



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

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

Conceptual Site Plan

St. Barnabas Mixed Use Park

CSP-19002

REQUEST	STAFF RECOMMENDATION
Development of 40 to 60 one-family attached dwelling units; 180 to 250 multifamily dwelling units; and 75,000 to 94,000 square feet of commercial/retail space.	APPROVAL with conditions

Location: In the southwest quadrant of the intersection of MD 414 (St. Barnabas Road) and Cremen Road.	
Gross Acreage:	11.06
Zone:	M-X-T
Dwelling Units:	310
Gross Floor Area:	94,000 sq. ft.
Planning Area:	76A
Council District:	07
Election District:	06
Municipality:	N/A
200-Scale Base Map:	207SE03
Applicant/Address: 1323 E Street SE, LLC 7020 Ordway Road Centerville, VA 20121	
Staff Reviewer: Henry Zhang Phone Number: 301-952-4151 Email: Henry.Zhang@ppd.mncppc.org	



Planning Board Date:	04/09/2020
Planning Board Action Limit:	05/13/2020
Staff Report Date:	03/23/2020
Date Accepted:	03/04/2020
Informational Mailing:	02/18/2020
Acceptance Mailing:	02/18/2020
Sign Posting Deadline:	03/10/2020

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-19002
Type 1 Tree Conservation Plan TCP1-003-2020
St. Barnabas Mixed-Use Park

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 CRITERIA

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

- a. The requirements of Zoning Map Amendment A-10047;
- b. 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;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of other site-related regulations; and
- e. 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) for development of 40 to 60 one-family attached (townhouse) dwelling units; 180 to 250 multifamily dwelling units; and 75,000 to 94,000 square feet of commercial/retail space.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	M-X-T	M-X-T
Use(s)	Office/Commercial/ Transportation and Utilities	Residential/ Commercial/Retail
Acreage	11.06	11.06
Total Gross Floor Area (GFA) (sq. ft.)	19,804 (to be removed)	485,000–674,000
Of which Commercial GFA	19,804	75,000–94,000
Residential GFA	-	410,000–580,000
Total Dwelling Units	-	310
Of which One-Family Attached Units	-	40–60
Multifamily Dwelling Units	-	180-250

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:	1.0–1.40 FAR

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

3. **Location:** The subject property is located in the southwest quadrant of the intersection of MD 414 (St. Barnabas Road) and Cremen Road, in Planning Area 76A, Council District 7.
4. **Surrounding Uses:** The subject site is located on the southeastern side of MD 414, between Temple Hill Road and Cremen Road. To the north of the site is the public right-of-way (ROW) of St. Barnabas Road, a bowling alley, two gas stations, and various retail uses in the Commercial Shopping Center (C-S-C) Zone beyond; to the northeast is the public ROW of Cremen Road and a used vehicle sales lot in the C-S-C Zone beyond; to the south is developed property with a senior housing facility in the One-Family Detached Residential Zone; and to the west is the public ROW of Temple Hill Road, with single-family detached homes in the Rural Residential Zone beyond.
5. **Previous Approvals:** The subject property was rezoned through Zoning Map Amendment A-10047 from the C-S-C and Light Industrial (I-1) Zones to the M-X-T Zone by Prince George’s County District Council Order (Zoning Ordinance No. 2–2019) on March 11, 2019.
6. **Design Features:** The subject site is triangular in shape, with the long side fronting MD 414. Two access drives have been shown from MD 414, and one access point off of both Temple Hill Road and Cremen Road. Of the two access drives from MD 414, one leads directly into the multifamily complex and the other is the main access to the site. The main access road intersects with the access road connecting Temple Hill Road and Cremen Road

in the middle of the site, and divides the site into three distinct parts that will be developed in three phases.

Phase 1, which is located at the intersection of MD 414 and Cremen Road, will be a multifamily building. Phase 2, which is located in the southeast corner of the site, will be the single-family attached (townhouse) units. Phase 3, which is located at the intersection of MD 414 and Temple Hill Road, consists of pad sites for commercial/retail uses.

Given the scale and multiple phases of the proposed development, there are plenty of opportunities for application of sustainable site and green building techniques in the development. The applicant should apply those techniques, as practical, at time the of detailed site plan (DSP). A condition has been included in the Recommendation section of this report requiring the applicant to provide sustainable site and green building techniques that will be used in this development with the submittal of the DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-10047:** The District Council approved Zoning Map Amendment A-10047 on March 11, 2019 to rezone the subject property, approximately 11.07 acres of land, from the C-S-C and I-1 Zones to the M-X-T Zone, with no conditions.
8. **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 design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-547, Use Permitted, of the Zoning Ordinance, which governs uses in all mixed-use zones, as follows:
 - (1) The proposed one-family attached residential, multifamily 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, development of this property would be limited to the numbers and types, as proposed in this CSP, that cannot exceed 310 dwelling units.
 - (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.**

This CSP proposes two types of uses, as required, including residential and commercial/retail uses. These proposed uses, in the amount shown, satisfy the mixed-use requirement of Section 27-547(d).

- b. Section 27-548 of the Zoning Ordinance, M-X-T Zone regulations, establishes additional standards for the development in this zone. The CSP's conformance with the applicable provisions is discussed, as follows:

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR

(2) With the use of the optional method of development—8.0 FAR

A floor area ratio (FAR) range of 1.0–1.4 is proposed in this CSP. This is up to the maximum allowed 1.40 FAR, in accordance with Section 27-545(b)(4), Optional Method of Development, which allows an additional FAR of 1.0 on top of the base 0.4 FAR to be permitted where 20 or more dwelling units are proposed. In this CSP, a total of 310 dwelling units are proposed.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

The applicant proposes to include the uses on the M-X-T-zoned property in multiple buildings on more than one lot, as permitted.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

This requirement is not applicable since this application is for a CSP. Subsequent DSP approvals will provide regulations for development on this property.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land use.

The development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone, and to protect the character of the M-X-T Zone from adjoining and interior incompatible land uses, at the time of DSP.

- (e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the proposed up to 674,000 square feet on the 11.06-acre property is 1.4. This will be refined further at the time of DSP, relative to the final proposed gross floor area of the buildings, in conformance with this requirement.

- (f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

There are no private structures within the air space above, or in the ground below public rights-of-way as part of this project.

- (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 is accessed from a public street; however, the residential and commercial uses will be served by private streets and alleys. At the time of preliminary plan of subdivision (PPS), appropriate frontage and vehicular access for all lots and parcels must be properly addressed.

- (h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than**

eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half ($\frac{1}{2}$) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

The subject CSP proposes 40 to 60 townhouses. Conformance with these specific townhouse requirements will be reviewed at the time of PPS and DSP, when detailed lot and building information is available.

- (i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

The height limit will be further evaluated with the DSP for the proposed multifamily buildings.

- (j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

The subject property was placed in the M-X-T Zone through a zoning map amendment. Therefore, this requirement does not apply.

- 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 Prince George's County 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 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 uses, will provide increased economic activity proximate to the intersection of MD 414 and Temple Hill Road. It also allows for the reduction of the number and distance of automobile trips by constructing residential and nonresidential uses near each other. This CSP, in general, promotes the purposes of the M-X-T Zone

and contributes to the orderly implementation of the *Plan Prince George's 2035 Approved General Plan*. However, one of the purposes of the M-X-T Zone is to create compact, mixed-use, and walkable communities that emphasize pedestrian experience with active street fronts. The CSP is weak on creating an active street front by not locating the commercial uses close to MD 414, and by not integrating vertically mixed-use elements in the proposed multifamily building in Phase 1. Given the nature of this review, the applicant must address the noted deficiencies in creating active street fronts at the time of DSP. A condition has been included in the Recommendation section of this report requiring the applicant to create active street fronts, at a minimum along the MD 414 frontage, especially at its intersection with Temple Hill Road.

- (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 subject site was rezoned to the M-X-T Zone through a Zoning Map Amendment A-10047, not through a sectional map amendment.

- (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 outward oriented. Multifamily residential and commercial buildings will be oriented toward the intersections of MD 414 with both Temple Hill Road and Cremen Road. However, as discussed above, Urban Design staff believes that active street fronts should be achieved by locating the commercial/retail uses close to MD 414 and by providing active storefronts at ground level in the proposed multifamily residential building. 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 requirement.

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

The proposed development is compatible with the existing and proposed development in the vicinity. The surrounding areas are developed with various auto-oriented, commercial, and residential uses, which are compatible with the residential and commercial uses proposed with this CSP.

- (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 produce a cohesive development capable of sustaining an independent environment of continuing quality and stability. The proposed development concept includes a mix of residential and commercial/retail uses and associated on-site improvements. Indoor amenities will be provided in the multifamily building. However, for the townhouse section, an outdoor open space should be provided to accommodate certain basic recreational facilities for younger children. A condition has been included in the Recommendation section of this report requiring the applicant to provide a recreational open space with basic facilities at the time of DSP.

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

A phasing plan consisting of three phases is presented with this CSP, as described in Finding 6 above. Each phase is designed as a sufficient entity, allowing for effective integration of subsequent phases. The phasing plan is acceptable.

- (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 PPS and DSP. The illustrative plan submitted with the CSP shows sidewalks, adjacent to roadways, connecting to each part of the development.

- (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 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 subject property was placed in the M-X-T Zone through Zoning Map Amendment A-10047, not through a sectional map amendment. Therefore, this finding is not applicable. Transportation adequacy for the proposed development will be further tested 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 11.06 acres and does not meet the above acreage requirement. Furthermore, this CSP does not propose development of a mixed-use planned community. Therefore, this requirement is not applicable.

- d. The CSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. The proposed development concept provides a mix of new housing types and commercial/retail uses designed to front on roadways. A connected circulation system for vehicles and pedestrians is proposed. In addition, the CSP notes that architecture for residential and commercial buildings will provide a variety of architectural elements to convey the individuality of units, while providing for a cohesive design. Detailed designs of all buildings, site infrastructure, features, and amenities will be further reviewed at the time of DSP.

Specifically, the CSP anticipates adequate levels of lighting for safe vehicular and pedestrian movement, while not causing glare or light bleeding onto adjoining properties by using full cut-off light fixtures throughout the development. The CSP is designed to preserve, create, and emphasize views from public roads and the adjoining property. All buildings will be designed to provide a modern, clean, and strong presence along road frontages.

The proposed site and streetscape amenities in this project will contribute to an attractive, coordinated development. The CSP envisions attractive site fixtures that will be made from durable, high-quality materials and will enhance the site for future residents and patrons. The CSP includes some possible examples of site fixtures and streetscape amenities.

