a problem. The potential buildable area for the community building would be approximately 1.5 acres. This area may be more suitable for private recreational facilities such as sitting areas, playgrounds, open play areas or tennis courts. The final size, location, and timing of construction of the community building should be determined at the time of Preliminary Plan.

Referrals

11. In a memorandum dated July 14, 2003 (Masog to Wagner), the Transportation Planning Division offered the following comments. The subject property consists of approximately 125.4 acres of land in the M-X-T Zone. The property is located between MD 202 and Campus Way, at the intersection of MD 202 and McCormick Drive/St. Joseph's Drive. The applicant proposes to develop the property under the M-X-T zoning with 393 residences, nine retail units, and up to 348,480 square feet of mixed office and retail space.

The adequacy of transportation facilities was reviewed at the time of the property's rezoning to M-X-T under Zoning Map Amendment A-9956. When this has occurred, the adequacy of transportation facilities is not an issue in the review of a conceptual site plan. Adequacy findings and off-site transportation conditions are governed by conditions placed on A-9956, and will be re-reviewed at such time that the subject plan is the subject of a preliminary plan of subdivision.

Review Comments

The current plan is a revision from an earlier plan on which the transportation staff provided comments. There continue to be several issues with the plan:

- a. St. Joseph's Drive is a master plan collector facility, and the alignment is substantially in conformance to the master plan. The Department of Public Works and Transportation (DPW&T) must determine the appropriateness of the traffic circle and approve its design elements. A full review should occur prior to preliminary plan approval.
- b. The slight rerouting of St. Joseph's Drive at Ruby Lockhart Boulevard results in a narrow green strip to the west of the street that could effectively prevent the Rouse property (about twice the size of this one zoned M-X-T) from obtaining access. If determined to be desirable and needed at the time of preliminary plan, Ruby Lockhart Boulevard must be extended beyond Saint Joseph's Drive to the west property line (a distance of 38 feet) as a 70-foot right-of-way.
- c. Approximately 80 percent of the single-family residences and all of the townhouse residences will be served by alleys, according to the plan. DPW&T generally does not support 50-foot rights-of-way in front of townhouses, but may allow them where alleys are present.
- d. The street typical sections shown appear to be consistent with current practices. The applicant is put on notice that all public streets must conform to DPW&T standards, and any variation from those standards must be approved by the Director of Public Works and Transportation.
- e. There will be no on-street parking along St. Joseph's Drive and along the traffic circle. The plan has not identified an area of off-street parking that will serve the attached residences around the circle.

Compliance With Basic Plan Conditions

The staff's review of this conceptual site plan application is part of an ongoing review that started with A-9956. There are several transportation-related conditions in the District Council order approving the Basic Plan that require follow-up during the staff's review of succeeding plans:

Condition 1: Requires construction of Campus Way and St. Joseph's Drive within the limits of the subject property. Timing will be determined at the time of preliminary plan.

Condition 2: Requires off-site road improvements in the area, either directly by the applicant or through payment of a fee on a pro-rata basis. Timing will be determined at the time of preliminary plan.

Condition 3: Requires that adequate right-of-way for needed master plan facilities is provided. The submitted plans show adequate right-of-way where needed.

Condition 4: Requires further study at Campus Way/St/ Joseph's Drive. This condition is enforceable at the time of preliminary plan.

Condition 5: Caps development of the property. The upper end of the current proposal appears to slightly exceed the cap shown in this condition, while the lower quantity of office and retail space would conform. Conformance with this condition will be determined when a traffic study is submitted at the time of the preliminary plan. In any regard, the cap contained in this condition shall govern.

Conclusions

The Transportation Planning Section finds that the conceptual site plan represents a reasonable alternative for satisfying the site design guidelines related to transportation. Furthermore, the plan is in general conformance with the transportation elements of the approved Basic Plan. These findings are subject to conditions 2-4 in the Recommendation Section.

12. In a memorandum dated June 25, 2003 (Ingrum to Wagner), the Environmental Planning Section offered the following comments. The Environmental Planning Section has reviewed the above referenced revised Conceptual Site Plan and Type I TCP, stamped as accepted for processing by the Countywide Planning Division on June 13, 2003. CSP-03001 and TCPI/19/03 are recommended for approval subject to the conditions at the end of this memorandum. This memorandum supercedes all previous memorandums from this section concerning this case.

Background

The Environmental Planning Section previously reviewed rezoning application number A-9956 for the rezoning of the subject property from Industrial (I-3) zone to the Mixed Use-Transportation Oriented Zone (M-X-T). A portion of the site is subject to TCPI/05/97, which was approved with preliminary plan 4-97013.

Site Description

The 125.4-acre site is located east of the Capital Beltway, south of Ardwick-Ardmore Road, and north of Lottsford Road. Current air photos indicate that portions of the site are wooded and portions contain open agricultural fields. This property is within the Western Branch watershed, which is part of the Patuxent River watershed. A stream is located in the northwestern portion of this property and wetlands may occur adjacent to this stream. Steep and severe slopes have also been found to occur on the property. Campus Way North, a planned arterial highway, will be a future noise source. Marlboro Clay does not occur in the area. The predominant soils found to occur, according to the Prince George's County Soil Survey, are the Collington series, which do not pose any difficulties for development. The sewer and water service categories are S-4 and W-4.

According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to

occur in the vicinity of this property. There are no designated scenic or historic roads in the vicinity of the property.

Summary of Prior Environmental Conditions of Approval

A-9956-C

A-9956-C included two conditions that are required to be addressed at time of Conceptual Site Plan. The respective conditions are in **bold** type and the associated comments are in italics.

Condition 7. "The Conceptual Site Plan shall include a tree-stand delineation plan. Where possible, major stands of trees shall be preserved, especially along streams, and where they serve as a buffer between the subject property and adjacent residentially zoned land."

Comment: A Forest Stand Delineation was submitted with this application and will be reviewed in the Environmental Review Section of this memo. It should be noted that to the extent possible, woodlands have been preserved between the subject property and the adjacent residentially zoned land.

Condition 8. "At the time of Conceptual Site Plan, TCPI/05/97 shall be revised as required if areas along St. Joseph's Drive and Campus Way North are not proposed for woodland reforestation or preservation."

Comment: The proposed TCPI for this site, TCPI/19/03, encompasses a portion of TCPI/05/97. The woodland conservation requirements on the portion of the property covered by TCPI/05/97 are being satisfied by TCPI/19/03. TCPI/05/97 will not need to be revised.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. The revised detailed Forest Stand Delineation (FSD) submitted later in the review process was reviewed and was found to address the criteria for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual.

Discussion: No additional information is required with respect to the Forest Stand Delineation.

2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and there is a previously approved Tree Conservation Plan, TCPI/05/97, encompassing a portion of the property.

The subject property has a net tract area of 125.40 acres, a woodland conservation threshold

(WCT) of 15 percent or 18.80 acres, replacement requirements totaling 31.53 acres, and a total requirement of 41.62 acres. This 41.62-acre requirement is being satisfied by 9.95 acres of on-site preservation in priority retention areas, 0.93 acre of on-site reforestation, and 30.74 acres of off-site mitigation. It is noted that the revision boxes on the plan sheets have been properly used to note revisions made since April of 2003; however, the plan has not been signed and dated by a qualified professional and the initials of the person who made the changes differ from the qualified professional whose name is printed on the plan. The revised Type I Tree Conservation Plan shows the preservation of a large block of woodland and several associated specimen trees. These trees will require special treatment prior to and during construction. The measures necessary to ensure preservation of the specimen trees need to be provided on the Type II Tree Conservation Plan. TCPI/19/03 is recommended for approval subject to the following conditions:

Recommended Condition: Prior to certification of the Conceptual Site Plan, the Type I Tree Conservation Plan shall be signed and dated by the qualified professional who prepared the plan.

Recommended Condition: At time of Detailed Site Plan submission, the TCPII shall contain details and a narrative regarding the proposed preservation measures for all specimen trees to be preserved on site. These measures shall include treatments to occur prior to, during and after construction.

Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/19/03). The following note shall be placed on the Final Plat of Subdivision:

A Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/19/03), or as modified by the Type II 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/Tree Preservation Policy."

