

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



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

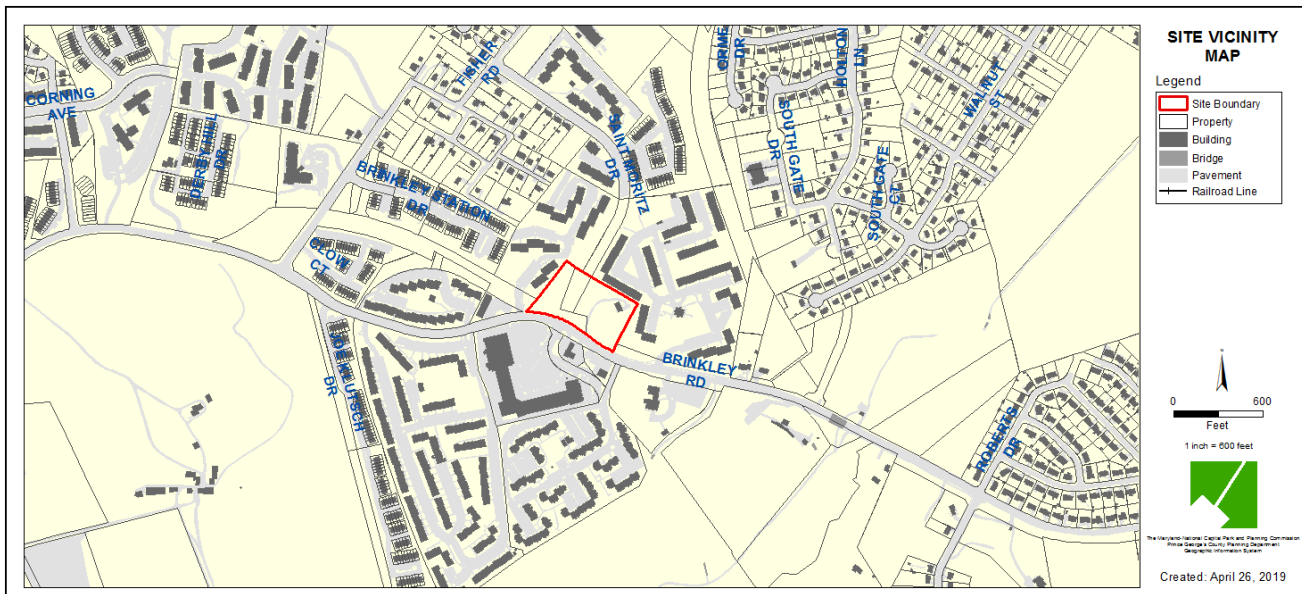
## Detailed Site Plan

## DSP-18018

Application	General Data	
<b>Project Name:</b> Skyview Condominiums  <b>Location:</b> On the north side of Brinkley Road, 1,500 feet east of its intersection with Fisher Road.  <b>Applicant/Address:</b> Mohammed A. Shirazi 1909 Barbee Street McLean, VA 22102	Planning Board Hearing Date:	06/20/19
	Staff Report Date:	06/05/19
	Date Accepted:	03/26/19
	Planning Board Action Limit:	07/19/19
	Plan Acreage:	4.75
	Zone:	R-18C
	Dwelling Units:	95
	Gross Floor Area:	149,004
	Planning Area:	76B
	Council District:	08
	Election District:	12
	Municipality:	N/A
200-Scale Base Map:	208SE03	

Purpose of Application	Notice Dates	
Construction of two multifamily condominium residential buildings for a total of 149,004 square feet, including 95 dwelling units and structured parking.	Informational Mailing:	03/09/18
	Acceptance Mailing:	03/21/19
	Sign Posting Deadline:	05/21/19

Staff Recommendation		Staff Reviewer: Jonathan Bush Phone Number: 301-780-2458 Email: Jonathan.Bush@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: Detailed Site Plan DSP-18018  
Type 2 Tree Conservation Plan TCP2-010-2019  
Skyview Condominiums

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

EVALUATION CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Multifamily Medium Density Residential-Condominium (R-18C) Zones and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-16011;
- c. The requirements of the *2010 Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application proposes the construction of two multifamily residential buildings for a total of approximately 149,004 square feet, including 95 dwelling units and structured parking.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-18C	R-18C
Use(s)	Vacant	Multifamily Residential
Acreage	4.75	4.75
Area of 100-year flood plain	0	0
Parcels	3	3
Total Gross Floor Area (square feet)	0	149,004
Building 1	0	60,629
Building 2	0	88,375
Number of Dwelling Units	1 (to be razed)	95
Building 1	0	41
Building 2	0	54

**Parking**

<b>Total Parking Spaces Required</b>	222
<b>Total Parking Spaces Provided</b>	223

**Tabulation for Building 1**

Number of Bedrooms	Number of Units	Required Parking per Unit (27-568)	Required Parking	Parking Provided		
				Regular	Compact	Handicap-Accessible
One	21	2.0	42	-	-	-
Two	14	2.5	35	-	-	-
Three	6	3.0	18	-	-	-
<b>Sum</b>	41	-	95	68	24	4
<b>Total</b>	<b>41</b>	-	<b>95</b>	<b>96 (10 surface)</b>		

**Tabulation for Building 2**

Number of Bedrooms	Number of Units	Required Parking per Unit (27-568)	Required Parking	Parking Provided		
				Regular	Compact	Handicap-Accessible
One	28	2.0	56	-	-	-
Two	14	2.5	35	-	-	-
Three	12	3.0	36	-	-	-
<b>Sum</b>	54	-	127	87	35	5
<b>Total</b>	<b>54</b>	-	<b>127</b>	<b>127 (10 surface)</b>		



3. **Location:** The subject detailed site plan (DSP) covers land within Parcel 132, Parcel 72, and Parcel 127, which is located at 3300 Brinkley Road, Temple Hills, 1,500 feet east of the intersection of Brinkley Road and Fisher Road, in Planning Area 76B and Council District 8.
4. **Surrounding Uses:** The site is bounded on the north, east, and west by multifamily residential dwellings in the Multifamily Medium Density Residential-Condominium (R-18C) Zone, to the south by Brinkley Road and beyond, with multifamily dwellings and a gasoline service station, in the Commercial Shopping Center Zone.
5. **Previous Approvals:** The site is currently known as Tax Parcels 132, 72, and 127, recorded in Prince George's County Land Records in Liber(s) 20150 folio 596; 36346 folio 82; 36346 folio 82. The Preliminary Plan of Subdivision, PPS 4-16011, was approved with 15 conditions by the Prince George's County Planning Board on April 20, 2017 (PGCPB Resolution No. 17-54). The subject property has a Stormwater Management (SWM) Concept Plan, 27522-2016-00, which was approved on October 5, 2016 and will expire on October 5, 2019. The development proposes six SWM facilities throughout the site.
6. **Site Design:** The subject property is rectangular in shape and is almost completely wooded, except for a single-family detached dwelling in the northeast portion of the site. The subject application proposes to raze the existing improvements on-site and construct two four-story buildings, Building 1 at 55.4 feet and Building 2 at 67.5 feet in height, with a combined gross floor area of 149,004 square feet. Both buildings will feature one-, two-, and three-bedroom dwelling unit types.

The site is divided by a significant environmental feature that runs north and south through the property. This natural feature includes a stream, wetlands, and their associated buffers and results in two distinct building pods on each side of this primary management area (PMA). The applicant proposes a multifamily building on each side of the PMA connecting the pods via a sidewalk along Brinkley Road. Two vehicular connections, each a two-way access from Brinkley Road, are proposed for the site to each pod of development. There is no internal vehicular connection between the two building pods proposed due to the on-site PMA.

The vehicular access for Building 1, located to the west of the PMA, wraps the southern, eastern, northern, and western portion of the building, and includes a drop-off area in front of Building 1, and an entrance to the structured parking garage on the southern and western portions. The second vehicular connection provides access to Building 2, located to the east of the PMA. The drop-off access at the main entrance and structured parking access are at the northwestern and southern portion of the building, respectively.

The DSP reflects that the buildings will each have an interior waste collection room, with no exterior facilities. The architectural elevations depict two four-story buildings with asphalt-shingled, cross-gabled roofs, and exterior finish materials shown as cement panels in shades of gray and green, wood trim, and a stone veneer at the base and entrances. The building features multiple articulations and varied offsets on all sides with balconies added to some units. The elevations for both buildings have large amounts of fenestration, including trim at bay windows, specialty windows, and detailing. Overall, the buildings are a mix of traditional and contemporary designs. Structured parking is provided on two levels at the bottom of each building that range from fully below to fully above grade, in concert with the site slope. The submitted DSP shows lighting locations via a photometric plan and the details of the proposed light fixtures. The plan provides an attractive light post with full cut off optics; however, it does

not include building-mounted lighting and does not match the DSP layout. In addition, there are portions of the drive aisles, sidewalks, and outdoor recreational spaces that are shown as having light levels of 0.0 footcandles. This should be revised to provide an average minimum light level of 1.0 footcandles for these areas, with a maximum of 0.1 footcandles along adjacent residential property lines, and a condition has been included in the Recommendation section of this report requiring this to be addressed prior to certification.

**Signage**—The site plan proposes one freestanding sign near the entrance of Building 1. The sign is painted and backlit, measuring 3 feet by 6 feet and supported by 2 treated wood posts. The sign is located on the western portion of the site near Building 1 and is set back from the roadway to maintain unobstructed lines of vision for all directions of travel. The application proposes 95 dwelling units and per Section 27-618(c) of the Zoning Ordinance, one permanent identification sign is permitted. The application demonstrates conformance to the regulation.