The townhouses will be accessed by proposed private roads and served by private alleys. Landscaping will be provided in common areas which, along with street trees along the private roads, will further screen the units from views of public ROWs. It is anticipated and expected that the future builder of the residential units will provide high-quality architecture that will include a variety of architectural elements and articulation to promote individuality or aesthetically pleasing appearances. As discussed previously, sufficient outdoor open space should be provided for younger children.

- e. In accordance with Section 27-574 of the Zoning Ordinance, 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). At the time of DSP review, demonstration of adequacy of proposed parking, including visitor parking and loading configurations, will be required for development.
- f. One of the four specific purposes of CSPs, as stated in Section 27-272, requires a CSP to illustrate approximate locations where buildings, parking lots, streets, green areas, and other similar physical features may be placed in the final design for the site. The application has shown the information, as required. However, in the townhouse section, the applicant provides too much dimensional information, such as lot size and alley width, that should be reviewed at the time of PPS. A condition has been included in the Recommendation section of this report requiring the applicant to remove the dimensional information prior to certification of this CSP.

9. **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 the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. As required by Section 25-119(a)(2)(A) of the WCO, Type 1 Tree Conservation Plan TCP1-003-2020 was included with the CSP.

Based on the TCP1 submitted with this application, the site contains 0.35 acre of existing woodland and has a woodland conservation threshold of 1.66 acres (15 percent). The Woodland Conservation Worksheet shows the removal of 0.35 acre of woodlands, for a requirement of 2.01 acres. According to the TCP1 worksheet, the requirement is proposed to be met with 2.01 acres of off-site woodland preservation.

No revisions to the TCP1 are needed and no further action regarding woodland conservation is required with this CSP review. The proposed development is in general conformance with the WCO.

- 10. 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 Landscape Manual at the time of DSP. Specifically, the site is subject to Section 4.1, Residential Requirements; Section 4.2, Requirements for 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; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual.
 - b. **Prince George’s County Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (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 11.06 acres in size and the required TCC is 1.1 acres. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of DSP.
- 11. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are adopted herein by reference and main points are summarized, as follows:
- a. **Historic Preservation**—In a memorandum dated February 19, 2020 (Stabler, Smith to Zhang), the Historic Preservation Section concluded that a Phase I archeology survey is not recommended because the site does not contain and is not adjacent to any designated historic sites or resources. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources. However, many of the buildings that are proposed to be demolished are more than 50 years old. Therefore, Historic Preservation staff request to arrange a site visit to the subject property to photo document all the existing buildings, prior to their demolition.
 - b. **Community Planning**—In a memorandum dated February 28, 2020 (Lester to Hurlbutt), the Community Planning Section stated that, pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance, master plan conformance is not required for this application.
 - c. **Transportation Planning**—In a memorandum dated March 10, 2020 (Masog to Zhang), the Transportation Planning Section stated that, 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. MD 414 is a master plan arterial facility with a proposed ROW of 120 feet. It appears that sufficient ROW, consistent with master plan recommendations, already exists along the frontage of this property; this shall be confirmed at the time of PPS review. Neither the adjacent portions of Temple Hill Road, nor Cremen Road, carry master plan designations. Both roadways shall show a minimum ROW dedication of 60 feet on the PPS.

- d. **Trails**—In a memorandum dated February 24, 2020 (Ryan to Hurlbutt), the trails planner provided a comprehensive review of this application and concluded that this CSP meets the necessary findings and approval criteria, from the perspective of non-motorized transportation. Details regarding pedestrian, bicyclist, and transit improvements will be addressed at the time of PPS and DSP review.
- e. **Environmental Planning**—In a memorandum dated March 10, 2020 (Schneider to Zhang), the Environmental Planning Section provided the following summarized comments on the subject application:

Natural Resources Inventory Plan/Existing Features

A Natural Resources Inventory, NRI-097-2019, was approved on September 3, 2019, and provided with this application. The site contains no regulated environmental features or primary management area and 0.35 acres of woodlands. There are two specimen trees located along the southwestern property line. The TCP1 and CSP show all the required information correctly, in conformance with the NRI.

Specimen Trees

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

The site contains two on-site specimen trees, both White Oaks, with the ratings of good (Specimen Tree 2) and fair (Specimen Tree 1). These trees are located along the southwestern property line where grading is proposed. Staff indicated that these two trees should be saved, as they are near the edge of the property. A Subtitle 25 variance application and statement of justification were submitted with the CSP application; however, the variance application has been withdrawn. A variance application should be made at the time of PPS when more detailed information is available regarding efforts to preserve the two specimen trees.

Stormwater Management

Stormwater Management Concept Plan 42069-2019-00 was submitted with the application for this site. The Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) is still reviewing the subject stormwater plans. The plan proposes to construct eight micro-bioretenion ponds. The stormwater concept plan approval is not required for CSP approval.

The Environmental Planning Section recommends approval of CSP-19002 and TCP1-003-2020 without conditions.

- f. **Prince George’s County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR did not offer comments on the subject application.

- g. **Prince George’s County Fire/EMS Department**—In a memorandum dated January 21, 2020 (Reilly to Hurlbutt), the Fire/EMS Department provided standard comments regarding hydrant locations, fire access road widths, and vertical clearances, as well as other dimensional requirements, which should be conformed with in subsequent plans of development.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated February 19, 2020 (Giles to Hurlbutt), DPIE stated their normal requirements for a project like this including new sidewalks along the road frontage to be constructed, private roads and alleys to be 22 feet in width, and conformance with the Prince George’s County Department of Public Works and Transportation street tree, parking lot lighting, and street lighting specifications and standards. Stormwater Management Concept Plan 42069-2019 is under review.
 - 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**—In a memorandum dated February 3, 2020 (Adepoju to Zhang), the Health Department provided several comments on this proposal. Comments on creating a high-quality pedestrian environment and access to active recreational facilities have been reflected in the conditions requiring the applicant to create active street frontage along MD 414 and to provide on-site recreation facilities in the townhouse section at the time of DSP. Other comments will be further evaluated at the time of DSP when detailed information on the site will be available.
 - 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.
12. As required by Section 27-276(b)(1) of the Zoning Ordinance, if approved with the conditions below, the CSP 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.
 13. Section 27-276(b)(4) for approval of a CSP, requires that 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. The subject property contains no regulated environmental features and, therefore, this finding can be made with the proposed development.

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-19002 and Type 1 Tree Conservation Plan TCP1-003-2020 for St. Barnabas Mixed-Use Park, subject to the following conditions:

1. Prior to certificate approval of the conceptual site plan, the following revisions shall be made, or information shall be provided:
 - a. Remove the dimensional information, such as lot size, for the single-family attached units from the plans.
 - b. Provide a general note on the plan stating the Prince George's County District Council Order that approves the zoning map amendment for this site.
 - c. Provide the existing gross floor area on the plan.
2. At the time of detailed site plan, the applicant shall:
 - a. Submit a list of sustainable site and green building techniques that will be used in this development.
 - b. Locate the commercial/retail uses close to MD 414 (St. Barnabas Road) to create an active street front.
 - c. Provide commercial/retail uses and other public-oriented functions of the proposed multifamily building, such as the leasing office, at the street level fronting MD 414 (St. Barnabas Road) to activate the street.
 - d. Provide a recreational open space with facilities in the townhouse section.