3. Two unnamed streams that drain to the Patuxent River are located on this property. Section 24-130(b)(5) of the Subdivision Ordinance provides for the protection of streams and the associated buffers that comprise the Patuxent River Primary Management Area, (PMA). The PMA includes the 50-foot stream buffer, adjacent areas of wetlands, the 25-foot wetland buffer, the 100-year floodplain, adjacent slopes in excess of 25 percent (severe slopes), and adjacent slopes between 15 and 25 percent on highly erodible soils (steep slopes). The PMA has been accurately shown on the plans as revised on June 13, 2003.

Comment: No further information is required with respect to the location of the PMA.

4. The Subdivision Ordinance, Section 24-130(b)(5) requires that the PMA be preserved in a natural state to the fullest extent possible. A letter of justification for four proposed PMA impacts was submitted with the plan revisions on June 13, 2003. The proposed impacts for two road crossings, a stormwater management pond, and a stormwater management outfall are necessary infrastructure for the development of this site. It should be noted that

the site has been redesigned so that the impacts to the PMA from the proposed roads and stormwater management facilities have been reduced. These impacts are supported and recommended for approval.

Comment: The Patuxent River Primary Management Area has been preserved to the fullest extent possible.

5. A DER-approved stormwater management concept approval letter and plan have been submitted with this application; however, the location of the stormwater management facilities has changed since the initial submission of this application. In addition, the stormwater management concept approval letter contains a stipulation that a 25-foot landscape buffer is required between the pond and the proposed lot lines. The DER-approved technical stormwater management plans must be submitted at time of Detailed Site Plan submission for review of the location of the stormwater management facilities and the proposed landscape buffer.

Recommended Condition: At the time of Detailed Site Plan, the DER-approved technical stormwater management plans shall be submitted.

The Urban Design Section notes that the Type I Tree Conservation Plan should be modified to incorporate any design changes made subsequent to the Environmental Planning Section memo dated June 25, 2003.

13. In a memorandum dated May 7, 2003 (Asan to Wagner), the Park Planning and Development Division recommends that private recreational facilities be provided for the site

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 the Type I Tree Conservation Plan (TCPI/19/03), and further APPROVED Conceptual Site Plan CSP-03001 for the above-described land, subject to the following conditions:

1. At the time of Detailed Site Plan, the following shall be provided:
 - a. Private pedestrian access shall be provided to the front of the manor homes fronting on Campus Way North. The private pedestrian access shall periodically connect to the public sidewalk along the right-of-way.
 - b. Consideration shall be given to removing the three single-family detached lots from the south end of Street C, adjacent to the SWM pond. The three lots may be provided on either side of St. Joseph's Drive, at the entrance along Campus Way North, or other locations on the site.
 - c. An eight-foot-wide hiker/biker trail shall be provided across the SWM pond embankment connecting Street C and Street D.

2. Prior to preliminary plan approval, the Department of Public Works and Transportation shall determine the appropriateness of the traffic circle along St. Joseph's Drive and approve its design elements.
3. If determined to be desirable and needed at the time of preliminary plan, the preliminary plan shall reflect an extension of Ruby Lockhart Boulevard beyond Saint Joseph's Drive to the west property line as a 70-foot right-of-way.
4. The applicant, his successors, and/or assignees shall provide adequate, private recreational facilities in accordance with the standards outlined in the *Parks and Recreational Facilities Guidelines*.
5. The amount and location of private recreational facilities shall be determined at the time of Preliminary Plan review and approval.
6. The final size, location and timing of the construction of the community building shall be determined at the time of Preliminary Plan.
7. Prior to certification of the Conceptual Site Plan, the Type I Tree Conservation Plan shall be signed and dated by the qualified professional who prepared the plan.
8. At time of Detailed Site Plan submission, the TCPII shall contain details and a narrative regarding the proposed preservation measures for all specimen trees to be preserved on site. These measures shall include treatments to occur prior to, during and after construction.
9. *Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/19/03). The following note shall be placed on the Final Plat of Subdivision:*

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/19/03), or as modified by the Type II 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/Tree Preservation Policy."
10. *At time of submission of the Detailed Site Plan, the technical stormwater management plans shall be submitted.*
11. *The Type I Tree Conservation Plan shall be modified to incorporate any design changes made subsequent to the Environmental Planning Section memo dated June 25, 2003.*

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 Lowe, seconded by Commissioner Harley, with Commissioners Lowe, Harley, Eley, Vaughns and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, September 11, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of September 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

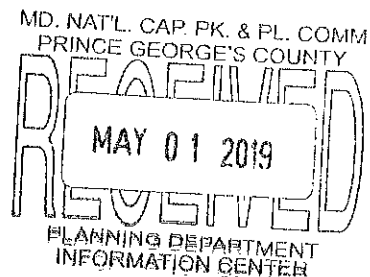
TMJ:FJG:GW:rmk

LAW OFFICES
GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774

(301) 306-0033
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gibbs_haller.com

EDWARD C. GIBBS, JR.
THOMAS H. HALLER

April 30, 2019



Mr. Jeremy Hurlbutt
Master Planner
Urban Design Division
The Maryland-National Capital
Park and Planning Commission
County Administration Building
Upper Marlboro, Maryland 20772

Re: Balk Hill/CSP-03001-01

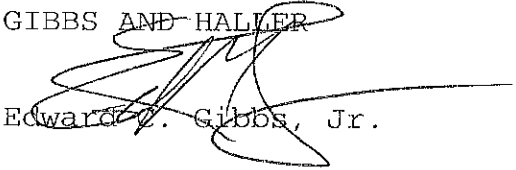
Dear Jeremy:

I would like to confirm our telephone conversation of April 30, 2019. As I indicated at that time, my client has been unable to thus far identify a food store which is acceptable to the local residents. It is possible, although by no means certain, that we could attract an approximate 20,000 square foot medical office user as part of the commercial use to be located on what is now Parcel 2. Accordingly, as we discussed, please accept this correspondence as a minor amendment to the description of our development proposal which appears on page 4 of our Statement of Justification. There, we note that Parcel 2 is proposed to be developed with approximately 70,000 square feet of commercial retail uses. If in fact we are able to attract the medical office use, that quantification would remain at 70,000 square feet. However, it would be divided between approximately 20,000 square feet of medical office use and approximately 50,000 square feet of commercial retail.

The Balk Hill project has an AM and PM trip cap established by zoning condition. We are having our traffic consultant prepare an update to his letter report confirming that our proposed uses fit beneath the trip cap. We are certain that this potential change from retail to office will be within the trip cap limit.

Very truly yours,

GIBBS AND HALLER




Edward C. Gibbs, Jr.


cc: Chris Duffy
Wes Guckert

April 29, 2019

MEMORANDUM

TO: Jeremy Hurlbutt, Urban Design Section, Development Review Division

VIA: Scott Rowe, AICP, CNU-A, Supervisor, Community Planning Division ^{BSR}
David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Chidy Umeozulu, Planner Coordinator, Neighborhood Revitalization Section,
Community Planning Division 

SUBJECT: **CSP-03001-01, Balk Hill Village**

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 2 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Revision to Conceptual Site Plan outside of an overlay zone.

Location: Northeast quadrant of the intersection of St. Joseph Drive and Landover Road (MD 202)

Size: 125.4 acres

Existing Uses: Mostly residential development except undeveloped Parcels 1 and 2 (approximately 18 acres)

Proposal: Revise previously approved CSP-03001 to allow up to 284 multifamily residential units and approximately 6,000 square feet of service commercial uses on Parcels 1, and up to 70,000 square feet of commercial retail uses on Parcel 2.

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 and Land Use Alternatives on the subject property.

In addition, the plan recognizes “Many areas within the Planning Area face current and potential development problems that necessitate careful site planning. Successful site planning must include: (1) adequate sound mitigation measures to ameliorate intrusions from noise generated by traffic on major roadways; (2) provision of buffers from incompatible uses in the form of landscaping, berming, open space, fences, and other appropriate measures in the design of residential projects; (3) preservation of historic assets; and (4) cohesive pedestrian connections that link community facilities, employment areas, and residential areas. (Page 58)

Planning Area: 73

Community: Enterprise

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

SMA/Zoning: ZMA A-9956C rezoned the subject property from the Planned Industrial Park (I-3) Zone to the M-X-T Zone.