**Recreational Facilities and Other Amenities**—During PPS review, it was determined that the future residents would be best served by the provision of private on-site recreational facilities to meet the requirements of mandatory parkland dedication. The submitted DSP indicated that the provided on-site private recreational facilities include two tot lots, two picnic areas, and a swimming pool adjacent to Building 2. Other site amenities include benches that encourage social interaction and provide pedestrian relief. Exercise rooms are located on the penthouse level in Building 1 and Building 2. Using the Prince George’s County Department of Parks and Recreation’s formula for the value, the proposed development with 95 units is required to provide approximately \$88,150 worth of recreation facilities. The subject application is deficient in providing the monetary value of the proposed recreational facilities. Therefore, a condition is included in the Recommendation section of this report requiring this analysis prior to certification to ensure that the site has sufficient facilities to meet the monetary obligation under Section 24-135 of the Subdivision Regulations. If the value is not provided prior to certification, additional facilities shall be added.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-18C Zone and the site design guidelines of the Zoning Ordinance.
  - a. The proposed development is in conformance with the purposes and other provisions of the R-18C Zone. Per Section 27-441(b), Uses Permitted in Residential Zones, multifamily units are permitted in the R-18C Zone pursuant to Footnote 6, which reads as follows:

**Provided a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.**

The applicant will be required to record a condominium plat, in accordance with this provision.
  - b. Pursuant to Section 27-437(e)(1), a DSP shall be approved for all attached and multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle. The subject application has been submitted in conformance with this requirement.

- c. Regulations in Section 27-442 concerning density, building height, allowable number of units, the net lot area, lot coverage and green area, lot width, frontage, yards, site access, and other requirements of the R-18C Zone are provided in the Zoning Ordinance and reflected on the site plan.

The DSP demonstrates conformance to the regulations applicable for the construction of the two multifamily buildings, with the exception of providing the required green area calculation, which is a maximum of 60 percent. Prior to certification, this information shall be provided on the site plan.

- d. Required findings for approval of a DSP pursuant to Section 27-285(b) are as follows:

- (1) **The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

The DSP is in conformance with the applicable site design guidelines as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. The vehicular access is designed to be safe, efficient, and convenient. The pedestrian connections are convenient where permissible and take into consideration the environmental sensitivity of the site. The architecture is unifying and coherent in form and structure. The structured parking is integrated into the buildings' design and provides safe and efficient passage of automobiles, as well as visitors to and from their vehicles. The structured parking also assists with reducing the heat island, minimizing the impact on climate, human, and wildlife habitat.

- (2) **The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required)**

A conceptual site plan is not required in the R-18C Zone for the development of multifamily dwelling units.

- (3) **The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

This DSP is not an infrastructure DSP.

- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Pursuant to the analysis contained in the Environmental Planning Section referral dated May 23, 2019 (Schneider to Bush), the applicant has proposed three impacts to the regulated environmental features that have been evaluated. Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the impact exhibits and the conditions recommended in this memorandum. The impacts approved in concept are for one SWM outfall, a culvert extension, road improvements on Brinkley Road, and the removal of an existing driveway.

8. **Preliminary Plan of Subdivision 4-16011:** PPS 4-16011 was approved on March 23, 2017, subject to 15 conditions. The subject property was identified as Parcels 72, 127, and 132. Of the 15 conditions, the following are applicable to this application:

5. **The applicant, and the applicant's successors, and/or assignees, shall provide adequate, private recreational facilities in accordance with the standards outlined in the Park and Recreation Facilities Guidelines. The details of the facilities shall be reviewed and approved at the time of Detailed Site Plan.**

The submitted DSP indicated that the provided on-site private recreational facilities include two tot lots, two picnic areas, two exercise rooms, and a swimming pool adjacent to Building 2. The monetary value of the facilities has not been provided; therefore, a condition is included in the Recommendation section of this report requiring this to be provided prior to certification to ensure that sufficient facilities have been provided.

It should be noted that the provided tot lots and picnic areas are not typical sizes and may not qualify for the full monetary value normally assigned to such facilities. In addition, the tot lot detail does not provide for the critical safety zones around all play equipment and should to ensure it can be accommodated. A condition has been included in the Recommendation section of this report requiring that these safety zones be added.

6. **Total development within the subject property shall be limited to uses which generate no more than 52 (10 in, 42 out) AM peak trips, and 60 (39 in, 21 out) PM peak trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

The DSP proposes the same number of units as was approved with the PPS, so consequently, the trip generation will not exceed the established trip cap.

13. **At the time of DSP, the applicant shall provide the following pedestrian improvements:**

- a. **Construct a standard sidewalk along the subject site's entire frontage of Brinkley Road, unless modified by DPW&T.**

During review of the PPS, it was determined that a sidewalk connection should be provided either on-site or within the public right-of-way to allow pedestrian access from Building 1 to Building 2 for the purpose of accessing the shared recreational amenities. The plans indicate a standard sidewalk along the site's entire frontage of Brinkley Road, within the public right-of-way. However, the

construction of the sidewalk within the public right-of-way is under the jurisdiction of the Prince George's County Department of Public Works and Transportation (DPW&T), and/or the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). Staff would note that an email was provided from DPIE confirming that right-of-way dedication and frontage improvements are required, in accordance with the County Road Ordinance, DPW&T's specifications and standards, and the Americans with Disabilities Act of 1990.

This sidewalk connection between the two buildings is critical to provide access between the shared recreational facilities, specifically the pool, to adequately serve all the units. Therefore, if DPW&T were to modify their determination in the future and not require a sidewalk with the street construction permits for frontage improvements, an on-site sidewalk will be required abutting the north side of the right-of-way of Brinkley Road. A condition has been included in the Recommendation section of this report requiring the construction of the sidewalk along the site's frontage of Brinkley Road within the right-of-way, or an alternative on-site location, to provide adequate access to the recreational facilities serving both buildings.

**b. Provide an on-site standard sidewalk from the public sidewalk along Brinkley Road to Building 1 and Building 2.**

The revised plans include sidewalk access from both buildings to Brinkley Road.

**c. Provide bike racks accommodating a minimum of five bicycles each at both Building One and Two.**

Bicycle racks have also been provided on-site, accommodating up to 9 bicycles at each building.

9. **2010 Prince George's County Landscape Manual:** The proposed development in the R-18C Zone is subject to the following requirements: Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the *2010 Prince George's Landscape Manual* (Landscape Manual). The submitted DSP requests Alternative Compliance from Section 4.3, but staff would note that there is no surface parking lot that is within thirty feet of the property line. Therefore, this schedule and note should be removed, and a condition has been provided requiring such in the Recommendation section of this report. Staff notes that there are multiple developed and undeveloped unbuilt rights-of-way to the west. However, this is not a nonresidential use and Section 4.2, Requirements for Landscape Strips Along Streets, is not applicable. Staff finds that the proposed landscape plan submitted meets the requirements of the Landscape Manual.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** 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 2 Tree Conservation Plan (TCP2-010-2019) was submitted with the DSP application.

The plan proposes to remove 1.82 acres, accounting for 62 percent of the 2.92 acres of existing woodlands and meet the woodland conservation requirement of 1.41 acres with 0.96 acre of

on-site preservation, 0.20 acre of on-site reforestation, and 0.25 acre of fee-in-lieu. The woodland preservation area is located along the central portion of the property within the PMA. The applicant proposes to remove 10 specimen trees, in addition to one offsite specimen tree on the adjacent property, known as Brinkley Terrace. A variance from Section 25-122(b)(1)(G) was granted with the PPS for the removal of 11 existing specimen trees. The required findings of Section 25-119(d) were adequately addressed for the removal of specimen trees with PPS 4-16011.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule, demonstrating conformance to these requirements through the provision of woodland preservation and new plantings on the subject property.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments, incorporated herein by reference, are summarized, as follows:
  - a. **Community Planning**—In a memorandum dated April 26, 2019 (Lester to Bush), the Community Planning Division indicated that master plan conformance is not required for this application.
  - b. **Environmental Planning**—In a memorandum dated May 23, 2019 (Schneider to Bush), the Environmental Planning Section provided a discussion of the related conditions of the PPS and conformance with the WCO as discussed above. The required technical revisions for approval of the TCP2 are contained herein.
  - c. **Transportation Planning**—In a memorandum dated April 19, 2019 (Burton to Masog), the Transportation Planning Section concluded that this plan is acceptable regarding parking, access, and circulation and meets the findings required for a DSP, as described in the Zoning Ordinance.
  - d. **Trails**—In a memorandum dated May 28, 2019 (Shaffer to Bush), the Transportation Planning Section provided an analysis of the relative PPS conditions. The plans have been revised accordingly, or the necessary conditions included to address issues of pedestrian and bike accessibility.
  - e. **Historic Preservation**—In a memorandum dated April 3, 2019 (Smith to Bush), the Historic Preservation Section concluded that there are no historic sites, resources, or known archeological sites on or adjacent to the subject property.
  - f. **Subdivision Review**—In a memorandum dated April 8, 2019 (Onyebuchi to Bush), the Subdivision and Zoning Section cited the relevant conditions and recommended additional conditions contained herein.
  - g. **Permits**—In a memorandum dated April 10, 2019 (Chaney to Bush), the Permit Review Section provided comments requesting revisions to the plan for the legal description, bearings and distances, height of building, setbacks, drive aisle widths, and sign location. In addition, the application proposed two signs on the property. However, pursuant to Section 27-618(c), only one sign is permitted. A departure from sign design standards was not filed concurrently with this application. Revised plans dated May 10, 2019 reflected only one sign and corrected the technical errors on the plan.