ITEM: 8

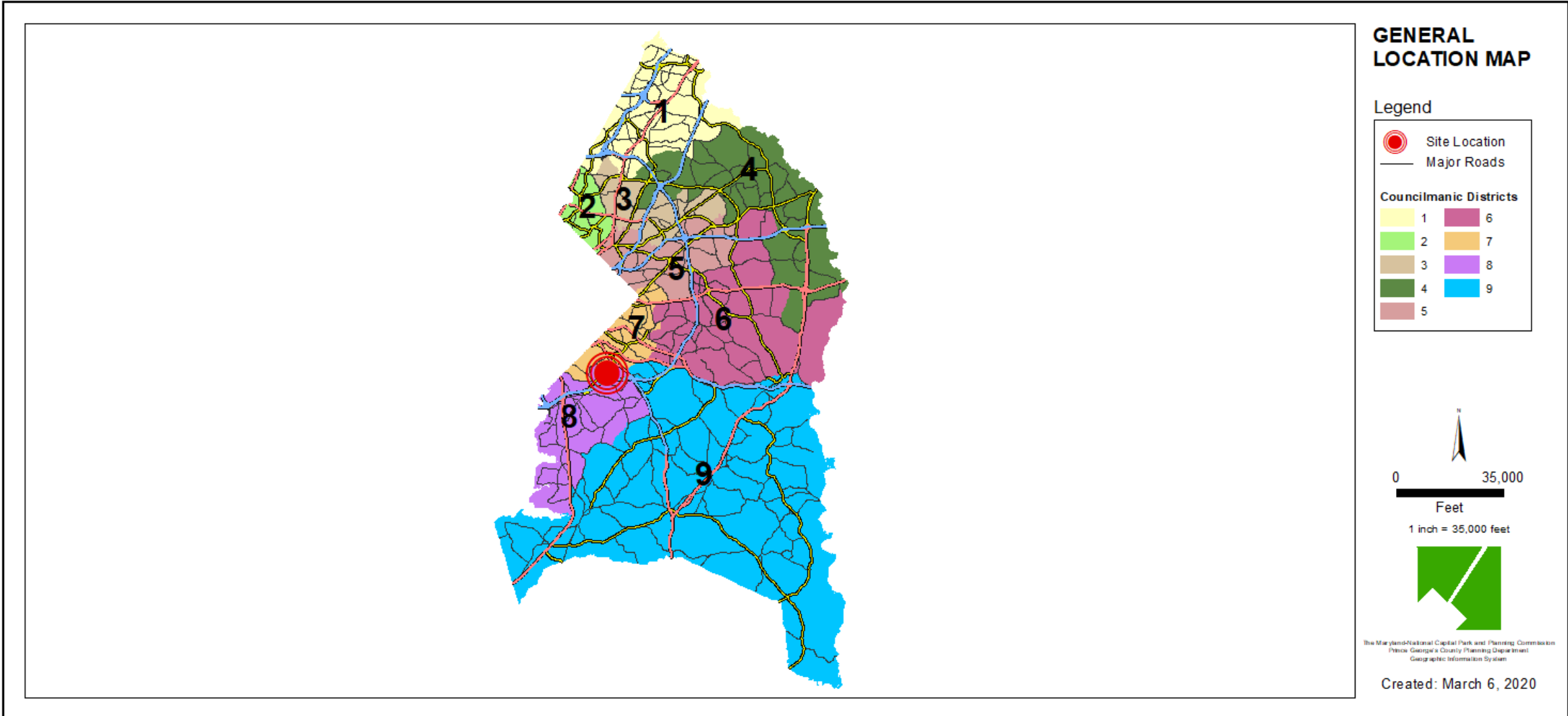
CASE: CSP-19002

ST. BARNABAS MIXED-USE

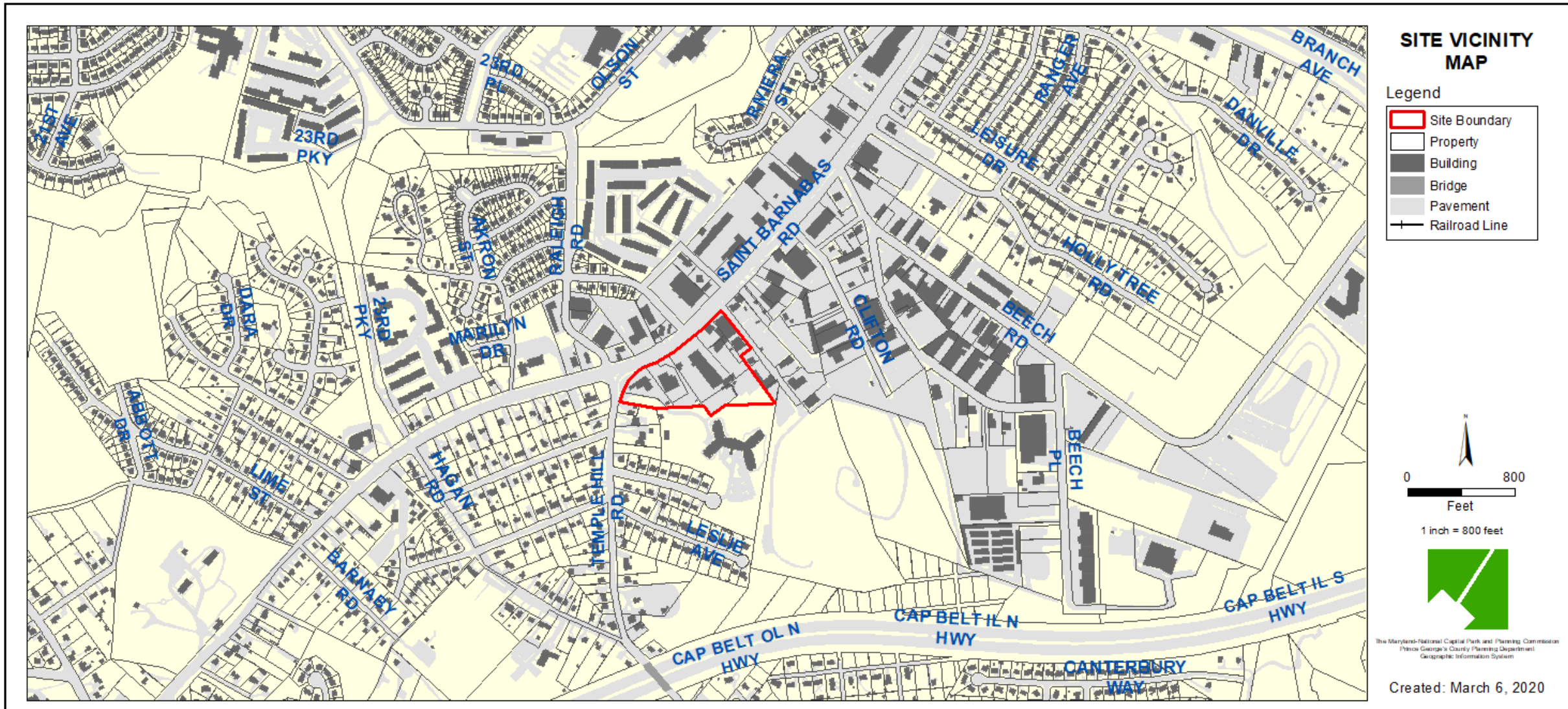
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