MASTER PLAN CONFORMANCE AT SUBDIVISION

None


c: Long-range Agenda Notebook


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

April 29, 2019

MEMORANDUM

TO: Jeremy Hurlbutt, Urban Design Section, Development Review Division

VIA: Scott Rowe, AICP, CNU-A, Supervisor, Community Planning Division ^{BSR}
David A. Green, MBA, Master Planner, Community Planning Division 

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MASTER PLAN CONFORMANCE AT SUBDIVISION

None

c: Long-range Agenda Notebook

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

April 29, 2019

MEMORANDUM

TO: Jeremy Hurlbutt, Urban Design Review Section, Development Review Division

FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: **CSP-03001-01: Balk Hill Village**

Proposal

The applicant is seeking a conceptual site plan (CSP) approval for the purpose of developing a mixed-use retail and residential development.

Background

This CSP encompasses a significant residential area that is largely developed and a mixed-use area near the intersection of St. Josephs Drive and Ruby Lockhart Boulevard that has not been developed. No changes are proposed for the residential area; this application involves the mixed-use area. The area of interest is proposed to be developed with a mix of retail and residential uses, as described in the table below.

The site is subject to the general conceptual site plan findings included in Section 27-276; this section contains no specific transportation-related finding but does require that general access and circulation be reviewed as a part of the site design guidelines. The site is also potentially subject to findings related to the M-X-T Zone in Section 27-546. However, the site was rezoned to M-X-T by Zoning Map Amendment A-9956, and the findings in Section 27-546 only apply when the rezoning occurs through a sectional map amendment process.

Review Comments

The table below summarizes trip generation in each peak hour that will be used in reviewing conformance with the trip cap for the site:

| Trip Generation Summary: CSP-03001-01: Balk Hill Village | | | | | | | | |
|--|--------------|-------------|--------------|------------|-------------|--------------|------------|-------------|
| Land Use | Use Quantity | Metric | AM Peak Hour | | | PM Peak Hour | | |
| | | | In | Out | Tot | In | Out | Tot |
| Existing Development | | | | | | | | |
| Residential – Detached plus Manor Residences | 333 | units | 50 | 200 | 250 | 197 | 103 | 300 |
| Residential – Attached | 60 | units | 8 | 34 | 42 | 31 | 17 | 48 |
| Specialty Retail/Live-Work | 20,000 | square feet | 0 | 0 | 0 | 26 | 26 | 52 |
| Total Trips Existing | | | 58 | 234 | 292 | 254 | 146 | 400 |
| Proposed Development | | | | | | | | |
| Multifamily Residences | 284 | units | 29 | 119 | 148 | 111 | 59 | 170 |
| Retail | 70,000 | square feet | 116 | 71 | 187 | 200 | 217 | 417 |
| Less Pass-By (40 percent per Guidelines) | | | -47 | -28 | -75 | -80 | -87 | -167 |
| Net Trips for Retail | | | 69 | 43 | 112 | 120 | 130 | 250 |
| Super Gas Station and Convenience Store | 5,000 | square feet | 225 | 224 | 449 | 183 | 184 | 367 |
| Less Pass-By (63/66 percent of net AM/PM) | | | -142 | -141 | -283 | -121 | -121 | -242 |
| Net Trips for Super Gas Station/Store | | | 83 | 83 | 166 | 62 | 63 | 125 |
| Total Proposed Trips | | | 181 | 245 | 426 | 293 | 252 | 545 |
| Total Existing Plus Proposed | | | 239 | 479 | 718 | 547 | 398 | 945 |
| Trip Cap – A-9956 | | | | | 1013 | | | 1058 |

The applicant provided a trip generation memorandum as a part of the submittal, and the numbers in the table above differ slightly from that submittal. The retail space in the submittal was analyzed using the 9th Edition of *Trip Generation* (Institute of Transportation Engineers), and in the table above the 10th Edition of the same publication was used. Also, the submittal used a pass-by rate of 76 percent for the gas station, and the table above uses pass-by rates of 63 percent and 66 percent in the AM and PM peak hours respectively. These differences do not alter the conclusion that the proposal is consistent with the trip cap established by the rezoning.

This site was the subject of Preliminary Plan of Subdivision (PPS) 4-03094. It has been established that this site will undergo a new PPS. It needs to be noted that PPS 4-03094 does not contain an explicit trip cap condition. In the process of reviewing this plan against that underlying PPS, it was noted that the adequacy determination was consistent with the trip cap in the zoning map amendment. The resolution attempted to show that the development proposed was consistent with the zoning trip cap with a table (page 14 of PGCPB No. 04-33). The following is observed:

1. The PPS trip cap, if it had been written, should have never exceeded trips allowed by the rezoning.

2. The number of trips shown in that table for the AM peak hour is misleading because the zoning trip cap was tested all through the approval process.

For these reasons, it is anticipated that the upcoming PPS will not require a new traffic study but will simply provide a trip generation report as a means of substantiating compliance with prior trip caps.

Ruby Lockhart Boulevard is a Master Plan commercial/industrial roadway with a proposed width of 70 feet. The current right-of-way is adequate, and no additional dedication is required from this plan. St. Josephs Drive is a Master Plan collector roadway as well with a proposed width of 80 feet. The current right-of-way is adequate, and no additional dedication is required from this plan. MD 202 is a Master Plan expressway with a variable right-of-way. The current right-of-way is adequate, and no additional dedication is required from this plan.

For a variety of reasons, the Transportation Planning Section recommends that access between the subject site and the Woodmore Overlook Commercial property be shown on the conceptual site plan. As a part of the recommendation for Woodmore Overlook Commercial, staff has recommended a driveway connection between Parcels 1 and 3 be constructed to the property line with no retaining wall at the end. This is located approximately 460 feet south of the right-of-way line for Ruby Lockhart Boulevard. This will provide a connection between the subject property and the adjacent M-X-T property. This connection is recommended for the following reasons:

1. This potential access will eliminate turning movements along Ruby Lockhart Boulevard and relieve traffic at MD 202 and St. Josephs Drive. With two M-X-T developments operating with their own access points along Ruby Lockhart Boulevard, that situation could create congestion by drivers traveling between the two developments. Furthermore, the access to/from MD 202 via Grand Way Boulevard would provide an additional access/egress for patrons of the subject site.
2. This access would enhance pedestrian access from the residential on the adjacent site to commercial uses on the subject site, and generally improve accessibility for commercial uses on both sites. Improved accessibility should improve the long-term sustainability of development on both adjacent properties.
3. Such access between these two adjacent M-X-T sites is fully consistent with purposes of the M-X-T Zone, and particularly the first and fifth purposes:
 - A. **Purpose 1: To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens.** It is believed that an additional connection is a means of promoting orderly development in the vicinity of the MD 202/St. Josephs intersection and enhancing the economic status of the County by improving the long-term sustainability of the uses on both sites.

- B. **Purpose 5: To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area.** With the potential presence of residences, restaurants, and late-night services on both properties, a connection will enhance the use of the services during extended hours in an area that is on the fringe of one of the County's future "downtowns."

At this point, the applicant indicates that there is a sizable elevation change between the two properties, but evidence has not been provided regarding the elevation change. The site is reasonably flat in the area where access is proposed, and no grading plans have been approved to date. And while it has been stated that the conceptual site plan for Woodmore Overlook Commercial shows no indication of potential access at staff's recommended location, Conceptual Site Plan CSP-10004 places a master plan street along the western property line of the site; by virtue of that street being a public street, access could have been presumed at any location along it. As currently approved, the master plan street has been moved and dedicated wholly within Woodmore Overlook Commercial.

Beyond this issue of access between this site and the property to the east, access and circulation are acceptable.

Prior applications A-9956, and CSP-03001 contain several transportation-related conditions. The site will be subject to a new preliminary plan of subdivision, and so conditions from the prior PPS 4-03094 will be carried forward as appropriate at that time; nonetheless the new PPS must stand on its own. The status of the transportation-related conditions is summarized below:

A-9956:

- Condition 1: Requires construction of Campus Way and St. Joseph's Drive within the limits of the subject property. These facilities have been constructed.
- Condition 2: Requires off-site road improvements in the area, either directly by the applicant or through payment of a fee on a pro-rata basis. This was reiterated at the time of preliminary plan and was addressed through conditions on that plan; the needed improvements have been constructed.
- Condition 3: Requires that adequate right-of-way for needed master plan facilities is provided. This was confirmed during review of PPS 4-03094, and all right-of-way was dedicated, and the streets are built.
- Condition 4: Requires further study at Campus Way/St. Joseph's Drive. This condition was enforceable at the time of preliminary plan, and this intersection was studied further at that time.
- Condition 5: Caps development of the property. This cap is reviewed further in the table shown earlier in this memorandum, and it is determined that the development proposed is consistent with the zoning trip cap.