- h. **Prince George’s County Fire Department**—In a memorandum dated April 4, 2019 (Reilly to Bush), the agency provided feedback for plan revisions. The revised plans were received and comments from the Fire Department were addressed.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In an email dated June 6, 2019 (Formukong to Shaffer), the agency stated that Brinkley Road is a County-maintained road, and that right-of-way dedication and frontage improvements are required, in accordance with the County Road Ordinance, DPW&T’s specification standards, and the Americans with Disabilities Act of 1990.
- j. **Prince George’s County Police Department**—As of the writing of this report, the Police Department did not offer any comment regarding the subject project.
- k. **Prince George’s County Health Department**—As of the writing of this report, the Health Department did not offer any comment regarding the subject project.
- l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated April 5, 2019 (Andreadis to Madagu), the agency provided specific guidelines for utilities, clearance standards, easements, and hydraulic planning analysis. These comments have been provided to the applicant and will be addressed through WSSC’s separate permitting process.

**RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-18018 and Type 2 Tree Conservation Plan TCP2-010-2019, Skyview Condominiums, subject to the following conditions:

- 1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall submit additional documentation and revise the plans, as follows:
  - a. Provide a list of recreational facilities with a cost analysis to demonstrate conformance to the recreational facilities requirement. Additional facilities may be required if the value has not been met.
  - b. Delineate the bearings and distances for the southern boundary of the site.
  - c. Revise General Note 22 to reflect the correct rear yard requirement of 30 feet.
  - d. Revise General Notes to include green area requirement and existing and proposed gross floor area.
  - e. Remove Schedule 4.3-1 from the landscape plan, as it is not required pursuant to the 2010 *Prince George’s County Landscape Manual*, Section 4.3 Parking Lot Requirements (c)(1)(b).

- f. Revise the lighting plan to match the DSP, include building-mounted lighting, provide an average minimum of 1.0 footcandles for all on-site drive aisles, sidewalks, and outdoor recreational areas, and a maximum of 0.1 footcandles along adjacent residential property lines.
  - g. Remove the exterior trash area detail from the plans.
  - h. Provide the safety zones around all play equipment.
  - i. The type 2 tree conservation plan shall be revised, as follows:
    - (1) Add the assigned TCP2-010-2019 number to the approval block.
    - (2) Revise the woodland conservation worksheet with the current required worksheet.
    - (3) Add a planting schedule to the plan showing the reforestation planting species and numbers.
    - (4) Add a planting detail for the size of the reforestation plantings proposed.
    - (5) Have the revised plan signed and dated by the qualified professional who prepared it.
2. Prior to the approval of each multifamily residential building permit, a condominium plat shall be recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.
  3. Prior to issuance of the final certificate of occupancy for Building 1, all on-site recreational facilities associated with Building 1 shall be completed and verified by the Maryland-National Capital Park and Planning Commission.
  4. Prior to issuance of the final certificate of occupancy for Building 2, all on-site recreational facilities associated with Building 2 shall be completed and verified by the Maryland-National Capital Park and Planning Commission.
  5. Prior to issuance of the final certificate of occupancy for the second building, the sidewalk along the site's frontage of Brinkley Road within the right-of-way, or an alternative on-site location, shall be constructed and open to pedestrian traffic, to provide adequate access to the recreational facilities serving both buildings.



ITEM: 6

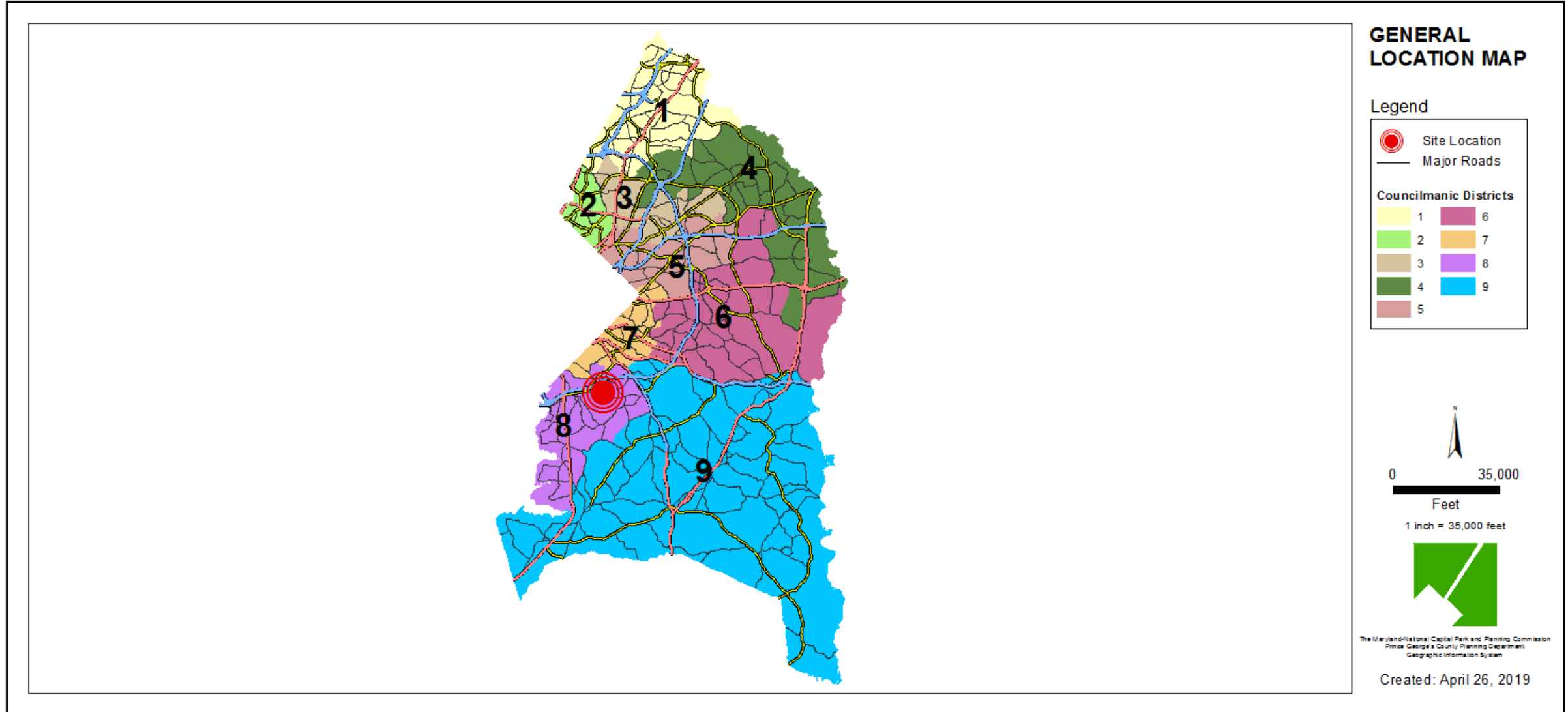
CASE: DSP-18018

# SKYVIEW CONDOMINIUMS

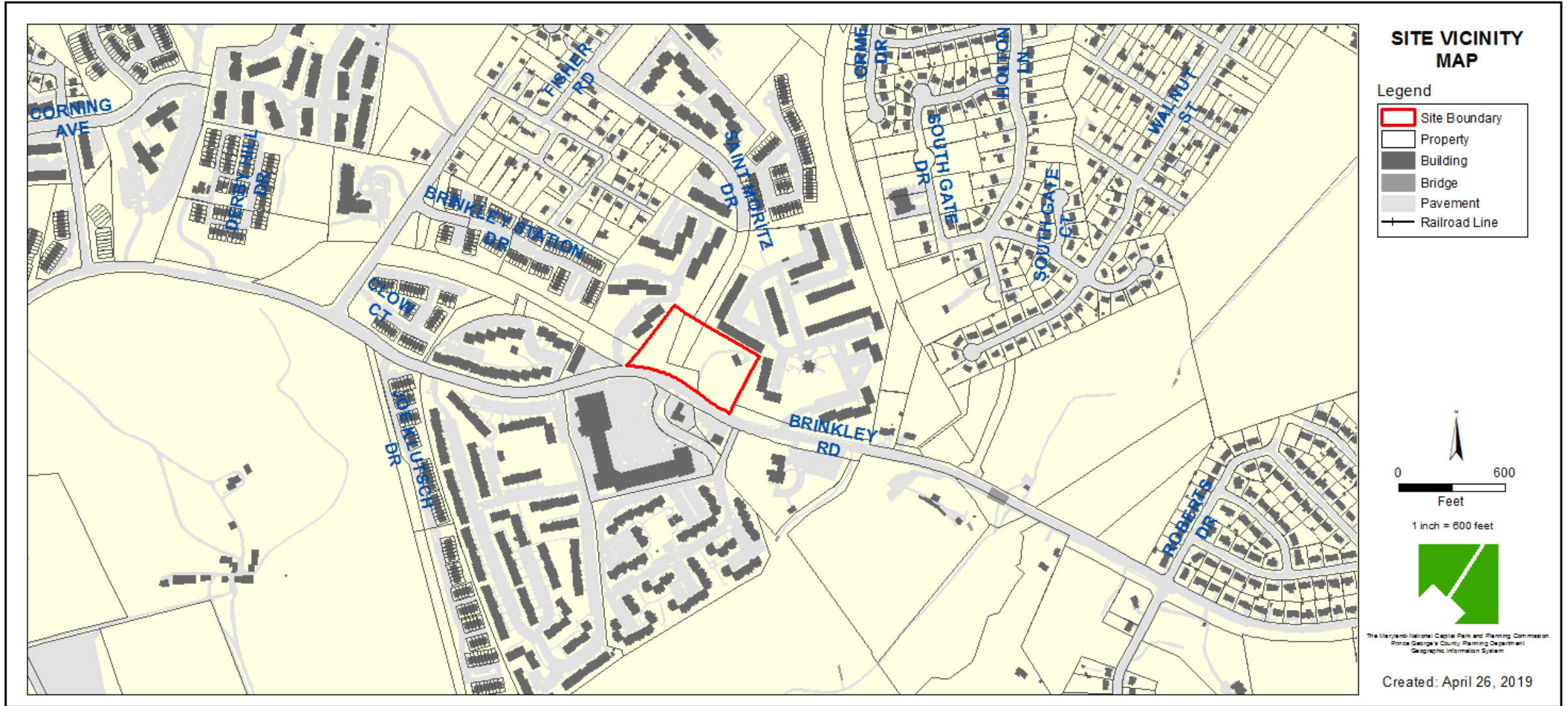
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