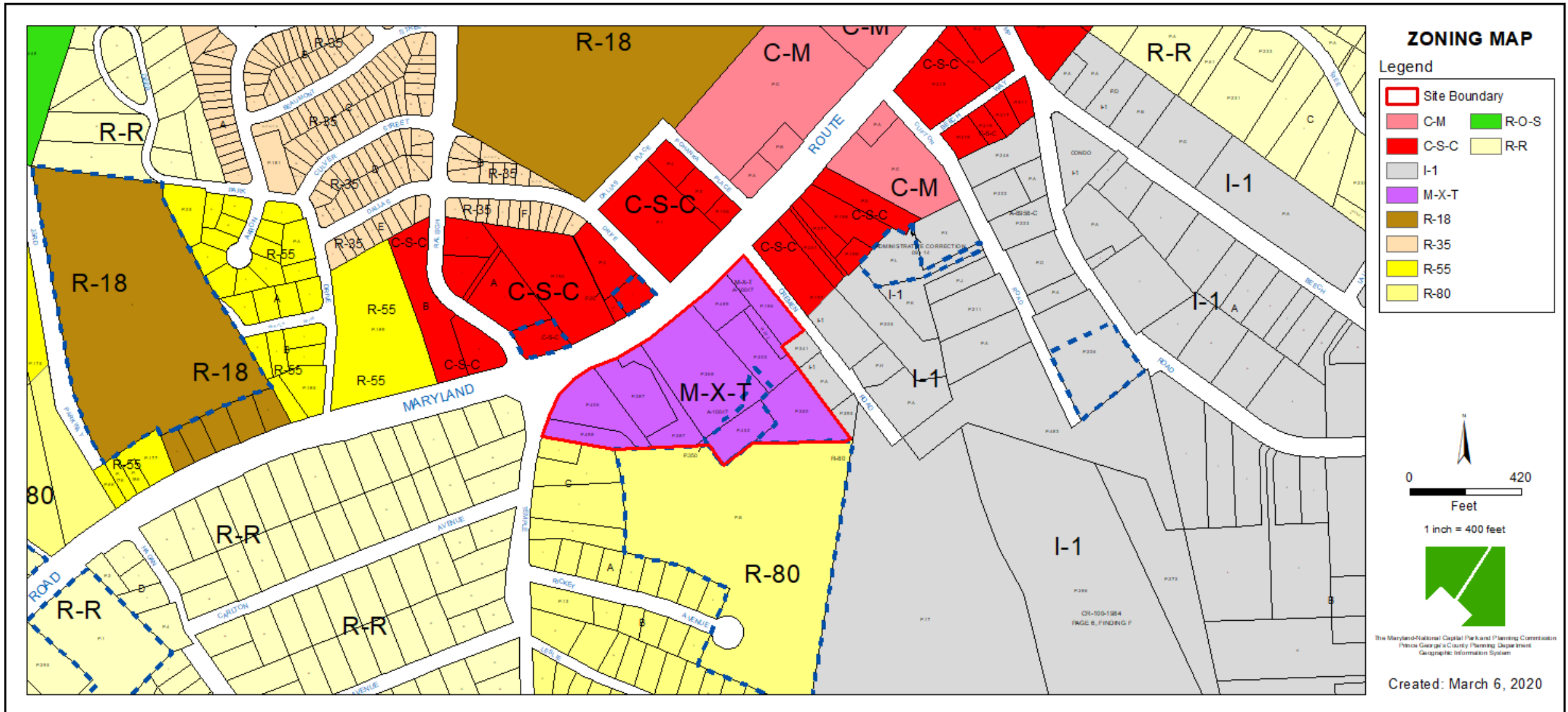
GENERAL LOCATION MAP



SITE VICINITY



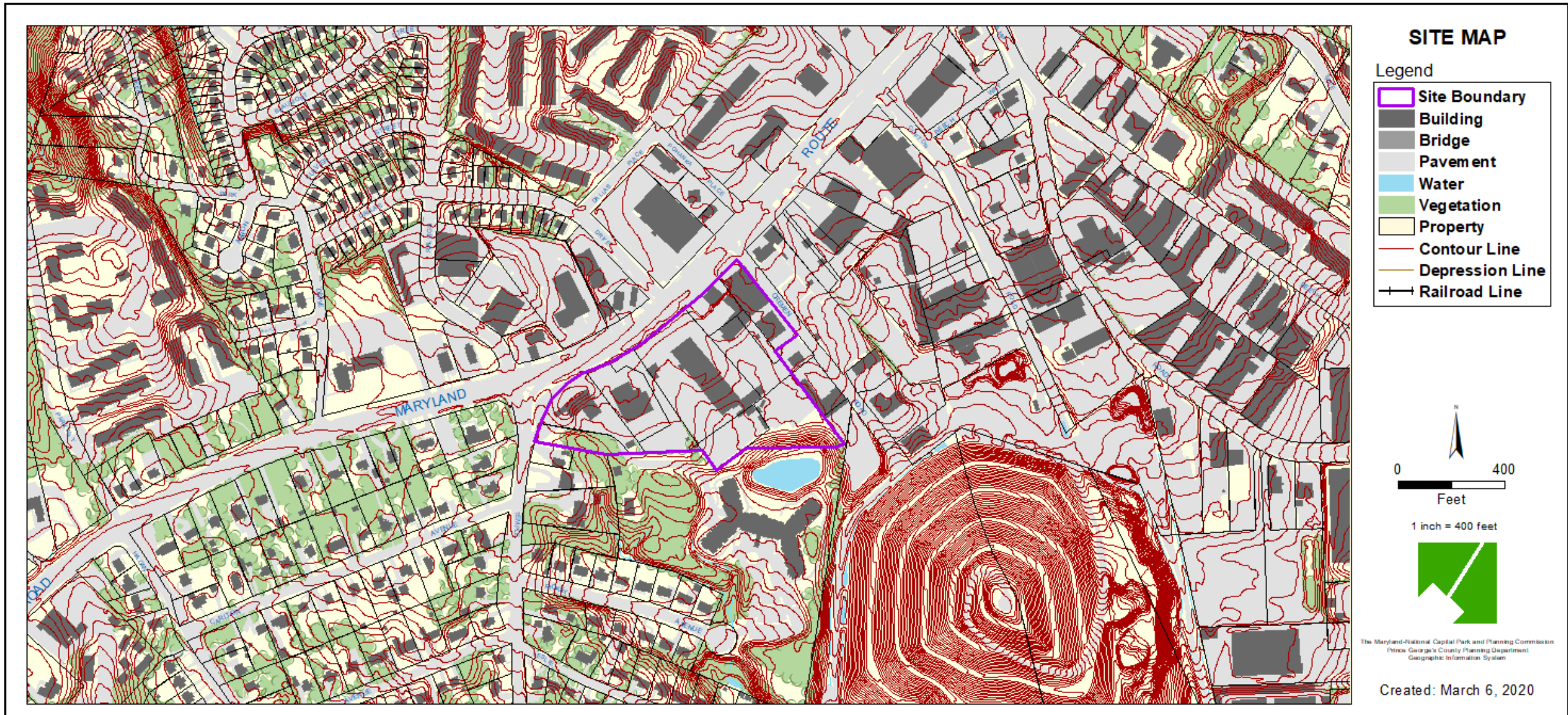
ZONING MAP



AERIAL MAP



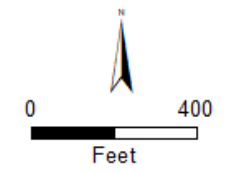
SITE MAP



SITE MAP

Legend

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



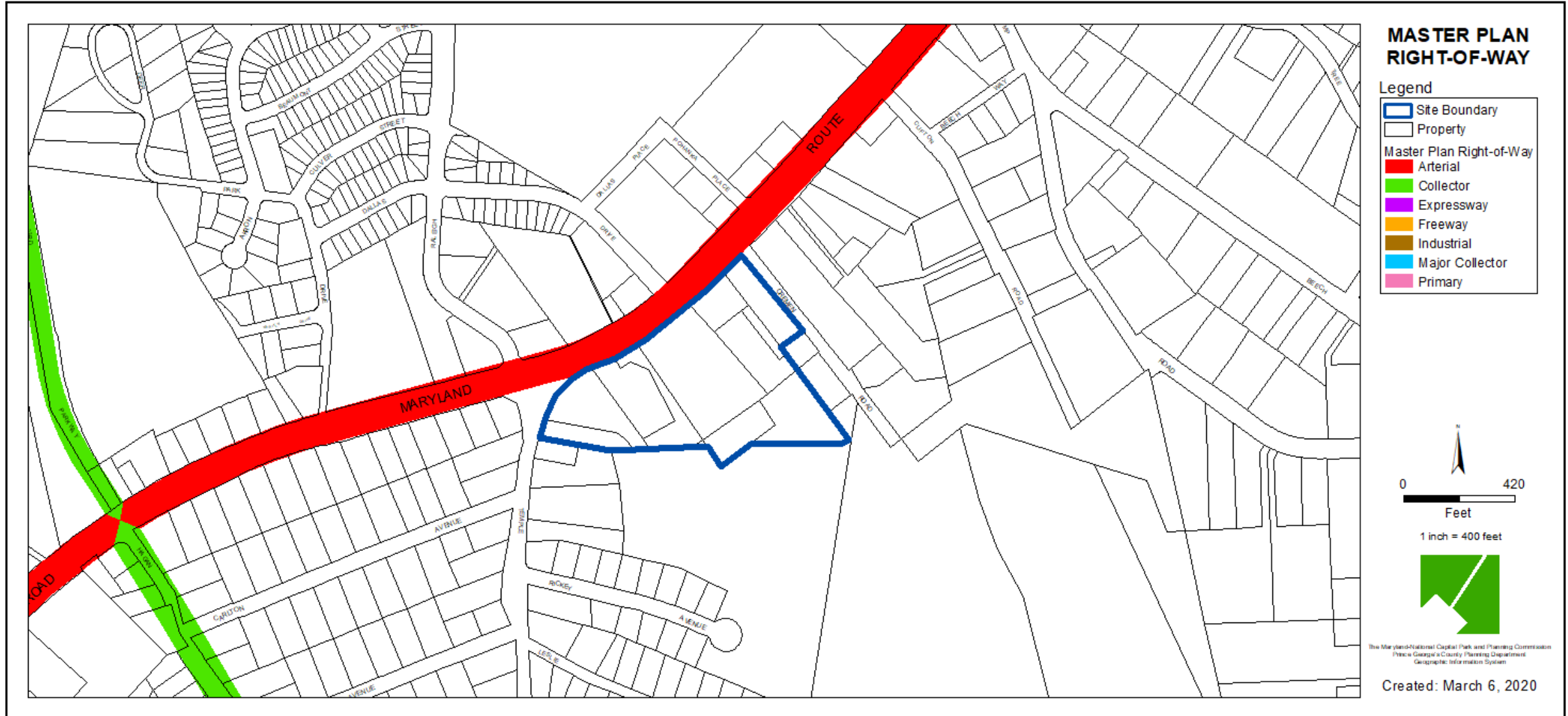
1 inch = 400 feet



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

Created: March 6, 2020

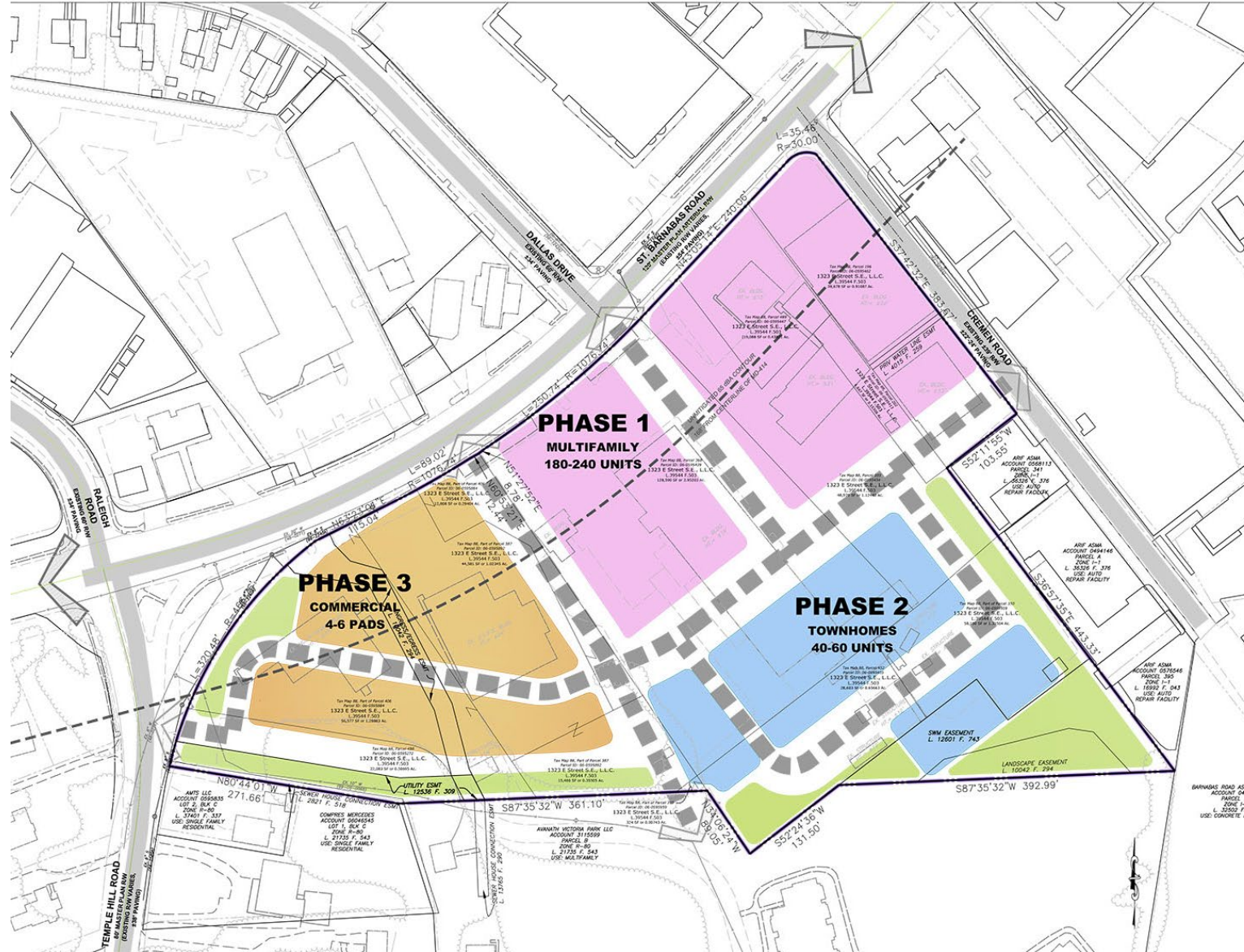
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CONCEPTUAL SITE PLAN