CSP-03001:

- Condition 3: Requires an extension of Ruby Lockhart Boulevard to the west property line as a 70-foot right-of-way. This was done at the time of PPS 4-03094 and is reflected on this plan.



Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a conceptual site plan as described in the zoning ordinance if approved with the following conditions:

1. The site plan shall be revised to show potential access to the adjacent M-X-T property to the east approximately 460 feet south of the right-of-way for Ruby Lockhart Boulevard (to correspond to a driveway between Parcels 1 and 3 as shown on detailed site plan DSP-18024 for Woodmore Overlook Commercial).

April 30, 2019

MEMORANDUM

TO: Jeremy Hurlbutt, Master Planner, Urban Design Section
VIA: Sherri Conner, Supervisor, Subdivision and Zoning Section 
FROM: Christopher Davis, Senior Planner, Subdivision and Zoning Section 
SUBJECT: CSP-03001-01, Balk Hill

The subject application includes two parcels which are located on Tax Map 60 in Grid E3 and are known as part of Parcel 1 and Parcel 2, recorded in Liber 33973 folio 99 and a plat for Balk Hill Village Subdivision recorded in Plat Book PM 217-92 on March 2, 2007, respectively. The two parcels combined are approximately 18.61 acres and are within the M-X-T (Mixed Use – Transportation Oriented) Zone. The parcels are currently wooded and unimproved and are located on the east side of Saint Joseph’s Drive, in the northeast and southeast corners of its intersection with Ruby Lockhart Boulevard.

The subject site, representing the two parcels, is the subject of several previous approvals. The site attained its current zoning pursuant to a zoning map amendment approval, A-9956-C, approved by the District Council on July 23, 2002, which rezoned 123 acres of land, including the subject site, from the I-3 (Planned Industrial/Employment Park) Zone to the M-X-T Zone, subject to 14 conditions. In 2018, the District Council notably amended Condition 5 of A-9956-C. The original Condition 5 stated, “The development of the subject property shall be limited to 20,000 square feet of retail space, 328,480 square feet of general office space, and 393 residences, or other permitted uses which generate no more than 1,013 AM and 1,058 PM peak hour vehicle trips.” Condition 5 was amended to remove the stated limit of commercial square footage to subsequently state, “The development of the subject property shall be limited to the prior approved 393 residences plus additional permitted uses under the M-X-T Zone which generate no more than 1,013 AM trips and 1,058 PM peak hour vehicle trips.” A conceptual site plan (CSP) was approved for the site in 2003 for 393 residential units and 328,480 square feet of commercial space, in which commercial development was proposed on the land representing Parcels 1 and 2.

The site has also been included in several detailed site plan approvals for the Balk Hill development. In 2006, DSP-04067 approved Phase 1 of Balk Hill for 192 single-family residential units and 19,800 square feet of commercial retail and office space. This DSP included but did not propose development on Parcels 1 and 2. In the subsequent six approved revisions to DSP-04067, no new development was proposed for Parcels 1 and 2. The first revision, DSP-04067-01, proposed the installation of a water line in 2006, but was ultimately withdrawn. DSP-04067-02, approved revised residential architecture in 2008. In 2013, DSP-04067-03 constituted Phase 2 of Balk Hill with the approval of 82 townhouse units and 81 single-family dwelling units. DSP-04067-04 approved the revision of an entrance sign, part of Phase 1, in 2009.

DSP-04067-05 approved the revised architecture for two residential house types in 2010. DSP-04067-07, approved an open deck for a single-family home in 2017. There are no records for a DSP-04067-06.

The site is subject to preliminary plan of subdivision (PPS) 4-03094 (PGCPB Resolution No. 04-33), approved by the Planning Board on February 19, 2004, for 393 lots and 9 parcels, subject to 23 conditions, for which the following is applicable to this CSP review:

- 22. Parcels 1 and 2 shall be platted in conjunction with the first final plats for the entire development. The parcels shall be conveyed to the Revenue Authority immediately after recordation.**

Parcels 1 and 2 were recorded in their entirety on the first final plats for the development, in Plat Book 217-92 in 2007, and such parcels were labeled on the plats as "To be conveyed to the Revenue Authority." Records show that a portion of Parcel 1 (9.33 acres) and the entirety of Parcel 2 (8.58 acres) were conveyed to the Revenue Authority in 2012, as stated in a deed in Liber 33973 folio 99. It appears that the remaining portion of Parcel 1 was conveyed to another owner, DLGMMG, LLC, as stated in a 2016 deed in Liber 38377 Folio 242, for the development of condominium units on the adjacent Parcel Y, as shown on record plat MMB 240-34.

In general, property cannot be subdivided by deed after January 1, 1982, unless qualifying for certain exemptions stated in the Subdivision Regulations. Section 24-107(c)(5) of the Subdivision Regulations provides that land can be legally subdivided with the exemption of filing a preliminary plan of subdivision and final plat when such land is conveyed to a governmental agency for public use. The CSP shows a legal division of part of Parcel 1 with reference to the 2012 deed (Liber 33973 Folio 99) which conveyed part of Parcel 1 to the Revenue Authority in accordance with Section 24-107(c)(5).

The subject application is a revision to the conceptual site plan to further divide Parcel 1 into two future parcels for the development of 284 multi-family residential units and approximately 6,000 square feet of commercial space. Parcel 2 is proposed to be further subdivided into seven parcels for the development of 70,000 square feet of commercial retail uses.

Plan Comments

1. The further division of land and the addition of multifamily residential units proposed represents a significant change to the development previously considered on the subject site and affects adequacy findings of Subtitle 24 of the Subdivision Regulations. The development proposed in this CSP will require approval of a new for the proposed development. The PPS application is currently pending acceptance.
2. The CSP shows several proposed parcels on the existing Parcel 2 which will have access via Ruby Lockhart Boulevard. The use of an access easement will be required to be shown on the PPS for further evaluation pursuant to Section 24-128 of the Subdivision Regulations. All access easements currently shown on the CSP should be removed.
3. The internal driveways into the site should reflect a boulevard type of treatment in keeping with the mixed-use development proposed and the zoning of the site as M-X-T. A cross-section exhibit of the driveways has been provided on the plan but does not adequately portray how the driveways will incorporate urban, pedestrian oriented amenities such as sidewalks, street trees, and landscaping in keeping with a mixed-use zone site. This exhibit will need to be updated and

shown on the PPS in order to adequately evaluate the spatial relationships associated with the driveways, surrounding parcels proposed and any associated access easements.

Recommended Conditions

1. Prior to certification, the Conceptual Site Plan shall be revised to address the following:
 - a. Remove all access easements shown on sheets 5-9.
 - b. Remove the project title "Woodmore Commons" from the coversheet and provide the correct project name of "Balk Hill" in accordance with the application filed.
2. Prior to acceptance of a Preliminary Plan of Subdivision for the proposed development, the applicant shall provide a cross-section exhibit demonstrating an internal driveway on the site which reflects a boulevard type of treatment and pedestrian street components including landscaping, street trees, sidewalks, and lighting in order to adequately evaluate the spatial relationships associated with the driveways, surrounding parcels proposed and any associated access easements.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. All bearings and distances must be clearly shown on the CSP and must be consistent with the legal descriptions of the properties. There are no other subdivision issues at this time.

Countywide Planning Division
Transportation Planning Section

301-952-3650

April 26, 2019

MEMORANDUM

TO: Jeremy Hurlbutt, Development Review Division

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

SUBJECT: Conceptual Site Plan Review for Master Plan Trail Compliance

The following Conceptual Site Plan (CSP) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the appropriate recommendations.

Conceptual Site Plan Number: CSP-03001/01

Name: Balk Hill Village, Parcels 1 and 2

Type of Master Plan Bikeway or Trail

| | | | |
|-------------------|-------------------------------------|---------------------------|--------------------------|
| Municipal R.O.W.* | <input type="checkbox"/> | Public Use Trail Easement | <input type="checkbox"/> |
| PG Co. R.O.W.* | <input checked="" 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 type="checkbox"/> |
| Sidewalks | <input checked="" type="checkbox"/> | Trail Access | <input type="checkbox"/> |

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

The Transportation Planning Section has reviewed the Conceptual Site Plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master/Sector Plan in order to implement planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo.