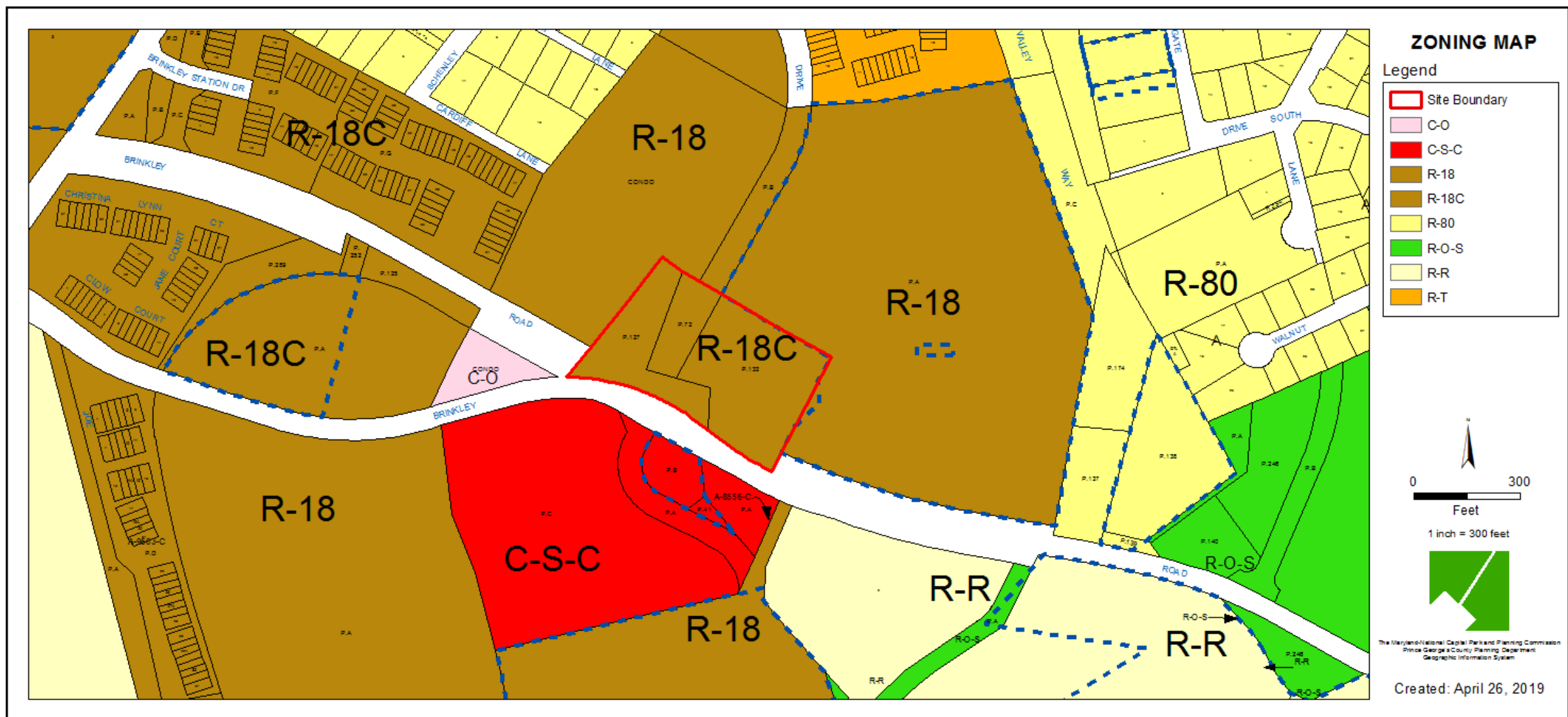
# GENERAL LOCATION MAP



# SITE VICINITY



# ZONING MAP



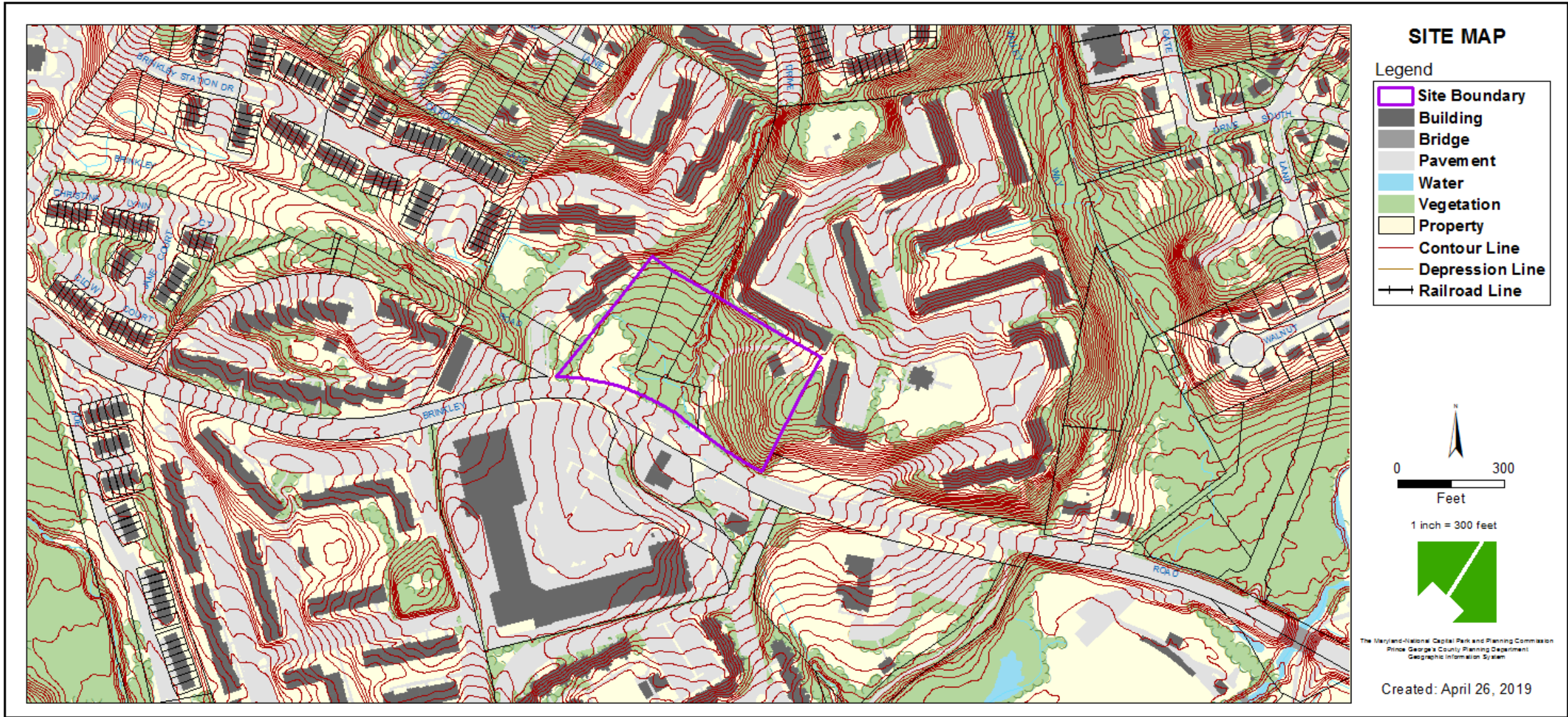


# AERIAL MAP

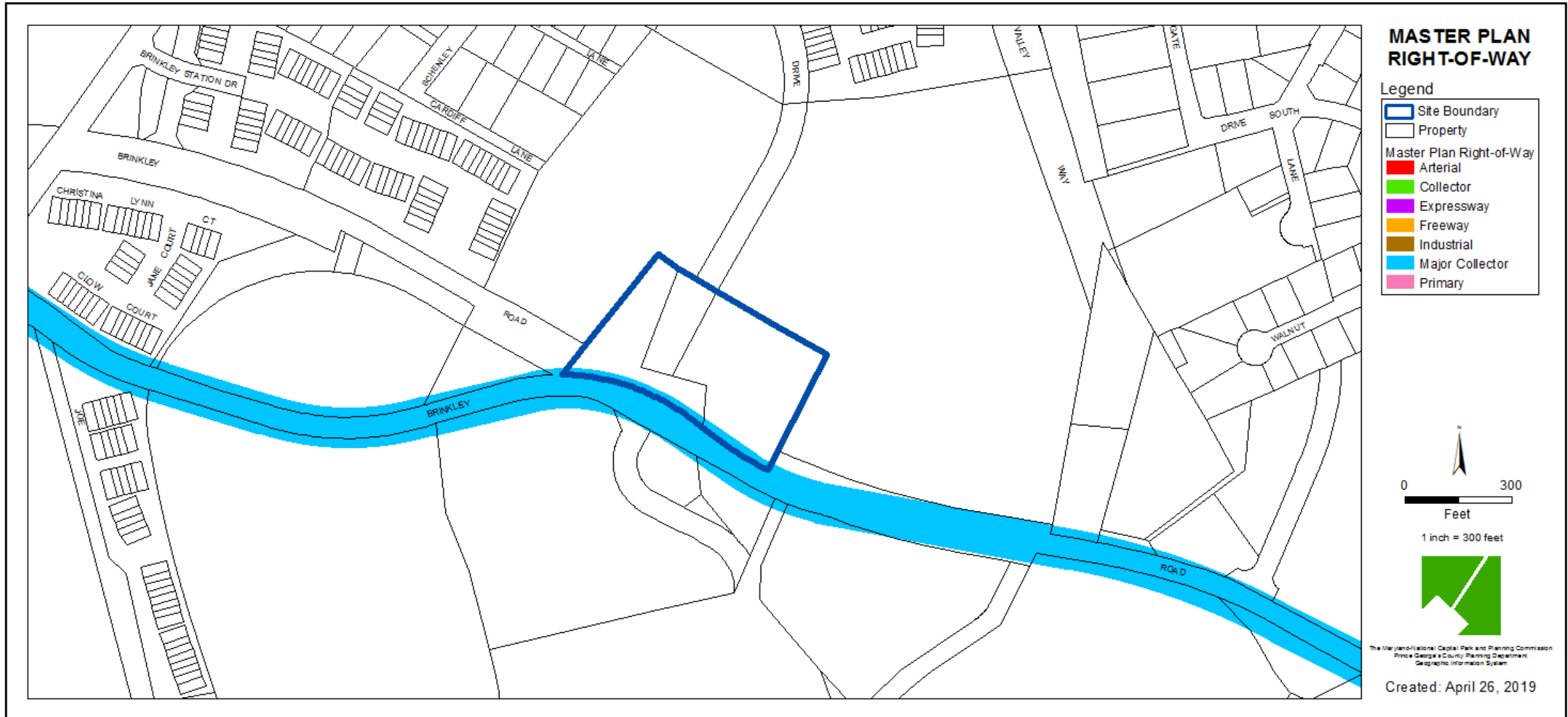




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP





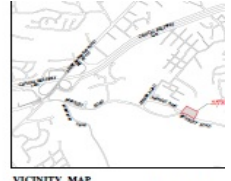
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED







# LANDSCAPE PLAN



DESCRIPTION	QTY
SHADE TREE 18\"/>	

- NOTES:
1. CONTRACTOR TO VERIFY QUALITY & NUMBER OF TREES FROM TO BE PLANTED TO MATCH THE SCHEDULE.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN ON THE SITE.
  3. ALL TREES TO BE PLANTED SHALL BE 100% GROWN & UNPLANTED.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN ON THE SITE.

**PLANTING SCHEDULE**

QTY	SYMBOL	DESCRIPTION	SIZE	COL.	REMARKS
10	(10) AR	SHADE TREE 18\"/>			

NOTE: SEE SHEET #2 FOR LANDSCAPE SCHEDULES & ADDITIONAL CALCULATIONS

**Tree Canopy Coverage Schedule for Sec. 35-138**

Project Name:	TOTAL	REQ. COVER %	Area (Acres)
SKYVIEW CONDOMINIUMS	18,000	35%	51,429

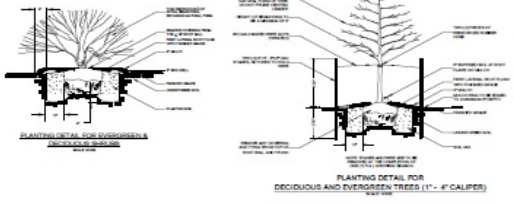
**Credit Categories for Landscaping**

Category	Tree Size	Req. Canopy Area	Actual Canopy Area
Deciduous - medium (12-18\"/>			

**SPECIFICATIONS FOR PLANTING**

**PLANT QUALITY:** All plants shall be healthy, established in containers or burlap wrapped, and shall be planted in accordance with the best of the industry practices. The contractor shall be responsible for the selection of plants and the quality of the plants.

**PLANTING:** Plants shall be planted in accordance with the best of the industry practices. The contractor shall be responsible for the selection of plants and the quality of the plants.



**APPROVAL**

PROJECT NAME: SKYVIEW CONDOMINIUMS  
 PROJECT NUMBER: DSP-18018  
 DATE: JUNE 13, 2018

**LANDSCAPE PLAN**

SKYVIEW CONDOMINIUMS

CONTRIBUTOR: RAZTEC ASSOCIATES, INC.  
 612 VIRGINIA AVE., TOWSON, MD 21286  
 (410) 828-3883

PROJECT ADDRESS: 8888 BRINKLEY RD, TOWSON, MD 21286  
 CONTACT: L. SCHEIDT, P.E., L. SCHEIDT, P.E.  
 (410) 828-3883

**RAZTEC ASSOCIATES, INC.**  
 CIVIL ENGINEERS & ARCHITECTS  
 612 VIRGINIA AVE., TOWSON, MD 21286  
 (410) 828-3883

DATE: JUNE 13, 2018  
 SCALE: 1"=30'  
 SHEET NUMBER: LSP 1 OF 2





# ELEVATION - BUILDING 1

FARSHID PEGAH, ARCHITECT  
3040 Idaho Ave. N.W., #622  
Washington, D.C. 20016

BRINKLEY TERRACE  
"Temple Hill"  
Prince Georges county, Maryland

Building 1  
Elevations

Scale: 1/16" = 1'-0"

Permit:

01-18-2019

Job No.



**FRONT ELEVATION BUILDING 1**  
SCALE : 1/16" = 1'-0"

**RIGHT ELEVATION BUILDING 1**  
SCALE : 1/16" = 1'-0"



**REAR ELEVATION BUILDING 1**  
SCALE : 1/16" = 1'-0"