LEGEND

- TOWNHOMES
- MULTIFAMILY
- COMMERCIAL PADS
- GREEN SPACE

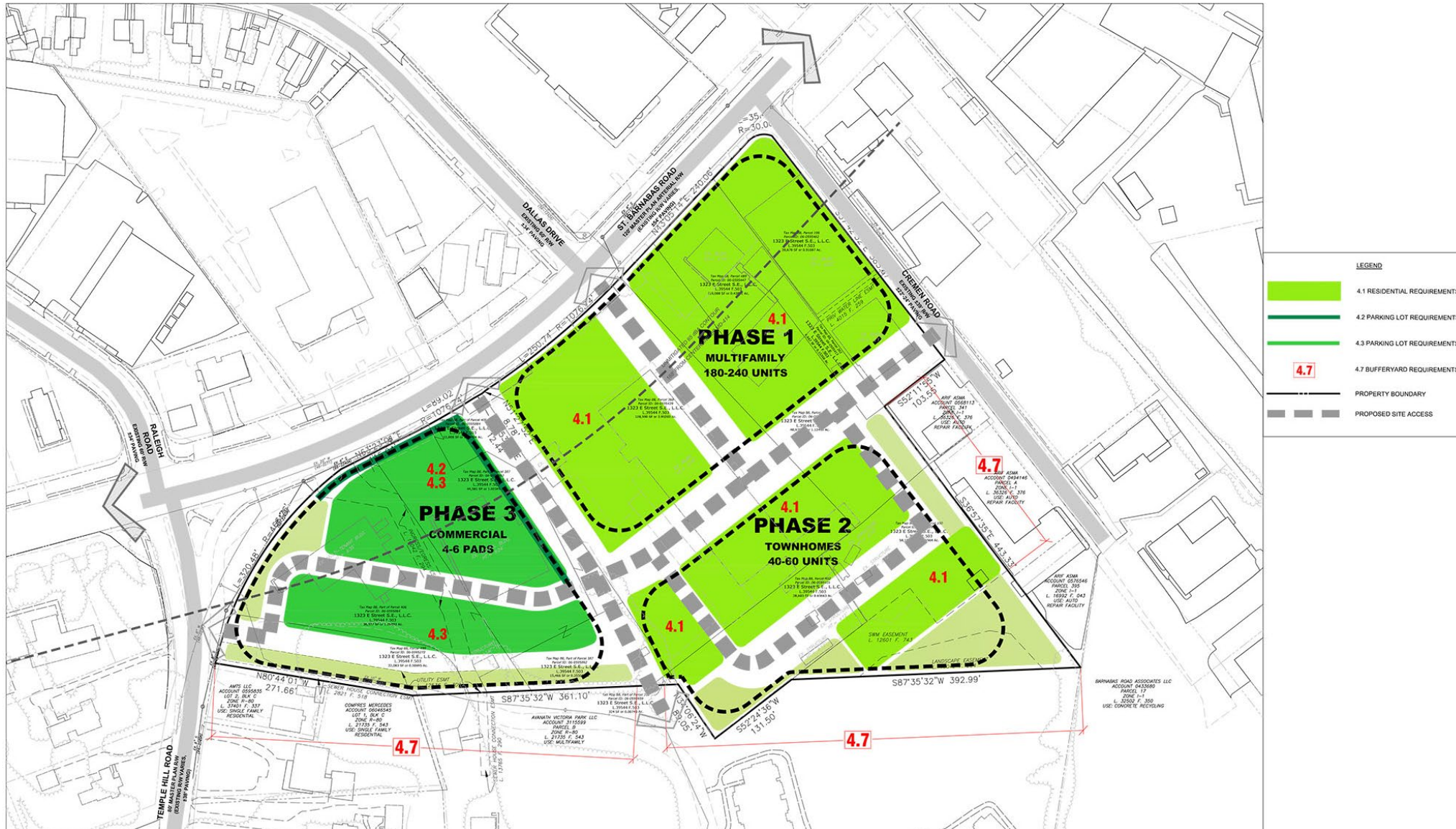
NOTE: The lot layout is for illustrative purpose only and not for final design or construction.



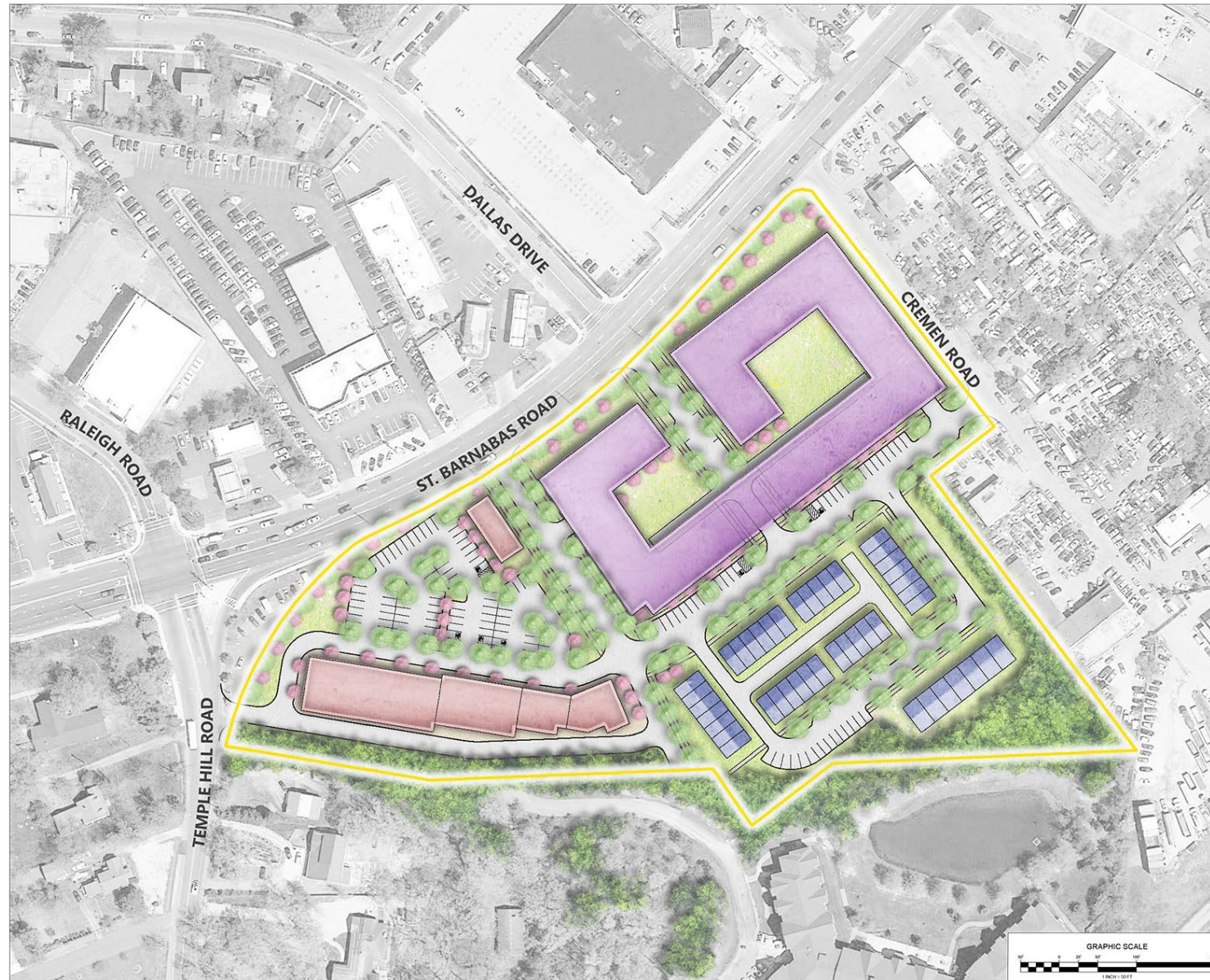
NOTE: The lotting patterns shown is for illustrative purposes only and does not depict final lot size, orientation, unit mix, or configuration which will be determined during the Preliminary Plan and Detailed Site Plan entitlement stages.



CONCEPTUAL LANDSCAPE PLAN



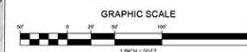
ILLUSTRATIVE RENDERING



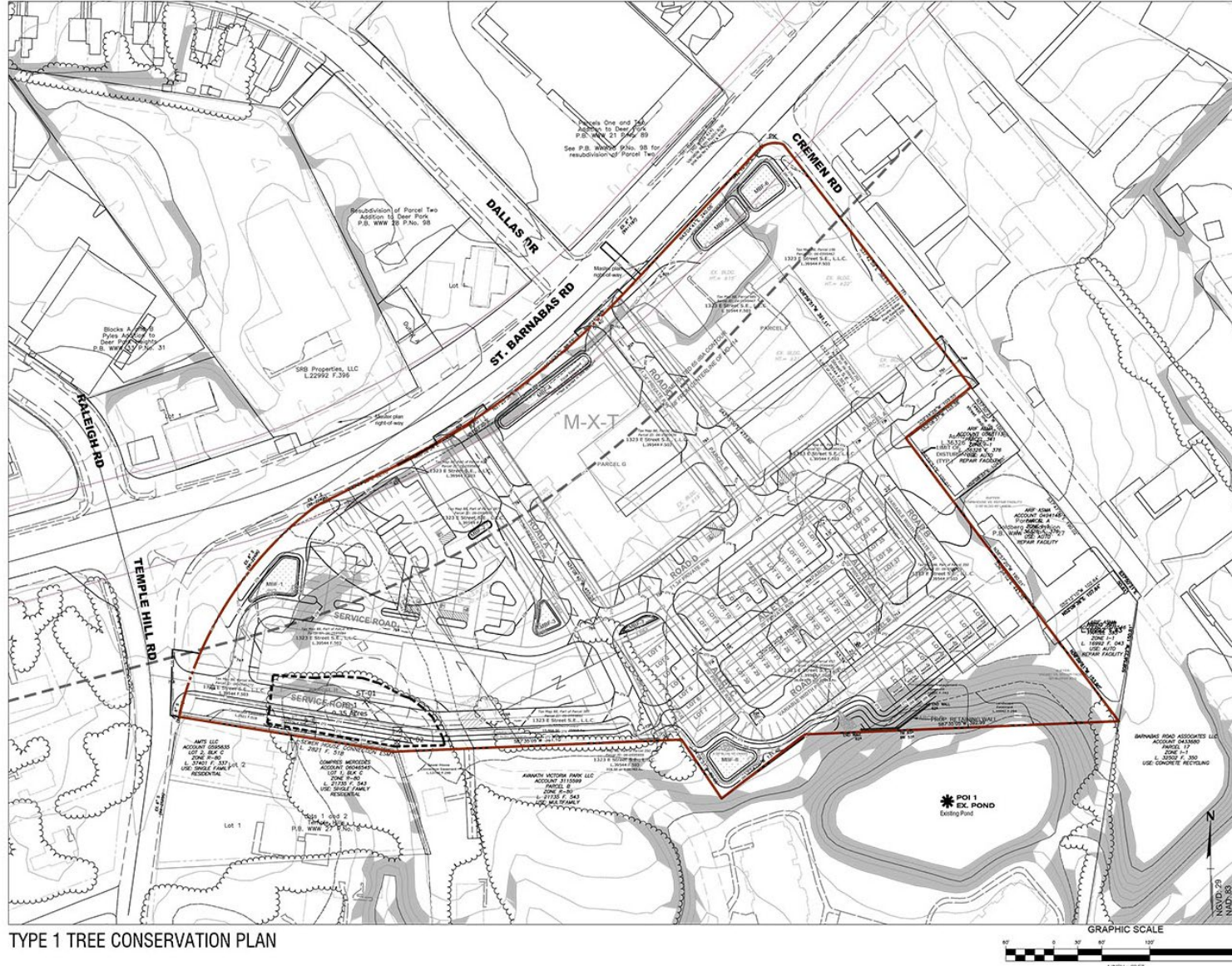
LEGEND

-  TOWNHOMES
(7 FRONT LOADED, 36 REAR LOADED)
-  MULTIFAMILY (180-250 UNITS)
-  COMMERCIAL PADS

NOTE: The lot layout is for illustrative purpose only and not for final design or construction.