The site is covered by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 1990 *Adopted and Approved Largo-Lottsford Master Plan* (area master plan). The site is located just outside the Largo Town Center. Because the site is not located in either a designated Center or Corridor it will not be subject to Section 24-124.01 (the Adequate Public Pedestrian and Bikeway Facilities) and the Transportation Review Guidelines – Part 2 at the time the Preliminary Plan of Subdivision.

Background and Preliminary Comments:

The subject application is located on both sides of Ruby Lockhart Boulevard just east of St. Joseph's Drive, the north side of Ritchie-Marlboro Road just outside of the Capital Beltway. Commercial and retail uses are proposed on Parcels 1 and 2. The MPOT recommends a shared use sidepath along MD 202 in the vicinity of the subject site (see plan map). The text from the MPOT regarding this facility is copied below:

MD 202 Continuous Sidewalks and On-Road Bicycle Facilities: Road improvements along MD 202 should be consistent with the AASHTO Guide for the Development of Bicycle Facilities and improvements and pavement markings should preserve and enhance the existing state-designated Upper Marlboro to College Park Bikeway. If MD 202 is improved from an open to closed section roadway, a standard side path shall be provided along one side and bicycle-compatible pavement markings shall be provided on the outside curb lanes (MPOT, page 25).

Comment: Staff is recommending a Shared Use Sidepath along the site's frontage of MD 202, unless modified by SHA. Due to the proximity near the Largo Town Center and the need to safely accommodate pedestrians, staff believes that a separate, dedicated facility for bicyclists and pedestrians is warranted.

The *Approved Countywide Master Plan of Transportation* (MPOT) includes several policies related to pedestrian access and the provision of sidewalks. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians and provision of Complete Streets:

Policy 1:

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

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.

Multiple prior approvals cover the subject site. The Basic Plan and original CSP included limited conditions related to trails and sidewalks, but Preliminary Plan 4-03094 included the following conditions related to pedestrian access:

6. At the appropriate state of development, the applicant, his heirs, successors, and/or assignees shall provide the following:
 - b. Provide wide sidewalks (six to eight feet wide) along both sides of St. Josephs Drive, per the concurrence of DPW&T.
 - c. Provide standard sidewalks along both sides of all other internal roads, per the concurrence of DPW&T.
 - d. Additional pedestrian amenities and safety measures are encouraged, including benches, curb extensions, well-marked or contrasting crosswalks, raised crosswalks, and

pedestrian-scale lighting. These features shall be addressed at the time of Detailed Site Plan.

Comment: Internal sidewalks will be addressed at the time of Preliminary Plan and Detailed Site Plan. However, all roads should include sidewalks along both sides and walkways should be provided through large areas of surface parking. Crosswalks, pedestrian amenities and bicycle parking will be addressed at the time of Detailed Site Plan.

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.

Comment: Due to the concurrent development of commercial space on the Woodmore Overlook development, consideration of a vehicular and/or pedestrian connection between the subject site and the adjacent development should be reflected on the CSP and evaluated further at the time of Preliminary Plan and Detailed Site Plan.

Ruby Lockhart Boulevard frontage improvements:

The Basic Plan for Woodmore Overlook included a condition that bike lanes and an eight-foot sidewalk be provided along Ruby Lockhart Boulevard. This would be the same improvements as was constructed at Woodmore Town Center. However, it should be noted that the road classification changes from a Major Collector to an Industrial Road east of St. Joseph's Drive and the right-of-way is reduced by 20 feet. An April 25, 2019 e-mail from DPIE Associate Director Mary Giles explained that DPIE and DPW&T are going to require the following improvements within the right-of-way of Ruby Lockhart Boulevard:

- parallel park along one side of the road
- inroad bike lanes along both sides
- two travel lanes, and
- standard (five-foot) sidewalks along both sides

At a separate meeting on the evening of April 25th, Mary Giles confirmed that these are the improvements that DPIE recommends and will be requiring along Ruby Lockhart Boulevard for both the Woodmore Overlook and Balk Hill developments. Based on the coordination with DPIE and DPW&T, the following facilities will be addressed as part of the Preliminary Plan of Subdivision and Detailed Site Plan:

- a. Provide an eight-foot wide sidewalk along St. Joseph's Drive, unless modified by DPIE/DPW&T.
- b. Provide an eight-foot wide shared use path along the site's entire frontage of MD 202, unless modified by SHA.
- c. Provide standard sidewalks and designated bike lanes along Ruby Lockhart Boulevard, unless modified by DPIE/DPW&T.

Recommendations:

Internal sidewalk access, frontage improvements, bicycle parking and pedestrian amenities will be evaluated at the time of Preliminary Plan and Detailed Site Plan. There are no bicycle, pedestrian and trails recommendations for the subject application.

Countywide Planning Division
Environmental Planning Section

301-952-3650

April 26, 2019

MEMORANDUM

TO: Jeremy Hurlbutt, Master Planner, Urban Design Section
VIA: Katina Shoulars, Supervisor, Environmental Planning Section *KS*
FROM: Megan Reiser, Planner Coordinator, Environmental Planning Section *MR*
SUBJECT: **Balk Hill Village; CSP-03001-01 and TCP1-019-03-02**

The Environmental Planning Section has reviewed Conceptual Site Plan, CSP-03001-01, and the Type 1 Tree Conservation Plan, TCP1-019-03-02, for the above referenced property and recommends approval subject to the conditions noted at the end of this memorandum.

Background

The Environmental Planning Section previously reviewed applications for this site including the approvals of Basic Plan, A-9956; Conceptual Site Plan, CSP-03001 and Type I Tree Conservation Plan, TCPI/019/03. In 2003, Preliminary Plan of Subdivision 4-03094 was submitted and was approved with an -01 revision to the TCPI. The Planning Board's action regarding the preliminary plan is found in Planning Board Resolution No. 04-33. The Board's approval was for a total of 393 lots. In September 2005, the Planning Board reviewed DSP-04067 and TCPII/082/05. The Board's conditions of approval are found in Resolution No. 05-202 and the Notice of Final Decision of the District Council dated July 25, 2006. An -01 revision to DSP-04067 was reviewed for the construction of a water line to be installed in the right-of-way of St. Joseph's Drive; however, the DSP-04067/01 application was withdrawn. An -02 revision to DSP-04067 for architecture was reviewed and approved at the staff level. An -03 Detailed Site Plan (DSP-04067/03) and associated TCPII/082/05-01 was for the development of 49.46-acres of the 117.89-acre site in the M-X-T zone for mixed-use development that consists of 86 townhouse units and 96 single family units. DSP-04067-05 was approved by the Planning Board for architecture under Resolution 10-121. DSP-04067-07 was approved for the deck of an individual homeowner.

Grandfathering

The project is subject to the current regulations of Subtitles 25 and Subtitle 27 that came into effect on September 1, 2010 and February 1, 2012 because the project will require a new Preliminary Plan of Subdivision.

Proposed Activity

The proposal is to revise the uses on Parcels 1 and 2 to remove the retail component, reduce the commercial square footage, and add multifamily square footage.

Review of Previously Approved Conditions

During the approval of the previous Basic Plan conditions were placed on the approvals, several of which dealt with environmental issues to be addressed during subsequent reviews. The respective conditions are in **bold** type face, and the associated comments are in standard type face. No environmental conditions of the original CSP-03001 apply to the current application.

Basic Plan, A-9956 (Zoning Ordinance No. 16-2002)

7. **The Conceptual Site Plan shall include a tree stand delineation plan. Where possible, major stands of trees shall be preserved, especially along streams and where they serve as buffer between the subject property and adjacent land.**

An approved Natural Resources Inventory, NRI-151-2018, was submitted with the application. The conceptual limits of disturbance are consistent with a previously approved TCP2 for this site.

8. **At the time of Conceptual Site Plan, TCPI/05/97 shall be revised as required if areas along St. Joseph's Drive and Campus Way North are not proposed for woodland reforestation or preservation.**

A Type 1 TCP Tree Conservation Plan, TCP1-019-03-02, was submitted with the application. Saint Joseph's Drive and Campus Way North have been constructed and all clearing associated with their construction was previously approved.