**LEFT ELEVATION BUILDING 1**  
SCALE : 1/16" = 1'-0"

THIS BLOCK IS FOR  
OFFICIAL USE ONLY

M-NCPPC  
APPROVAL

PROJECT NAME: SKYVIEW CONDOMINIUMS

PROJECT NUMBER: DSP-18018



# ELEVATION - BUILDING 2



**FRONT ELEVATION BUILDING 2**  
SCALE : 1/16" = 1'-0"

**RIGHT ELEVATION BUILDING 2**  
SCALE : 1/16" = 1'-0"



**REAR ELEVATION BUILDING 2**  
SCALE : 1/16" = 1'-0"

**LEFT ELEVATION BUILDING 2**  
SCALE : 1/16" = 1'-0"

THIS BLOCK IS FOR OFFICIAL USE ONLY

DR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: SKYVIEW CONDOMINIUMS

PROJECT NUMBER: DSP-18018

FARSHID PEGAH, ARCHITECT  
3040 Idaho Ave. N.W., #622  
Washington, D.C. 20016

BRINKLEY TERRACE  
"Temple Hill"  
Prince Georges county, Maryland

Elevations Building 2

Scale : 1/16" = 1'-0"

Permit:  
01-18-2019

Job No.





# TYPE 2 TREE CONSERVATION PLAN



**Property Owner's Awareness Certificate**

I/We, \_\_\_\_\_ hereby acknowledge that we are aware of the Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Property Owner: \_\_\_\_\_ Date: 5/9/2019

**Qualification Professional Certification**

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Signed: \_\_\_\_\_ Date: 5/9/2019

**Renath R. Wallis**  
 Wetland Studies and Solutions, Inc.  
 1111 Beaufort Boulevard, Suite L  
 Millersville, MD 21108  
 P.O. Box 11111  
 Pk (410) 872-3993 Fax: (410) 872-3993  
 Email: rwallis@wetland.com

**TYPE 2 TREE CONSERVATION PLAN APPROVAL**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Reason for Revision: \_\_\_\_\_

09		
01		
02		
03		
04		
05		
06		

**TYPE 2 TREE CONSERVATION PLAN**

**SKYVIEW CONDOMINIUMS**

OWNER/APPLICANT INFO: MICHAEL M. SHARR, 1990 BARRE TREE LANE, VA 22101, PHONE: (540) 939-3905

PROJECT ADDRESS: 3300 BRINKLEY RD, TEMPLE HILLS, MD 20748

TAX MAP: 97 GRID A4, 70 W 97th St, PLAT 18

**RAZTEC ASSOCIATES, INC.**  
 civil engineers & planners  
 141 W. Park St., Foothill, Md 20748  
 Tel: (301) 775-4394, Email: raztec@raztec.com

DRAN BY: RC, CHECKED BY: KW, DATE: MAY, 2019, SCALE: 1"=30', SHEET NUMBER: 2 OF 2

# SIGN DETAILS

6'-0"

3'-0"

SKYVIEW

3200

3'-0"

6'-0"

3'-0"

6" 6" 4'-0" 6" 6"

4'-0"

3 FEET BY SIX FEET SIGNS, PAINTED WOOD, SUPPORTED BY TWO TREATED WOOD POSTS AND UP-LIGHTED

THIS BLOCK IS FOR OFFICIAL USE ONLY

DR label certifies that this plan meets the requirements of the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: SKYVIEW CONDOMINIUMS

PROJECT NUMBER: DSP - 18018

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

FARSHID PEGAH, ARCHITECT  
4201 Cathedral Ave. N.W. Apt. 1016-W  
Washington, D.C. 20016

BRINKLEY TERRACE  
"Temple Hill"  
Prince Georges county, Maryland

Wind Bracing

04-24-2019

A10

Job No.