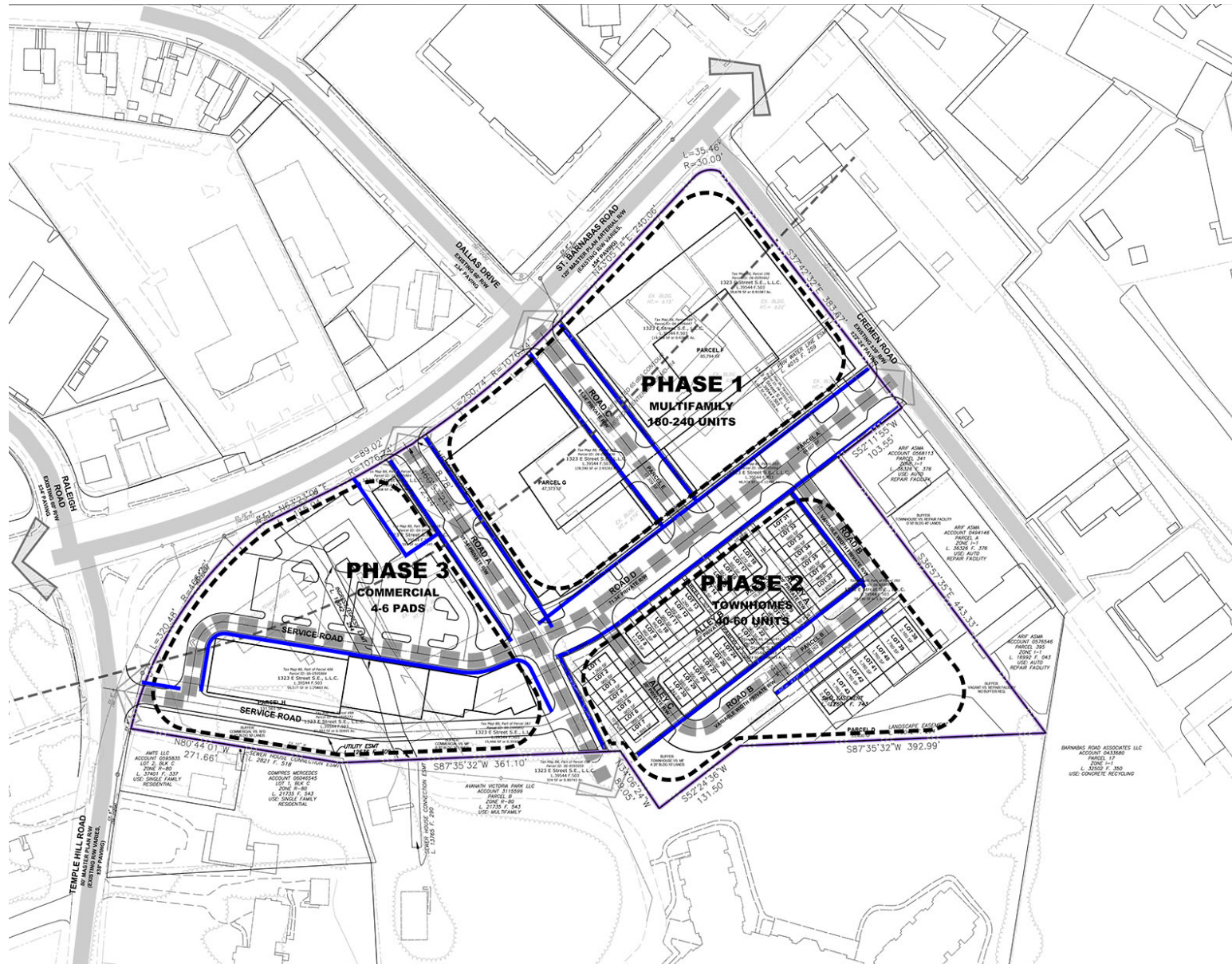


TREE CONSERVATION PLAN










TYPE 1 TREE CONSERVATION PLAN

CIRCULATION PLAN



CSP LEGEND

-  SUBJECT PROPERTY BOUNDARY
-  EXISTING ROAD
-  PROPOSED PUBLIC ROAD
-  PROPOSED PRIVATE ROAD
-  PROPOSED SIDEWALK
-  PROPOSED SITE ACCESS
-  PROPOSED PHASING



DEVELOPMENT QUALITY IMAGES



Case No.: A-10047
St. Barnabas Mixed-Use Park

Applicant: 1323 E Street, SE, LLC

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

ZONING ORDINANCE NO. 2 - 2019

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 10047 (A-10047) is a request for the rezoning of approximately 11.07 acres of land, located in the northeastern quadrant of the intersection of St. Barnabas Road and Temple Hills Road, also identified as 4634, 4710, 4718, 4720, 4740, 4806 and 4810 St. Barnabas Road, Temple Hills, Maryland, from the C-S-C (Commercial Shopping Center)/I-1 (Light Industrial) to the M-X-T (Mixed Use-Transportation Oriented) Zone; and

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

WHEREAS, the application was reviewed by the Planning Department's Technical Staff; and

WHEREAS, Technical Staff recommended disapproval of the proposed rezoning; and

WHEREAS, the Planning Board did not elect to hold a hearing, and in lieu thereof, adopted the recommendation of Technical Staff; and

WHEREAS, on September 9, 2018 and October 1, 2018, evidentiary hearings were held on the proposed rezoning before the Zoning Hearing Examiner; and

WHEREAS, no one appeared in opposition to the Application; and

WHEREAS, Senator Gloria Lawlah and Angela Holmes, on behalf of Citizens Encouraging Community Revitalization (CECR), testified in support of the Application; and

WHEREAS, the record was closed at the conclusion of the October 1, 2018 evidentiary hearing; and

WHEREAS, on December 21, 2018, the Zoning Hearing Examiner issued a notice of decision; and

WHEREAS, the Examiner recommended that the request to rezone the subject property from the C-S-C (Commercial Shopping Center)/I-1 (Light Industrial) to the M-X-T (Mixed Use-Transportation Oriented) Zone should be APPROVED; and

WHEREAS, pursuant to Section 27-131 of the County Code, an appeal or exceptions to a decision of the Zoning Hearing Examiner shall be filed within thirty (30) days after the written decision of the Examiner; and

WHEREAS, pursuant to law, the District Council finds that no timely appeal or exceptions were filed; and

WHEREAS, having reviewed the record, the District Council hereby accepts the disposition recommendation of the Zoning Hearing Examiner; and

WHEREAS, as the basis for its final decision, the District Council adopts and incorporates by reference, as if fully stated herein, the Examiner's decision issued on December 21, 2018.

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 to rezone approximately 11.07 acres of land, located in the northeastern quadrant of the intersection of St. Barnabas Road and Temple Hills Road, also identified as 4634, 4710, 4718, 4720, 4740, 4806 and 4810 St. Barnabas Road, Temple

Hills, Maryland, from the C-S-C (Commercial Shopping Center)/I-1 (Light Industrial) Zones to the M-X-T (Mixed Use-Transportation Oriented) Zone.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 11th day of March, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Dernoga, Glaros, Harrison, Hawkins, Ivey, Streeter, and Turner.

Opposed:

Abstained:

Absent: Council Members Davis, Franklin, and Taveras.

Vote: 8-0.

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: _____
Todd M. Turner, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council



February 19, 2020

MEMORANDUM

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

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

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

SUBJECT: CSP-19002 St. Barnabas Mixed Use


The subject property comprises 11.06 acres located in the southeast quadrant of the intersection of MD 414, St. Barnabas Road, and Cremen Road in Temple Hills, Maryland. The subject application proposes a mixed-use development consisting of 40 to 60 single-family attached dwellings, 180 to 250 multifamily dwelling units, and 75,000 to 94,000 square-feet of commercial/retail development. The subject property is Zoned M-X-T.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject site is low. A Phase I archeology survey is not recommended. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. However, many of the buildings that are proposed to be demolished are more than 50 years old. Therefore, Historic Preservation staff request to arrange a site visit to the subject property, to photo document all the existing buildings prior to their demolition. Historic Preservation Section staff recommend approval of CSP-19002 St. Barnabas Mixed Use without conditions.

February 28, 2020

MEMORANDUM

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

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

FROM: Thomas Lester, Planner Coordinator, Long-Range Planning Section, Community Planning Division **TEL**

SUBJECT: **CSP-19002 St. Barnabas Mixed Use**

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: Conceptual Site Plan outside of an overlay zone.

Location: Southwest quadrant of the intersection of MD 414 (St. Barnabas road) and Cremen Road, which includes the following properties:

Parcel #	Address
350	4634 St. Barnabas Road, Temple Hills, 20748
196	4710 St. Barnabas Road, Temple Hills, 20748
489	4718 St. Barnabas Road, Temple Hills, 20748
202	4720 St. Barnabas Road, Temple Hills, 20748
203	4720 St. Barnabas Road, Temple Hills, 20748
368	4740 St. Barnabas Road, Temple Hills, 20748
387	4806 St. Barnabas Road, Temple Hills, 20748
406	4810 St. Barnabas Road, Temple Hills, 20748
452	Cremen Road, Temple Hills, 20748
498	Temple Hill Road, Temple Hills, 20748

CSP-19002 St. Barnabas Mixed Use

Size: 11.06 acres

Existing Uses: Commercial, office, transportation/utilities and vacant

Proposal: Mixed-use development consisting of 40-60 single-family attached dwelling units, 180-250 multifamily dwelling units, and 75,000-94,000 square feet of commercial/retail

GENERAL PLAN, MASTER PLAN, AND SMA

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

Master Plan: The 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* recommends retaining the Commercial land use for parcels 196, 387, 406, 489, and 498 and for portions of parcels 202, 203, 350 and 368, and Industrial land use for parcel 452 and for portions of parcels 202, 203, 350 and 368.

Planning Area: 76A

Community: The Heights

Aviation/MIOZ: This application is not located within an Aviation Policy Area (APA) or the Military Installation Overlay Zone SMIOZ).

SMA/Zoning: Zoning Map Amendment A-10047 St. Barnabas Road reclassified the subject property into the Mixed Use-Transportation Oriented (M-X-T) zone.

c: Long-range Agenda Notebook

February 24, 2019

MEMORANDUM

TO: Jeremy Hurlbutt, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division

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

The following conceptual site plan (CSP) was reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)* and the *2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan* to provide the appropriate pedestrian and bicycle transportation recommendations.