Environmental Review

Existing Conditions/Natural Resource Inventory

An approved Natural Resource Inventory was submitted with the review package, NRI-151-2018, which was approved on November 13, 2018. The NRI shows no streams, wetlands, or floodplain are found to occur on the 17.20 acres that are the focus of this application.

The Forest Stand Delineation (FSD) indicates the presence of one forest stand totaling 14.90 acres and no specimen trees. No revisions are required for conformance to the NRI.

Woodland Conservation

The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance (CWO) because there are approved Tree Conservation Plans for the property; TCP1-019-03 and TCP2-082-05.

The Woodland Conservation Threshold (WCT) for the overall 125.40-acre property is 15 percent of the net tract area or 18.80 acres. The current application proposes to clear all of the remaining woodland within Parcels 1 and 2 and to meet the requirement generated by this clearing entirely off-site. The worksheet shown on the plan has been based on the previously approved TCP1 and has been phased to account for the clearing that has been done to-date and the proposed clearing for the current application; however, the worksheet must be revised to match the most recently approved TCP2-082-05-04 because this plan has been used for permitting purposes and is more accurate. The worksheet must be further revised to remove Parcels 1 and 2 from the previously approved Phase 1. The final worksheet to be shown on the TCP1 must contain at least 3 phases; phase 1 with Parcels 1 and 2 removed, phase 2, and a new phase 3 for Parcels 1 and 2.

The plan requires technical corrections to be in conformance with the Woodland and Wildlife Habitat Conservation Ordinance.

Stormwater Management

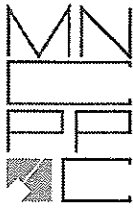
No stormwater management information has been submitted for this application. An approved stormwater concept must be submitted with the preliminary plan application package.

Summary of Recommended Conditions

The Environmental Planning Section recommends approval of Conceptual Site Plan, CSP-03001-01 and TCP1-019-03-02 subject to the following conditions:

1. Prior to certification of the CSP, the TCP1 shall be revised as follows:
 - a. The TCP1 approval block shall be filled-in with all previous approval information. The original plan was approved with CSP-03001, the -01 revision with 4-03094, and the current -02 revision for CSP-03001-01.
 - b. The existing treeline shall be revised to match approved NRI-151-2018.
 - c. A phase line shall be added to the plan to clearly differentiate between phases 1 and 2.
 - d. The limits of disturbance shall be shown on the plan.
 - e. A revision bubble shall be added to the Bohler Engineering information block.
 - f. The label for the site statistics table shall be revised to "Phase 2 site statistics"
 - g. The TCP approval block containing original approval signatures shall be crossed-out.
 - h. All proposed stormwater management features shall be labeled on the plan.
 - i. The general information table on the plan shall be revised to remove the yes/no labels for Planning Area, General Plan Tier, Traffic Analysis Zone (COG), and Traffic Analysis Zone (PG), and to enter the corrected information for each category.
 - j. The TCP1 notes shall be revised as follows:
 - i. Note 1 shall be revised to refer to the current CSP-03001-01 as the associate plan upon which the TCP1 is based.
 - ii. Note 7 regarding the tier and zone shall be revised to match the standard note language found in the Environmental Technical Manual.
 - k. The woodland conservation worksheet shall be revised match the worksheet shown on the most recently approved TCP2 for the overall site (TCP2-082-05-04). The worksheet shall be further revised to provide a separate phase for Parcels 1 and 2.
2. Prior to acceptance of the preliminary plan of subdivision, an approved stormwater management concept plan and approval letter shall be submitted.

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: May 10, 2019

TO: Jeremy Hurlbutt
Urban Design Section

Via: Helen Asan, Acting Land Acquisition Supervisor
Park Planning and Development Division
Department of Parks and Recreation *HA*

FROM: Paul Sun, Land Acquisition Specialist *PSS*
Park Planning and Development Division

SUBJECT: **CSP-03001-01, Balk Hill**

The Department of Parks and Recreation (DPR) has reviewed and evaluated the above referenced Conceptual Site Plan (CSP) application for conformance with the requirements and policies of: 1) the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment, 2) the Formula 2040: Functional Master Plan for Parks, Recreation and Open Space, 3) the “Prince George’s County Zoning Ordinance (Subtitle 27)”, and 4) “Prince George’s County Subdivision Ordinance (Subtitle 24)” regulations as they pertain to public parks and recreation.

The project area consists of 125.4 acres of land zoned M-X-T, and located on the northeast side of Landover Road (MD 202). The project area is not adjacent to any existing M-NCPPC owned parkland. CSP-03001 Balk Hill was filed and processed in 2003 for the entire project area and approved for 393 residential units, 20,000 square feet of commercial retail space and 328,480 square feet of commercial space. The commercial space was to be developed within a 20 acre employment parcel consisting of two individual lots. These lots were to be located in the northeastern quadrant of Landover Road (MD 202) and St. Joseph’s Drive. Subsequently, Parcels 1 and 2 were approved on the Preliminary Plan of Subdivision for Balk Hill Subdivision.

The residential units under CSP-3001 have been constructed, and as per PGCPB resolution number 04-33, the provision of private on-site recreational facilities was used to satisfy the requirement of mandatory dedication of Parkland. A Private Recreation Facilities Agreement (RFA) was executed with the developer and recorded in the Prince George's County Land Records at liber 26776, folio 163. Subsequently, in 2006, an Amended RFA was executed with developer and recorded under liber 35651, folio 545. With the recorded RFA in place, the provision of private on-site recreational facilities have been satisfied.

The purpose of this CSP revision is to revise the uses on Parcels 1 and 2 by removing the retail component, reducing the commercial square footage to 100,000 square feet, along with the addition of up to 284 multi-family units. The current plan proposal indicates that the two existing parcels will be subdivided into 11 parcels.

The proposed development for 284 new multi-family units is to be located on proposed Parcel 11, containing 7.37 acres of land. DPR staff is of the opinion that the applicant should continue with provide additional private, on-site recreational facilities to meet the Mandatory Dedication of Parkland requirement. The provision of on-site private recreational would comply with Sec 24-135 (b) (1) (2).

The on-site private recreational facilities shall be identified and designated with the submission of the Preliminary Plan of Subdivision and Detailed Site Plan for approval by the Planning Board. DPR staff has no other concerns with the proposed use changes as proposed by the applicant.

Recommendations:

The DPR recommends that approval of CSP-03001-01 be subject to the following conditions:

1. At time of the Preliminary Plan of Subdivision, the applicant, his successors, and/or assigns, shall provide adequate, private recreational facilities in accordance with the standards outlined in Section 24-135 (b) (1), (2) and (3) of the "Prince George's County Subdivision Ordinance".

2. The on-site private recreational facilities shall be designed in accordance with the Parks and Recreation Facilities Guidelines.
3. The applicant shall allocate appropriate and developable areas for the private recreational facilities within the common open space land. The private recreational facilities shall be evaluated by the Urban Design Review Section of the Development Review Division (DRD) for adequacy and proper siting during its consideration of the Detailed Site Plan.
4. Submission of three original, executed Recreational Facilities Agreements (RFA) to the DRD for their approval, prior to a submission of a final plat. Upon approval by the DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.
5. Submission to the DRD, a performance bond, letter of credit or other suitable financial guarantee to ensure the construction of the approved on-site private recreational facilities.
6. The developers, their successor and/or assigns shall satisfy the Planning Board that there are adequate provisions to assure retention and the future maintenance of the proposed recreational facilities.