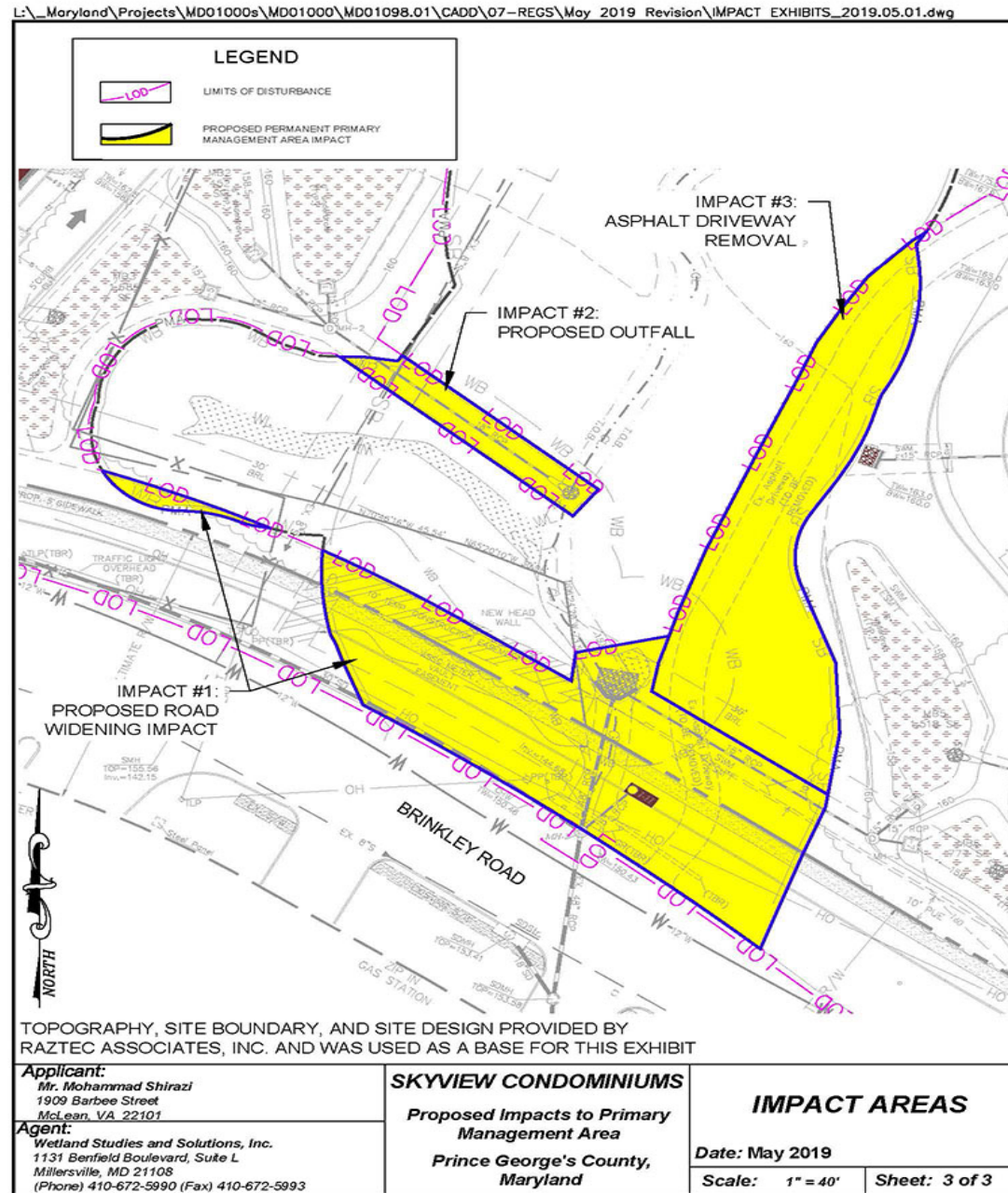
# PRIMARY MANAGEMENT AREA IMPACT EXHIBIT

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# PRIMARY MANAGEMENT AREA IMPACT EXHIBIT





PGCPB No. 17-54

File No. 4-16011

R E S O L U T I O N

WHEREAS, Mohammed Shirazi is the owner of a 5.04-acre parcel of land known as Parcels 72, 127 and 132, said property being in the 12th Election District of Prince George's County, Maryland, and being zoned Multifamily Medium Density Residential-Condominium (R-18C); and

WHEREAS, on October 27, 2016, Mohammed Shirazi filed an application for approval of a Preliminary Plan of Subdivision for one parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-16011 for Skyview Condominiums was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on March 23, 2017, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

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

WHEREAS, on March 23, 2017, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-010-2016, and APPROVED a Variance from Section 25-119(d), and further APPROVED Preliminary Plan of Subdivision 4-16011 for one parcel with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:
  - a. Provide the liber/folio of part of Parcel A to the east.
  - b. Remove general note 17 setbacks.
  - c. Label right-of-way dedication of 50 feet from the centerline of Brinkley Road.
  - d. Update General Note 13 to indicate the amount of road dedication being subtracted from the gross tract area.
  - e. Remove bedroom counts and lot coverage.
  - f. Revise General Note 4 to reflect multifamily dwellings not "condo."

- g. Revise General Note 13 to reflect the density allowed and proposed.
2. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement along all public rights-of-way.
3. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.
4. Prior to signature approval of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall submit two copies of an approved stormwater management concept plan, signed by the Prince George's County Department of Permitting, Inspections and Enforcement, and two copies of the concept approval letter. The stormwater management concept plan approval number and approval date shall be indicated on the preliminary plan and Type 1 tree conservation plan (TCP1). Any required stormwater management facilities shall be shown on the TCP1.
5. The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate, private recreational facilities in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. The details of the facilities shall be reviewed and approved at the time of detailed site plan.
6. Total development within the subject property shall be limited to uses which generate no more than 52 (10 in, 42 out) AM peak trips, and 60 (39 in, 21 out) PM peak trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.
7. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
  - a. Add TCP1-010-2016 to the approval block.
  - b. Revise the specimen tree symbol to correctly show the critical root zone.
  - c. Revise the legend to show the revised specimen tree critical root symbol.
  - d. Revise the existing contour symbol to a darker visible symbol.
  - e. Revise the Site Statistics table to remove "total area of existing easement" column.
  - f. Revise the Site Statistics table to reflect the revised net track area.
  - g. Revise TCP Note 1 to read "4-16011" and not "4-16-011."

- h. Add two property owner awareness blocks. (on-site and for off-site owner of Specimen Tree 11 (ST-11)).
- i. Have the revised plan signed and dated by the qualified professional who prepared it.
8. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-010-2016). The following note shall be placed on the final plat of subdivision:
- “This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-010-2016), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George’s County Planning Department.”
9. Prior to preliminary plan of subdivision approval, the Type 1 tree conservation plan shall have a property owner awareness block for the adjacent property owner of Parcel A (Brinkley Terrace) to be notified about the proposed removal of Specimen Tree 11 (ST-11).
10. Prior to preliminary plan of subdivision approval, the following note shall be placed on the Type 1 tree conservation plan which reflects this approval, directly under the woodland conservation worksheet:
- “NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on March 23, 2017:
- “The removal of 11 specimen trees (Section 25-122(b)(1)(G), ST1, a 34-inch White Oak, ST2, a 41-inch Red Maple, ST3, a 35-inch Red Maple, ST4, a 38-inch Pin Oak, ST5, a 38-inch Southern Red Oak, ST6, a 31-inch Southern Red Oak, ST7, a 34-inch Red Maple, ST8, a 38-inch Southern Red Oak, ST9, a 34-inch Southern Red Oak, ST10, a 42-inch Southern Red Oak, and ST11 a 45-inch Southern Red Oak.”
11. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

12. Prior to issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
13. At the time of detailed site plan, the applicant shall provide the following pedestrian improvements:
  - a. Construct a standard sidewalk along the subject site’s entire frontage of Brinkley Road, unless modified by the Prince George’s County Department of Public Works and Transportation.
  - b. Provide an on-site standard sidewalk from the public sidewalk along Brinkley Road to Building 1 and Building 2.
  - c. Provide bike racks accommodating a minimum of five bicycles each at both Buildings One and Two.
14. The applicant, his heirs, successors and/or assignees shall submit three original recreational facilities agreements (RFA) to the Development Review Division (DRD) for construction of private recreational facilities on-site, for approval prior to submission of final plats. Upon approval by DRD, the RFA shall be recorded among the County Land Records.
15. The applicant and the applicant’s heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities on-site for the fulfillment of the requirements of mandatory dedication (Section 24-135(b)), prior to issuance of building permits.

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

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George’s County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The property consists of three acreage parcels, (Parcels 72, 127 and 132) in the R-18C (Multifamily Medium Density Residential-Condominium) Zone that have never been the subject of a prior preliminary plan of subdivision (PPS). The property also includes a 2,011-square-foot portion of a platted parcel (Part of Parcel A, WWW 55-18) that was conveyed into the site from the abutting property to the east in 1965. The property is currently improved with

1,316-square-foot, one-story dwelling that was constructed in approximately 1964. The existing dwelling and asphalt driveway will be razed to make way for new development.

Sensitive environmental features exist on the property associated with a stream and wetland system that bisects the middle of the property from north to south. As a result, Building 1 will be located on the far western side of the property and is proposed to be a 56,160-square-foot, four-story building with 41 units and a 39,650-square-foot underground garage. Building 2 will be located on the far eastern side of the property and is proposed to be a 78,775-square-foot, four-story building with 54 units and a 40,460-square-foot underground garage. The amenities for Building 1 will include a tot-lot, picnic area, gymnasium and a party room. Building 2 will include all of the same amenities as Building 1 but will also include a swimming pool. The private on-site recreation facilities will be further determined at the time of detailed site plan (DSP).

The property has a large amount of street frontage (634 feet  $\pm$ ) along Brinkley Road, (MC-701), a master planned major collector roadway. Due to the stream and wetland system that bisects the middle of the property, separate driveway access points are proposed on Brinkley Road on the eastern and western sides of the property to serve each building. In accordance with Section 27-437(e)(1) of the Zoning Ordinance, a DSP is required for all attached and multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle.