Conceptual Site Plan Number: CSP-19002

Development Case Name: St. Barnabas Mixed Use

Type of Master Plan Bikeway or Trail

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

Subject to 24-124.01: No

Preliminary Plan Background	
Building Square Footage (non-residential)	Commercial: 75,000 – 94,000 SF
Number of Units (residential)	40 – 60 Townhomes; 180 – 250 Multifamily
Abutting Roadways	MD 414 (St. Barnabas Road), Cremen Road, Temple Hill Road
Abutting or Nearby Master Plan Roadways	MD 414 (St. Barnabas Road), I-95/I-495, MD 5 (Branch Avenue), 23 rd Parkway
Abutting or Nearby Master Plan Trails	Planned Bike Lanes: St. Barnabas Road, Temple Hill Road, 23 rd Parkway, Wheeler Road, Beech Road. Planned Shared Roadway: Raleigh Road. Planned Trails: Barnaby Run Connector Trail, Henson Creek Trail Extension
Proposed Use(s)	Mixed-Use Residential/Commercial

Zoning	M-X-T
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	A-10047

Previous Conditions of Approval

Zoning Map Amendment A-10047 was approved by the Prince George's County District Council on March 11, 2019, rezoning approximately 11.07 acres from the C-S-C and I-1 Zones to the M-X-T Zone. This approval does not contain any specific conditions related to future trail construction. It is however noted in the trails portion of the staff report, consistent with MPOT Complete Streets policies 1 and 2, sidewalks will be required along both sides of all new road construction within the Developed and Developing Tiers and that all road frontage improvements and road capital improvements shall be designed to accommodate all modes of transportation. MPOT Complete Streets policies are discussed further within this referral.

Existing Conditions Sidewalks and Bike Infrastructure

The subject property is located on the south side of MD 414 (St. Barnabas Road), approximately 0.6 miles southwest of the intersection of St. Barnabas Road and MD 5 (Branch Avenue). MD 414 features a sidewalk in place along the frontage of the subject property. Sidewalks extend along MD 414 to the east and west of the project site on both sides of the road. The subject property is bound to the east by Cremen Road and to the west by Temple Hill Road. Neither Cremen Road nor Temple Hill Road feature sidewalks in place.

Connectivity to Adjacent/Nearby Properties

Per Section 27-542(a)(4) Purposes, "The purposes of the M-X-T Zone are (4) to promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use."

Comment: The proposed development includes both residential and nonresidential uses that are connected by sidewalks. There are also three bus stops supporting six different routes within one half mile of the subject site.

Per Section 27-546(d)(7), "the pedestrian system is convenient and is comprehensively designed to encourage activity with the development."

Comment: The proposed development includes sidewalks on both sides of all internal roads and connections to the abutting streets. Staff recommend that pedestrian facilities such as crosswalks and raised crosswalks, Americans with Disabilities (ADA) compatible curb ramps, reduced motor vehicle curb ramps when feasible, and lighting be provided. These facilities will be reviewed further at the time of preliminary plan of subdivision and detailed site plan.

The MPOT Complete Streets section makes the following recommendation:

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. (p.10)

Comment: In the immediate vicinity of the project site, the MPOT recommends planned bicycle lanes along St. Barnabas Road, Temple Hill Road, 23rd Parkway, Wheeler Road, and Beech Road and a planned shared roadway along Raleigh Road. Additionally, the planned Barnaby Run Connector Trail will be located approximately 0.3 miles north of the project site and the planned Henson Creek Trail Extension will be located approximately 0.9 miles to the east. The Henson Creek Trail Extension will eventually connect to the Branch Avenue Metro Station, located approximately 1.65 miles east of the project site. These planned improvements can be installed by the Maryland State Highway Administration (SHA) and by the Prince Georges County Department of Public Works and Transportation (DPW&T) as future capital improvement or road maintenance projects, and will over time help establish a better multimodal transportation network in the vicinity of the project area. Staff recommend bicycle parking racks near entrances of all nonresidential and multifamily uses. This will be reviewed further at detailed site plan.

The MPOT Complete Streets section makes the following recommendation:

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers. (p.9)

Comment: The applicant proposes to construct an internal sidewalk which appears to serve the project site and is in conformance with MPOT Complete Streets policies. Staff recommend crosswalks be placed at all crossings within the subject site. This will be reviewed further at the time of detailed site plan.

The property falls within the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. Within this Plan, it falls within the Beech Road Focus Area, and within this focus area it falls in the St. Barnabas Commercial Corridor. This section makes frequent mention of the poor condition that pedestrians and bicycle riders face when navigating the corridor. Per this section (p.46):

The corridor does not safely accommodate pedestrians, despite the presence of sidewalks of the roadway. In many locations the sidewalk is adjacent to the curb, providing very little separation between the sidewalk and roadway. Pedestrians walk alongside vehicles travelling at varying speeds. Obstacles to walkability and bikeability include excessive curb cuts, turning vehicles, poor wheelchair accessibility, inconsistent pavement and sidewalk materials, poorly maintained sidewalks, and obstructions in the form of displays and cars for sale.

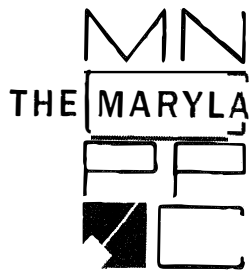
The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* also features a Development Program which focuses on retaining existing businesses and improving the physical environment. Per the Beech Road Focus Area – Development Program (p.67):

Reduce the visual clutter through screening of unsightly conditions with improved streetscapes including tree plantings, low walls or hedges or other landscape treatments, the greening of utility strips along the curb line, and pedestrian lighting.

Comment: The potential to improve the pedestrian element along St. Barnabas Road should be fully explored as development occurs. The central location of the subject property provides an opportunity to create a better multimodal transportation system along St. Barnabas Road. At the time of preliminary plan of subdivision and detailed site plan, wide sidewalks, limited curb cuts, and other pedestrian amenities along all frontage and internal streets will be reviewed.

Recommended Conditions of Approval:

The submitted plans meet the necessary findings and criteria for a conceptual site plan from the perspective of non-motorized transportation. Due to the nature of this application, there are no recommended conditions of approval. Details regarding pedestrian, bicyclist, and transit improvements will be addressed at the time of preliminary plan of subdivision and detailed site plan.




Countywide Planning Division
Transportation Planning Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3680

March 10, 2020

MEMORANDUM

TO: Henry Zhang, Urban Design Review Section, Development Review Division
FROM:  Tom Masog, Transportation Planning Section, Countywide Planning Division
SUBJECT: **CSP-19002 St. Barnabas Mixed Use**

Proposal

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

Background

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 not subject to findings related to the M-X-T Zone in Section 27-546. A rezoning to the M-X-T Zone was approved by the District Council under Zoning Ordinance No. 2-2019, and adequacy for transportation was reviewed as a part of Zoning Map Amendment (ZMA) A-10047.

Review Comments

The conceptual plan is largely acceptable as shown, with three points of access to MD 414 and an additional point of access to Temple Hill Road. Circulation is acceptable. All elements of access and circulation will be reviewed further at the time of preliminary plan of subdivision (PPS) and detailed site plan (DSP).

It shall be noted that this site will need to go through the preliminary plan of subdivision process, and transportation adequacy will be further reviewed at that time. The following intersections were reviewed at the time of rezoning, and are recommended to be reviewed at PPS:

- MD 414 & Hagan Road
- MD 414 & Temple Hill Road
- MD 414 & Stamp Road
- MD 414 & Leisure Drive
- MD 414 & MD 5 SB Ramps
- The four access points along MD 414 and Temple Hill Road

St. Barnabas Road (MD 414) is a master plan arterial facility with a proposed right-of-way of 120 feet. It appears that sufficient right-of-way consistent with master plan recommendations already exists along the frontage of this property, this shall be confirmed at the time of PPS review.

Neither the adjacent portions of Temple Hill Road nor Cremen Road carry master plan designations. Both roadways shall show a minimum right-of-way dedication of 60 feet on the preliminary plan of subdivision.

Prior Applications

The rezoning contained no transportation-related conditions.

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.

Countywide Planning Division
 Environmental Planning Section

301-952-3650

March 10, 2020

MEMORANDUM

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

VIA: Megan Reiser, Acting Supervisor, Environmental Planning Section, CWPD *mkr*

FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section, CWPD *mkr for CS*

SUBJECT: **St Barnabas – Mixed Use; CSP-19002; TCP1-003-2020 (4740 St. Barnabas Road)**

The Environmental Planning Section (EPS) has reviewed the above referenced Conceptual Site Plan (CSP) and a Type 1 Tree Conservation Plan (TCP1) stamped as received on January 21, 2020. Verbal and written comments were provided in a Subdivision Development Review Committee meeting on February 7, 2020. Revised plans were submitted on February 28, 2020. The Environmental Planning Section recommends approval of CSP-19002 and TCP1-003-2020 based on the conditions listed at the end of this memorandum.

Background

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
A-10047	N/A	District Council	Approved	3/11/2019	
NRI-097-2019	N/A	Staff	Approved	9/3/2019	N/A
CSP-19002	TCP1-003-2020	Planning Board	Pending	Pending	Pending

Proposed Activity

The applicant is requesting approval of a Conceptual Site Plan and a Type 1 Tree Conservation Plan for the construction of a mixed-use development consisting of 40-60 one-family attached units, 180-250 multifamily dwelling units and 75,000-94,000 square feet of commercial/retail space.

Grandfathering

This project is subject to the current regulations of Subtitles 24, 25 and 27 that came into effect on September 1, 2010 and February 1, 2012 because there are no previous approvals.

Site Description

This 11.06-acre site is zoned M-X-T and is located on the southeast corner of St. Barnabas Road and Temple Hill Road in Temple Hills. A review of the available information indicates that no Regulated Environmental Features (REF) are present on-site. The soil types found on-site according to the United States Department of Agriculture Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS) are Beltsville-Urban Land complex, Croom-Urban land complex, Sassafras-Urban Land complex, and Udorthents-Urban land complex soils. Marlboro and Christiana clays do not occur on or in the vicinity of this site. According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), there are no Rare, Threatened, or Endangered (RTE) species found to occur on or near this property. The site is fairly level, draining from St. Barnabas Road to the southeast into the adjacent stormwater management (SWM) pond. This site is in the Henson Creek watershed which flows into the Potomac River. The site has frontage on St. Barnabas Road, which is identified as a Master Plan Arterial Roadway. No scenic or historic roadways are adjacent to the site. The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Master Plan Conformance

The subject property has been evaluated for conformance to the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* and is found to be consistent with the plan recommendations as set forth in this report.

Conformance with the Green Infrastructure Plan (2017)

A small area of the site is within the Green Infrastructure (GI) network containing Evaluation Area. The Evaluation Area is just within the existing woodlands on-site. The previous 2005 GI plan showed no network areas on-site. The following policies support the stated measurable objectives of the County Wide Green Infrastructure Plan:

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

Note that the 2002 General Plan has been superseded by *Plan 2035*.