EXHIBIT'S LIST

Regular Planning Board Meeting

MAY 30, 2019

Exhibits Transmitted to Development Review Division

AGENDA ITEM #7 – CONCEPTUAL SITE PLAN

CSP-03001-01 BALK HILL VILLAGE

The following exhibits were accepted and entered into the record:

| | | |
|---|-------------------------------|----------------|
| Memorandum-Proposed Revised Conditions | STAFF EXHIBIT #1 | 1-page |
| 11 x 14 Inter-parcel Connection Exhibit | APPLICANT's EXHIBIT #1 | 1-page |
| Memorandum Vehicular Connection | APPLICANT's EXHIBIT #2 | 2-pages |
| Email – Subj: King Property & County Property Meeting Confirmation | APPLICANT's EXHIBIT #3 | 1-page |
| Proposed Revisions to Findings & Conditions | APPLICANT's EXHIBIT #4 | 2-pages |

MARIE PROCTOR May 30, 2019

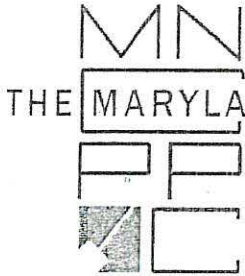


5-31-19

Sign and Date

Staff Exhibit 1

AGENDA ITEM: 7
AGENDA DATE: 5/30/19



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

REC'D BY PGCPB ON 5-30-2019
ITEM # 7 CASE # CSP-03001-01
EXHIBIT # Staff Exhibit #1

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

May 30, 2019

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division
Jill Kosack, Supervisor, Urban Design Section, Development Review Division *JSK*

FROM: Jeremy Hurlbutt, Master Planner, Urban Design Section *JDH*
Development Review Division

SUBJECT: **Conceptual Site Plan CSP-03001-01**
Balk Hill Center , Item 7
Planning Board Agenda May 30, 2019 –
Staff Clarifications and Corrections to Technical Report

The following correction is recommended to the technical staff report dated May 14, 2019. The amendment is a clarification and reflected below. If the application is approved, the amendment will be reflected in the Planning Board's resolution of approval. Staff has provided a brief explanation related to the specific recommended amendment followed by the amendment itself (added text underlined, deleted text [~~strikethrough~~):

I. REVISED CONDITIONS, PAGES 20-22

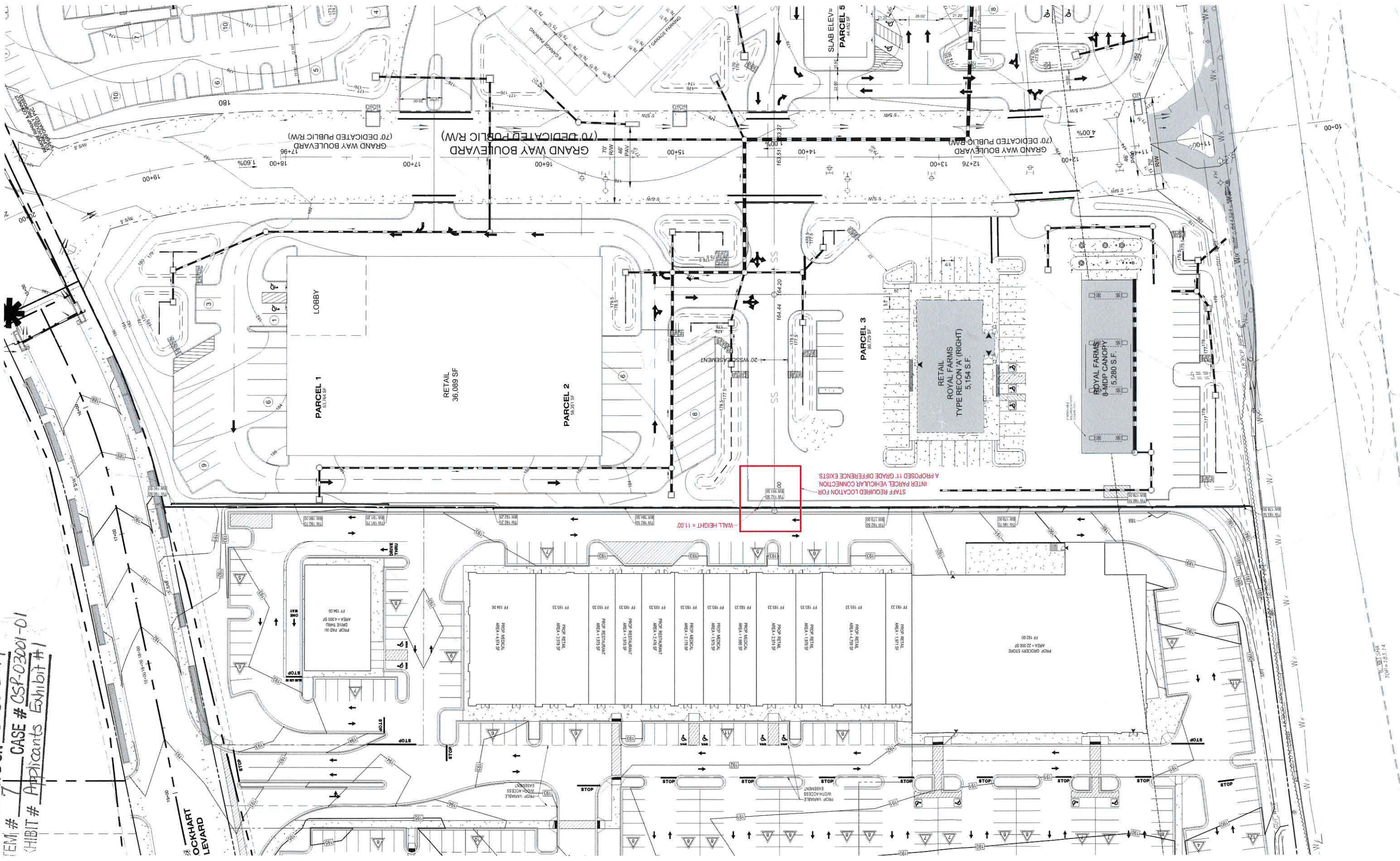
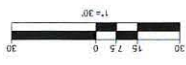
Combine Conditions 1.a, and d. removing duplication and providing clarification Renumber as indicated.

1. Prior to certificate approval of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
 - a. Revise the site plan to show potential ~~vehicular~~ vehicular and pedestrian access to the adjacent M-X-T-zoned property to the east, approximately 460 feet south of the right-of-way for Ruby Lockhart Boulevard (to correspond to a driveway between Parcels 1 and 3 as shown on Detailed Site Plan DSP-18024 for Woodmore Overlook Commercial). *OK*
 - b. Remove all access easements shown on Sheets 5-9. *OK*

- ~~c.~~ Remove the project title "Woodmore Commons" from the coversheet and provide the correct project name of "Balk Hill Centre" in accordance with the filed application.
- ~~d.~~ ~~Include a potential location of a vehicular and/or pedestrian connection to the adjacent Woodmore Overlook development to the east.~~
- ~~e.~~ ^{d.} _c Revise Note 12 on the overall conceptual site plan, site data table, to state commercial uses of 60,000 square feet-100,000 square feet.
- ~~f.~~ ^d Revise the Type 1 tree conservation plan (TCP1), as follows:

~~There is~~
~~opposition~~

REC'D BY PGCPB ON 5-30-2019
ITEM # 7 CASE # CSR-03001-01
EXHIBIT # Applicants Exhibit #1



TOP=183.14



REC'D BY PGCPB ON 5-30-2019
ITEM # 1 CASE # CSP03001-08
EXHIBIT # Applicants Exhibit #2

CV, INC.
1395 Piccard Drive
Suite 370
Rockville, Maryland 20850
Ph: (301) 637.2510
Fax: (240) 252.5612