The property is 5.04 acres and has a net tract area of 4.75 acres on which density is based. The allowable density for the development of multifamily dwellings is 20 dwelling units an acre if the building(s) proposed exceeds 36 feet in height. If the building(s) do not exceed 36 feet in height the maximum allowable density is 14 dwelling units an acre. In this case, the applicant is proposing to construct buildings exceeding 36 feet in height with an allowable density of 95 dwelling units. If at the time of DSP, the buildings are reduced to a height less than 36 feet, the maximum allowable density is 66 dwelling units.

3. **Setting**—The property is located on the north side of Brinkley Road, approximately 1,950 feet east of its intersection with Fisher Road. The site is bounded to the north, east and west by multifamily condominiums in the R-18 (Multifamily Medium Density Residential) Zone; to the south by Brinkley Road, a master planned major collector roadway, and beyond the Rosecroft Shopping Center in the C-S-C (Commercial Shopping Center) Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	<b>EXISTING</b>	<b>APPROVED</b>
Zone	R-18C	R-18C
Use(s)	SFD (to be razed)	Multifamily
Acreage	5.04	5.04
Parcels	3	1
Dwelling Units:		
Multifamily	0	95
Variance	No	Yes 25-119(d)
Variation	No	No

Pursuant to Section 24-113 of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on November 18, 2016.

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

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-16011	TCP1-010-2016	Planning Board	Pending	Pending	Pending
NRI-155-15	N/A	Staff	Approved	9/17/15	N/A

**Proposed Activity**

This PPS proposes to subdivide three parcels to one buildable parcel, by removing an existing single-family house and constructing two buildings consisting of 95 condominium units. Parking for the units will be located below the two building proposed buildings. The project will also consist of interior roads, stormwater management and a swimming pool facility.

**Grandfathering**

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

**Site Description**

The subject 5.04-acre Skyview Condominiums site is located on Brinkley Road just east of the unnamed driveway for the Huntcrest Condominium complex. A review of the available information indicates that there is a perennial stream and wetland system located within the subject project area. The predominant soils found to occur according to the USDA NRCS Web Soil Survey are five types of Adelphia-Holmdel-Urban land complex, Beltsville-Urban land complex, Collington-Wist-Urban land complex, Croom-Marr-Urban land complex and Sassafras –Urban



land complex. According to available information, Marlboro Clay does 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, there are no rare, threatened, or endangered species found to occur on or near this property. The on-site stormwater drains towards the on-site perennial stream which is located centrally on the property and flows in a north to south direction. The on-site unnamed stream drains to Henson Creek, which is part of the Henson Creek Watershed, and then to the Potomac River. The site has frontage on Brinkley Road, which is identified as a Major Collector roadway, which is not identified as a traffic noise generator. No designated scenic or historic roadways are adjacent to the project site. No forest interior dwelling species (FIDS) or FIDS buffer are mapped on-site. The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*. According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site does not contain any network gap areas.

#### **Conformance with the Water Resources Functional Master Plan**

The 2010 *Approved Water Resources Functional Master Plan* contains policies and strategies related to the sustainability, protection and preservation of drinking water, stormwater, and wastewater systems within the County, on a Countywide level. These policies are not intended to be implemented on individual properties or projects and instead will be reviewed periodically on a Countywide level. As such, each property was reviewed and found to be consistent with the various Countywide and area master plans, County ordinances for stormwater management, floodplain and woodland conservation, and programs implemented by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), the Prince George's County Department of Health and Human Services, the Prince George's County Department of Environmental Resources, the Prince George's Soil Conservation District, the Maryland-National Capital Park and Planning Commission (M-NCPPC), and the Washington Suburban Sanitary Commission are also deemed to be consistent with this master plan.

#### **Master Plan Conformance**

The subject property is located within Henson Creek Master Plan. The 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* contains environmental policies that should be addressed during the review of developments within the plan area. The applicable language of the Henson Creek-South Potomac Master Plan is shown in **bold type** and comments are provided in regular type.

#### **Policy 1: Protect, preserve and enhance the green infrastructure network within the Henson Creek planning area.**

The site does not contain any regulated areas, evaluation areas, or network gaps in accordance with the *Approved Countywide Green Infrastructure Plan* (2005).

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

Preservation of water quality in this area will be provided through the application of best stormwater management practices for stormwater management. The stormwater management concept plan requires the use of four micro-bioretenion facilities to provide for water quality.

**Policy 3: Reduce overall energy consumption and implement more environmentally sensitive building techniques.**

The development is conceptual at the present time. In future applications, the use of environmentally sensitive building techniques to reduce overall energy consumption should be addressed.

**Policy 4: Reduce light pollution and intrusion into residential, rural and environmentally sensitive areas.**

The proposed development is not expected to generate sufficient light pollution to intrude into adjacent residential areas.

**Policy 5: Reduce adverse noise impacts to meet State of Maryland noise standards.**

The proposed development is not expected to be a noise generator and the adjacent roads do not generate sufficient traffic to result in noise levels above 65 dBA Ldn.

**Conformance with the 2005 Approved Countywide Green Infrastructure Plan**

The *Approved Countywide Green Infrastructure Plan* (2005) indicates that none of the property is within or near the designated network.

**Natural Resources Inventory Plan/Existing Features**

An approved Natural Resources Inventory (NRI-155-15), which included a detailed forest stand delineation (FSD), was submitted with the application. The site contains sensitive environmental features such as streams, wetlands, and steep slopes. The FSD report describes four forest stands totaling 8.92 acres dominated by yellow poplar, sweet gum, and red oak.

**Woodland Conservation Plan**

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 (TCP1-010-2016) was submitted with the PPS application. The plan proposes to remove 1.90 acres (65 percent) of the 2.92 acres of existing woodlands and meet the woodland conservation requirement of 1.48 acres with 0.87 acre of on-site preservation, 0.15 acre of on-site reforestation and 0.46 acre of woodland fee-in-lieu. The woodland preservation area is located within the on-site PMA and stream buffer for the unnamed stream system. Two reforestation areas are located on the east side of the PMA limits, which are planting an existing open area and a former driveway area.



The site contains 11 specimen trees with the ratings of good (Specimen Trees 2, 5, 6, 8 and 9), fair (Specimen Trees 1, 3, 4, 10 and 11) and poor (Specimen Tree 7). All of these trees are located in the eastern portion of the site and outside the PMA. The current design proposes to remove all 11 specimen trees due to the existing topography and grading required for development. Specimen tree removal is further discussed below.

Minor changes are required for the TCP1 prior to signature approval and include:

1. Add TCP1-010-2016 to the approval block.
2. Revise the specimen tree symbol to correctly show the critical root zone.
3. Revise the legend to show the revised specimen tree critical root symbol.
4. Revise the existing contour symbol to a darker visible symbol.
5. Revise the Site Statistics table to remove "total area of existing easement" column.
6. Revise the Site Statistics table to reflex the revised net track area.
7. Revise TCP Note 1 to read "4-16011" and not "4-16-011."
8. Add two property owner awareness blocks. (on-site and for off-site owner of Specimen Tree 11.)
9. Have the revised plan signed and dated by the qualified professional who prepared it.

Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-010-2016). The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-010-2016), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

Prior to signature approval of the Type 2 tree conservation plan (TCP2) for this site, the liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber \_\_\_\_\_ Folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement.”

### **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 Technical Manual.”

Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted County Code effective on September 1, 2010.

### **Variance**

A Subtitle 25 Variance Application has been submitted dated February 3, 2017. This letter requests the removal of 11 specimen trees in support of redesigned site layout. The TCP1 shows the removal of 11 specimen trees and the limits of disturbance on the plan also show that these trees are to be removed. Specimen Tree 11 (ST-11) is located along the eastern property line off-site and is identified in poor condition. The proposed limit of grading will result in significant disturbance to the critical root zone which will not allow for the survival of Specimen Tree 11. Permission from the adjacent owner will be required for the removal of this tree and the adjacent property owner will have to sign the owner notification block on TCP1-010-2016. If the applicant is unable to secure the agreement from the abutting property owner of Parcel A, the limit of disturbance shall be adjusted to ensure the survival of specimen tree 11 (ST-11) prior to signature approval of the TCP1.

Section 25-119(d) of the WCO contains six required findings [**text in bold**] to be made before a variance can be granted. The Letter of Justification submitted addresses the required findings for removal of all 11 specimen trees.

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

The property is bisected (east and west side) by a perennial stream and the associated primary management area (PMA) and buffers. All the specimen trees are located in the eastern half of the site, which has a knoll present that affects grading of the site. To

develop the eastern portion of the site the knoll has to be cut and grading has to be completed to make the site suitable for development.

The condition and locations of the specimen trees proposed for removal is a special condition peculiar to the property. All of these factors occurred beyond the owner's control and have created an unwarranted hardship for this site.

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

If other properties include trees in a similar location and in similar condition on a site, the same considerations would be provided during the review of the required variance application.

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

The removal of specimen trees in the most developable areas is generally supported if the tree could become a hazard. These trees will be affected by the mass grading that must occur to prepare the site for development. If other properties include trees in a similar location and in similar condition on a site, the same considerations would be provided during the review of the required variance application.

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

The site contains an existing single-family dwelling and a long driveway from Brinkley Road. The remainder of the site is undeveloped and wooded. The applicant has taken no action to date on the subject property.

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

The requested variance does not arise from a condition relating to the land or building use, either permitted or nonconforming on a neighboring property. There are no existing conditions on the neighboring properties that have any impact on the location or size of the trees, nor are there conditions that are affecting the layout and development of the size with respect to the specimen trees to be removed. Specimen Tree 11 (ST-1), which is located off-site along the eastern property, will have the critical root zone affected by the mass grading for development. This tree has been identified in "poor" condition and will require the permission of the adjacent owner for removal, or the limit of disturbance (LOD) shall be adjusted to not impact the critical root zone.