Currently over 90 percent of the site is impervious with buildings and parking areas. The TCP1 shows the removal of all on-site woodlands (0.35 acres). The entire woodland conservation requirement is shown as off-site woodland credits.

Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

The current project is being reviewed by the Prince George's County Department of Permitting Inspections and Enforcement (DPIE) for stormwater concept plan approved under the current stormwater regulations.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The current General Plan, *Plan 2035*, designates the site within ESA 1 (formerly the Developed Tier). The TCP1 shows the removal of all on-site woodlands (0.35 acres). The entire woodland conservation requirement (2.01 acres) is shown as off-site woodland credits

Environmental Review

Natural Resource Inventory Plan/Existing Features

A Natural Resource Inventory, NRI-097-2019, was approved on September 3, 2019, and provided with this application. The site contains no REF and 0.35 acres of woodlands. There are two specimen trees located along the southwest property line. The TCP1 and the CSP show all the required information correctly in conformance with the NRI.

No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-002-2020) was submitted with the CSP application.

Based on the TCP1 submitted with this application, the site contains 0.35 acres of existing woodland and has a woodland conservation threshold of 1.66 acres (15 percent). The Woodland Conservation Worksheet shows the removal of 0.35 acres of woodlands for a requirement of 2.01 acres. According to the TCP1 worksheet the requirement is proposed to be met with 2.01 acres of off-site woodland preservation.

No revisions to the TCP1 are needed and no further action regarding woodland conservation is required with this Conceptual Site Plan review.

Specimen Trees

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

The site contains two on-site specimen trees both White Oaks with the ratings of good (specimen tree 2), and fair (specimen tree 1). These trees are located along the southwest property line where grading is proposed. At the February Subdivision Development Review Committee meeting, staff comments were made to try to save these two trees. A Subtitle 25 variance application and

statement of justification were submitted with the CSP application; however, the variance application has been withdrawn. A variance application should be made at time of preliminary plan application when more detailed information is available regarding efforts to preserve the two specimen trees.

Preservation of Regulated Environmental Features/Primary Management Area

The proposed application does not contain any on-site REF or Primary Management Areas (PMA).

Stormwater Management

A Stormwater Management Concept plan (# 42069-2019-00) was submitted with the application for this site. The Prince George's County Department of Permits, Inspections and Enforcement (DPIE) are still reviewing the subject stormwater plans. The plan proposes to construct eight micro-bioretenion ponds. The stormwater concept plan approval is not required for conceptual site plan approval, but the approval is required as part of the preliminary plan submission process.

No further action regarding stormwater management (SWM) is required with this Conceptual Site Plan review.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of CSP-19002 and TCP1-003-2020 subject to the following findings.

Recommended Findings:

1. No Regulated Environmental Features (REFs) are located on the subject property.
2. No specimen trees are proposed to be removed with this application.

If you have any questions concerning these comments, please contact me at 301-952-4534 or by e-mail at alwin.schneider@ppd.mncppc.org.



THE PRINCE GEORGE'S COUNTY GOVERNMENT
Fire/EMS Department



Office of the Fire Marshal

January 21, 2020

Jeremy Hurlbutt, Master Planner
Urban Design Division
The Maryland-National Capital Park and Planning Commission
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Mr. Hurlbutt:

The Office of the Fire Marshal of the Prince George's County Fire and EMS Department has reviewed the referral for CSP-19002, St. Barnabas Mixed Use. We have the following comments:

- 1) Hydrants shall be provided so that no exterior portion of the building is more than 500' from a hydrant as hose is laid by the fire department.
- 2) With regard to fire department access, any code required fire access road must be 22' wide. Fire access roads shall extend to within 150' of an exterior door, other than the garage door, on every unit. Alleys A, B, and C, are less than 22' so fire access must be otherwise provided. Units should not front on alleys where responding fire department responders may have difficulty locating or determining the address of a unit. Where private roads providing fire access will accommodate on-street parking, 22' of fire access must be preserved.
- 3) No exterior portion of a townhome group shall be more than 450' from a fire access road as hose is laid by the fire department.
- 4) Applicant's submission should show the clear width of all roads, drive aisles, and alleys. Any road intended to provide fire access must be 22' minimum and be capable of supporting the imposed loads of fire apparatus.
- 5) Where the road passes under the multi-family building, 14' of vertical clearance from the finished driveway surface must be provided.
- 6) Driveways or parking pads, the area from the garage door to edge of depressed curb closest to the townhome, where residents may or are likely to park should be sufficient in size so vehicles do not protrude into the drivable alley.

6820 Webster Street
Landover Hills, Maryland 20784

7) All fire access roads shall be provided with width sufficient for a fire department vehicle with a 43' bumper swing to maneuver without encountering obstacles.

Please let me know if you have any questions regarding these comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'JVR', with a long, sweeping horizontal stroke extending to the right.

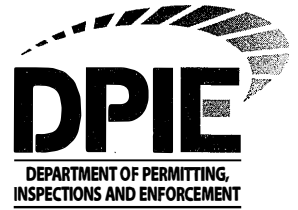
James V. Reilly
Contract Project Coordinator III

JVR/jvr



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

February 19, 2020

TO: Jeremy Hurlbut, Urban Design Review
Development Review Division, M-NCPPC

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

ng 2/25/20

RE: St. Barnabas Mixed Use
Conceptual Site Plan No. CSP-19002

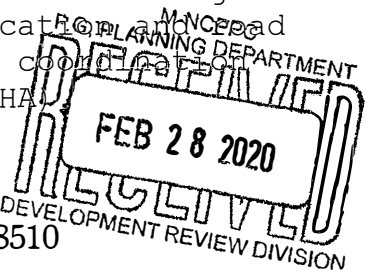
CR: St. Barnabas Road (MD 414)

CR: Temple Hill Road

CR: Cremen Road

In response to Conceptual Site Plan No. CSP-19002 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject site is 11.06 acres (Parcels 196, 202, 203, 350, 368, 387, 406, 452, 489 and 498), zoned M-X-T and located on the southwest quadrant of the intersection of St. Barnabas Road (MD 414) and Cremen Road. The addresses of the subject property are 4634, 4710, 4718, 4720, 4740, 4806, and 4810 St. Barnabas Road.
- The subject request is for a mixed-use development consisting of 40-60 one family attached, 180-250 multifamily dwelling units, and 75,000-94,000 square feet of commercial/retail.
- The site has access from MD 414 and Cremen Road.
- MD 414 is a State-maintained roadway; therefore, coordination with the Maryland State Highway Administration (SHA) will be necessary. This road is master planned as an arterial right-of-way (120 feet), therefore right-of-way dedication improvements may be required. Applicant shall coordinate with Maryland State Highway Administration (MSHA) for any needed right-of-way dedication.



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

Jeremy Hurlbutt
February 19, 2020
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- DPE shall require a new sidewalk along this road frontage to be constructed by the applicant.
- Temple Hills Road and Cremen Road are County-maintained roadways. The applicant shall dedicate additional right-of-way along Cremen Road to provide 30-foot right-of-way measured from the road centerline. The applicant shall improve the public road to meet the ultimate road standard, and dedicate right-of-way for public use to the County, all in accordance with the County's Road Ordinance, the Department of Public Works and Transportation (DPW&T) Specifications and Standards and the Americans with Disabilities Act.
- The proposed access at Temple Hills Road should be investigated and possibly relocated as it relates to the channelized right turn unto MD 414.
- The applicant needs to provide adequate sight distance in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards for all proposed access points within the site. All roadway sections, curves are to be designed per DPW&T Specifications and Standards.
- The applicant will be required to construct all private roads and alleys to 22 feet in width, unless otherwise approved in writing from the Prince George's County Fire and Code Officials. All onsite roads are proposed to be private roads and shall be designed and constructed as per county code.
- All storm drainage systems and facilities are to be in accordance with DPW&T's Specifications and Standards.
- Conformance with DPW&T's street tree, parking lot lighting and street lighting Specifications and Standards is required.
- The Stormwater Management Concept Plan No. 42069-2019 is under review. This Concept may be updated at Preliminary Plan or Detailed Site Plan to address road alignments, private road access, right-of-way dedication for public streets, public utility easements, detailed analysis of stormwater management, outfall analysis, and private roads designed as per Code 24-128.

Jeremy Hurlbutt
February 19, 2020
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- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for public streets and proposed buildings is required.
- Utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.

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

MCG:NF:csw

cc: Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
McNamee & Hosea, 6411 Ivy Lane, Suite 200 Greenbelt,
Maryland 20770
Haris Hanifi 1323 E. Street, SE, LLC 7020 Ordway Road
Centreville, Virginia 20121



Division of Environmental Health/Disease Control

Date: February 3, 2020

To: Henry Zhang, Urban Design, M-NCPPC

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

Re: CSP-19002 St. Barnabas Mixed Use

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for St. Barnabas Mixed Use and has the following comments / recommendations:

1. There are more than 3 existing carry-out/convenience stores food facilities and no grocery store/market within a ½ mile radius of this site. A 2008 report by the UCLA Center for Health Policy Research found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and a reduced prevalence of overweight and obesity. The applicant should consider designating space within the commercial phase 3 area for a store that provides healthy food options.
2. The applicant must submit an application for a raze permit for the removal of all the existing commercial buildings.
3. Increased traffic volumes in the area can be expected as a result of this project.
4. Research shows that access to public transportation can have major health benefits as it contributes to good connectedness and walkability. Provide specific information related to this development project of the available and/or proposed means of connecting to neighboring communities through public transportation.
5. Scientific research has demonstrated that a high quality pedestrian environment can support walking both for utilitarian purposes and for pleasure, leading to positive health outcomes. ***Indicate how development of the site will provide for safe pedestrian access to amenities in the adjacent communities.***
6. The public health value of access to active recreational facilities has been well documented. Indicate the location of active recreational facilities within ¼ mile of the proposed residences.



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

7. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
8. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

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

**St. Barnabas Mixed Use Park
CSP-19002**

Applicant's Proposed Amended Condition:

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-19002 and Type 1 Tree Conservation Plan TCP1-003-2020 for St. Barnabas Mixed-Use Park, subject to the following conditions:

* * * * *

2. At the time of detailed site plan, the applicant shall consider the following:

* * * * *

KEY:

Underscoring indicates language added to conditions.

Asterisks *** indicate intervening existing conditions that remain unchanged.