MEMORANDUM

To: Mr. Chris Duffy, VP Development, Petrie Richardson Ventures

Cc: file

Email: cd@petrierichardson.com

From: Chinmay Vyas, PE

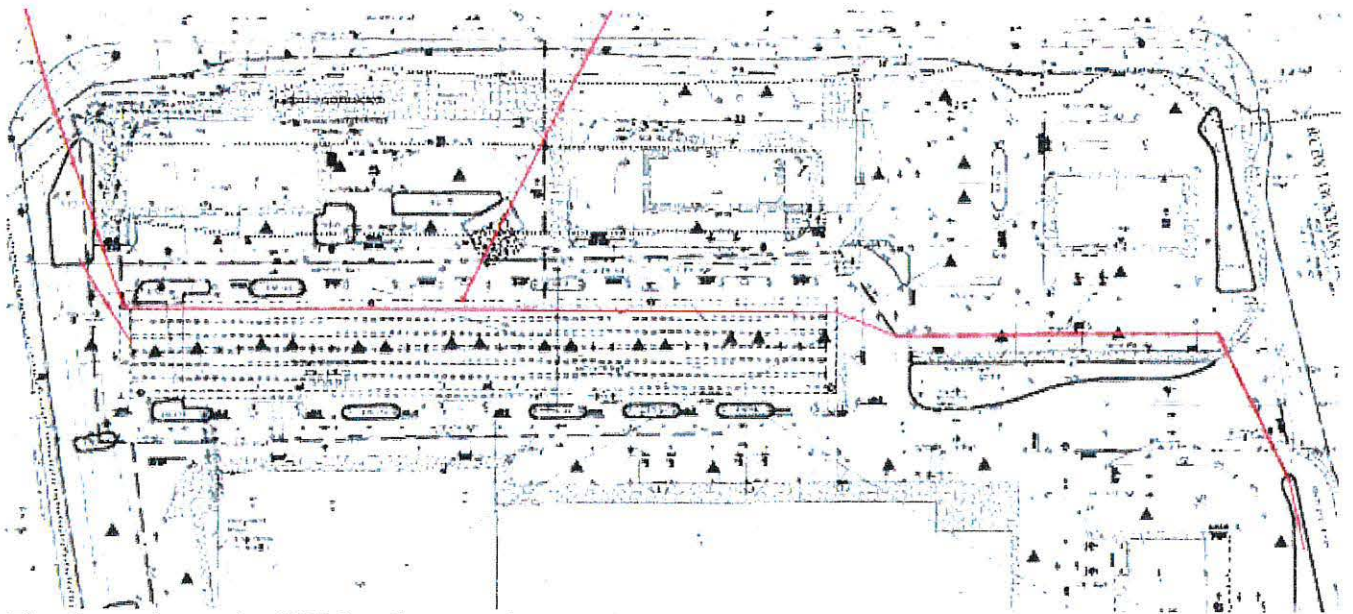
Date: 5/29/2019

Ref: St. Joseph's Village/ Balk Hill

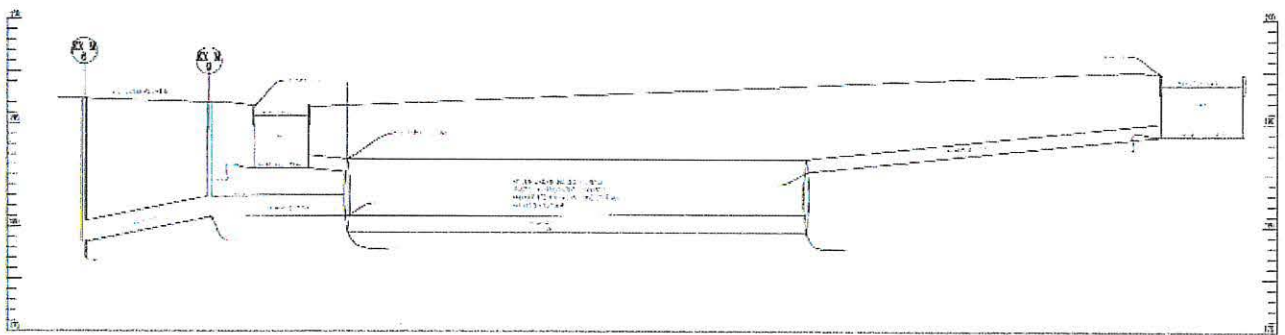
A.E. # 2

Background: CV, inc. as tasked to evaluate the potential of providing a connection between the project to the east of the proposed site. Currently the subject site is being developed with retaining wall separating it from the adjoining development with a vertical grade difference of approximately 10 ft.

- In order to provide a vehicular connection between the two sites, the drive has to be designed at a reasonable drivable roadway slope. It is assumed that a sidewalk would also be required along with the roadway. A typical ADA slope of ramps of 5% is considered for the analysis.
- The site to east is already in final engineering stage and has a finalized grading.
- This would mean setting the grade at subject site so that the driveway originating from adjoining site.
- The proposed site currently houses a surface pond and is being developed as a retail center. CV has evaluated the conversion potential of the surface pond to underground storage facility providing the same storage and evaluate the required site elevations.
- In order for the drainage to discharge from the underground system through existing outfall under St. Joseph's drive, a minimum top of surface elevation of about 192 ± is required. This elevation corresponds with the current design on the proposed CSP.
- A plan and section showing the required elevation is included herewith.
- This makes the retaining wall about 10 -11 feet between the already designed site and proposed St. Joseph's Village.
- At 5% this would require a horizontal distance of about 200 feet of straight connection.
- The two sites are abutting each other and the finalized development layout does not allow for space to accommodate the requested roadway connection.



The above shows the SWM underground system layout as related to the site with the red line representing the line along with the bottom section has been cut to evaluate the minimum ground elevation required for the project to convey the surface pond.



STORM DRAIN PROFILE
ELEVATION (FEET)

LOG'D BY PGC/PB ON 5-30-2019
ITEM # 7 CASE # CSP-03001-01
EXHIBIT # Applicants Exhibit #3

Edward C. Gibbs, Jr.

Subject: King Property and County Property - i-301
Location: ZZ-PPD, CAB-CONF-HAROLD FOSTER

Start: Thu 6/22/2017 12:00 PM
End: Thu 6/22/2017 12:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Masog, Tom
Resources: ZZ-PPD, CAB-CONF-HAROLD FOSTER

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 Conceptual Site Plan CSP-03001-01 and Type 1 Tree Conservation Plan TCP1 019-03-02 for Balk Hill Centre, subject to the following conditions:

1. Prior to certificate approval of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
 - a. ~~Revise the site plan to show potential access to the adjacent M-X-T-zoned property to the east, approximately 460 feet south of the right-of-way for Ruby Lockhart Boulevard (to correspond to a driveway between Parcels 1 and 3 as shown on Detailed Site Plan DSP-18024 for Woodmore Overlook Commercial).~~
 - b. a. Remove all access easements shown on Sheets 5-9.
 - c. ~~Remove the project title "Woodmore Commons" from the coversheet and provide the correct project name of "Balk Hill Centre" in accordance with the filed application.~~
 - d. ~~Include a potential location of a vehicular and/or pedestrian connection to the adjacent Woodmore Overlook development to the east. (See proposed Condition 3)~~
 - e. b. Revise Note 12 on the overall conceptual site plan, site data table, to state commercial uses of 60,000 square feet-100,000 square feet.
 - f. c. Revise the Type 1 tree conservation plan (TCP1), as follows:
 - (1) The TCP1 approval block shall be filled-in with all previous approval information. The original plan was approved with Conceptual Site Plan CSP-03001, the -01 revision with Preliminary Plan of Subdivision 4-03094, and the current -02 revision for Conceptual Site Plan CSP-03001-01.
 - (2) The existing treeline shall be revised to match approved Natural Resource Inventory NRI-151-2018.
 - (3) A phase line shall be added to the plan to clearly differentiate between phases 1 and 2.
 - (4) The limits of disturbance shall be shown on the plan.
 - (5) A revision bubble shall be added to the Bohler Engineering information block.
 - (6) The label for the site statistics table shall be revised to "Phase 2 site statistics."
 - (7) The TCP approval block containing original approval signatures shall be crossed-out.
 - (8) All proposed stormwater management features shall be labeled on the plan.
 - (9) The general information table on the plan shall be revised to remove the yes/no labels for Planning Area, General Plan Tier, Traffic Analysis Zone (COG), and

Traffic Analysis Zone (PG), and to enter the corrected information for each category.

- (10) The TCP1 notes shall be revised, as follows:
 - (a) Note 1 shall be revised to refer to the current Conceptual Site Plan, CSP-03001-01, as the associate plan upon which the TCP1 is based.
 - (b) Note 7 regarding the tier and zone shall be revised to match the standard note language found in the Environmental Technical Manual.
 - (11) The woodland conservation worksheet shall be revised match the worksheet shown on the most recently approved TCP2 for the overall site (TCP2-082-05-04). The worksheet shall be further revised to provide a separate phase for Parcels 1 and 2.
2. At the time of ~~preliminary plan of subdivision~~ detailed site plan for Parcels 1 and 2, the applicant shall provide a cross-section exhibit demonstrating ~~an internal driveway on the site, which reflects a boulevard type of~~ proposed treatment ~~with for~~ pedestrian components including landscaping, street trees, sidewalks, and lighting in order to adequately evaluate the spatial relationships associated with the driveways, proposed parcels, and any associated access easements.
 3. At the time of detailed site plan, examine the feasibility of a pedestrian connection to the adjacent Woodmore Overlook development to the east.