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

Granting the variance to remove 11 specimen trees will not directly affect water quality because the site will have to follow strict stormwater management requirement and sediment control. Specific requirements regarding stormwater management for the site will be further reviewed by DPIE.

The Planning Board finds that the required findings of Section 25-119(d) have been adequately addressed by the applicant for the removal of 11 specimen trees and **approval** of the variance.

**Regulated Environmental Features/Primary Management Area**

Wetlands, streams and a 100-year floodplain are found to occur on this property. These features and the associated buffers comprise the PMA on the subject property in accordance with the Subdivision Regulations. The Subdivision Regulations requires that: "...all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible." (Section 24-130(b)(5)). Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

Impacts to regulated environmental features must first be avoided and then minimized. If impacts to the regulated environmental features are proposed, a statement of justification must be submitted in accordance with Section 24-130 of the Subdivision Regulations. The justification must address how each impact has been avoided and/or minimized. A statement of justification and exhibits for the proposed impacts were received on February 3, 2017.

The PPS proposes impacts to the PMA for two stormwater management outfalls, removal of an existing driveway, culvert extension, and road improvements. The current Environmental Technical Manual (ETM) provides guidance in determining if a site has been designed to meet the threshold of "fullest extent possible." The first step in the evaluation is determining if an impact is avoidable. If an impact cannot be avoided because it is necessary for the overall development, the next step is to minimize the impact. If an impact cannot be minimized, mitigation if proffered may be considered depending on the extent of the impact. The following is a summary of each impact requested.

**Impact 1**

This impact of 653 square feet of PMA (313 square feet of wetland and 321 square feet of wetlands buffer) is for the construction of a stormwater management outfall structure and rip-rap. The outfall structure is for the west side of the development and is from an on-site micro-bioretenion stormwater facility. The impacts for this area are located in a forested area within the PMA.

**Avoidance/Minimization Analysis**

This impact is unavoidable and is necessary to safely convey stormwater to the wetland system. The Planning Board approves this impact.

**Impact 2**

This impact of 659 square feet of PMA (77 square feet of wetland and 482 square feet of wetlands buffer) is for the construction of a stormwater management outfall structure and rip-rap. The outfall structure is for the east side of the development on-site micro-bioretenion stormwater facility. The impacts for this area are located in a forested area within the PMA.

**Avoidance/Minimization Analysis**

This impact is unavoidable and is necessary to safely convey stormwater to the wetland system. The Planning Board approves this impact.

**Impact 3**

Road Improvements / Culvert Extension - This request proposes to impact 4,913 square feet of PMA (0 square feet of wetlands and 347 square feet of wetlands buffer, and 60 linear feet of stream bed) impacts for road improvements to the existing Brinkley Road and culvert extension as required by DPIE. The impacts are to widen Brinkley Road and to extend the existing culvert structure due to the road widening.

**Avoidance/Minimization Analysis**

These impact areas were discussed in a meeting with the applicant, M-NCPPC (Subdivision Section and Environmental Planning Section) and DPIE. This meeting was to determine road widening and better access for the project, because of the location of the PMA and existing access points along Brinkley Road. It was determined that the initial access points proposed for the site would not work and that two safer access entrances would be required. This project is also required to provide road widening and as part of the work the existing culvert system needs to be extended beyond the road improvements. DPIE requires this road work as part of this project. These impacts are necessary for the development of the property and cannot be avoided or minimized. The Planning Board approves these impacts.



#### **Impact 4**

The request consists of removal of the existing driveway surface for the on-site single-family dwelling. This impact is located within an un-forested area located in 1,894 square feet of the stream buffer. Once, the driveway is removed the area will be used to meet the project reforestation requirement.

#### **Avoidance/Minimization Analysis**

The existing driveway is no longer needed as part of the subdivision. The Planning Board approves this impact.

Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance (LOD) shown on the impact exhibits with conditions. The impacts are for two stormwater management outfalls, culvert extension, and road improvements on Brinkley Road and the removal of an existing driveway.

At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

Prior to issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

#### **Noise**

The site has frontage on Brinkley Road, which is identified as a Major Collector roadway, which is not identified as a traffic noise generator. No further information is required for noise at this time.

#### **Soils**

The predominant soils found to occur according to the USDA NRCS Web Soil Survey are five types of Adelphia-Holmdel-Urban land complex, Beltsville-Urban land complex, Collington-Wist-Urban land complex, Croom-Marr-Urban land complex and Sassafras-Urban land complex. According to available information, Marlboro clay does not occur on or in the vicinity of this site.

This information is provided for the applicant's benefit. No further action is needed as it relates to this PPS. A soils report may be required by the Prince George's County Department of Environmental Resources (DOE) during the permit process review.

6. **Community Planning**—The subject application is located in Planning Area 76B within the Henson Creek Community, and within the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* Planning Area. The 2006 Henson Creek-South Potomac Master Plan and SMA retained the subject property in the R-18C Zone, (Multifamily Medium Density Residential-Condominium Zone), and recommended a high-density residential land use for the property. This application proposes a multifamily development with up to 95 units that conforms with the residential, high-density, land use recommendation of Henson Creek-South Potomac Master Plan and SMA.

Plan Prince George's 2035, the approved General Plan, designates the area in the Established Communities Growth Policy area. The vision for Established Communities is a context-sensitive infill and low- to medium-density development. This application is consistent with the Established Communities Growth Policy in Plan Prince George's 2035.

7. **Parks and Recreation**—The PPS was reviewed for conformance with the requirements and regulations of the Henson Creek Master Plan Area (76B), the *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the Subdivision Regulations as they pertain to public parks and recreation.

The subject development is not adjacent to any existing M-NCPPC-owned parkland. The current development proposal calls for two multifamily buildings with 95 dwelling units which equates to a density of approximately 25 units per acre. The total number of residential units will generate approximately 228 new residents.

An intermittent stream with the associated buffers bisects the property. The proposed development plan shows two multifamily buildings with underground parking on both sides of this environmental feature. The second building (Building 2) will include a swimming pool and patio for use by the residents.

As per Section 24-134(a)(1) of the Subdivision Regulations, residential subdivisions within this proposed density may be required to dedicate 15 percent of their land to M-NCPPC for public parks. In this case, application of the mandatory dedication requirement would require the dedication of 0.56 acre of land to M-NCPPC. Due to the amount and location (not contiguous to existing parkland) of land available for dedication, dedication of public parkland would not be desirable nor provide much benefit to the parks system. The future residents would be best served by the provision of private on-site recreational facilities in order to meet the requirements of mandatory park dedication (Section 24-135(b)).

Existing environmental features bisect the middle of the site from north to south. As such, the applicant is encouraged to provide a design that would ensure that all future residents have reasonable pedestrian access to the pool that is proposed on the eastern portion of the site and any other recreational facilities that are proposed to be provided.

At the time of review of the required DSP, pedestrian access to the recreational facilities from the west side to the east side shall be provided via a sidewalk system within the public right-of-way. If sidewalks are not required during street construction permit process for frontage improvements along Brinkley Road the pedestrian connections shall be provided on-site. If at the time of review of the DSP an appropriate level of pedestrian comfort, including appropriate lighting and landscaping, cannot be provided the applicant shall provide separate but equal recreational facilities for the eastern and western pods of development.

8. **Trails**—The subject PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (area master plan) in order to provide the appropriate recommendations.

Note: \*If a master plan trail is within a City, County, or State right-of-way, an additional two to four feet of dedication may be required to accommodate construction of the trail.

The PPS was reviewed for conformance with the MPOT and the area master plan in order to implement planned trails, bikeways, and pedestrian improvements.

The subject application is along the north side of Brinkley Road. Existing apartment complexes are on both sides of the site and Rosecroft Shopping Center is on the south side of Brinkley Road opposite the subject site. The at-grade crossing for the Henson Creek Trail is east of the frontage of the subject site. The MPOT recommends continuous sidewalks and designated bike lanes along Brinkley Road. The text from the MPOT regarding this recommendation states:

**Brinkley Road Sidewalks and Designated Bike Lanes: These facilities will provide pedestrian and bike access from surrounding communities to schools, shopping centers, and the Henson Creek Trail (MPOT, page 23).**

The 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.**

A standard sidewalk is recommended along the site's entire frontage of Brinkley Road. The ultimate provision of the bike lanes along Brinkley Road can be accommodated within this right-of-way. However, the currently configuration of the road in the immediate vicinity of the



subject site is for two travel lanes and a paved shoulder along both sides. This will adequately accommodate bikes along the road and to the Henson Creek Trail until the ultimate cross-section of the road with designated bike lanes is constructed. The provision of sidewalk connections to both buildings that link the proposed condominium units with the public sidewalk is also recommended along Brinkley Road.

The PPS fulfills the intent of applicable master plans and functional plans, and meets the findings required for PPS approval, with conditions.

9. **Transportation**—The subject property consists of 5.04 acres of land in the R-18C Zone. The site is 1,950 feet east of the intersection of Brinkley Road and Fisher Road. The property is improved with an existing house which will be razed to make room for the proposed development.

**Transportation Findings**

The 100-multifamily unit will be adding a net total of 52 (10 in, 42 out) AM peak trips, and 60 (39 in, 21 out) PM peak trips. These rates were determined by using the “Transportation Review Guidelines, Part 1” (Guidelines)

The traffic generated by the proposed PPS will impact the following (critical) intersections:

- Oxon Hill Road (MD 414) and St. Barnabas Road
- Brinkley Road and St. Barnabas Road
- Brinkley Road and Glen Rock Avenue
- Brinkley Road and Fisher Road
- Brinkley Road and Temple Hills Road
- Building 1 site access and Brinkley Road (unsignalized)
- Building 2 site access and Brinkley Road (unsignalized)

All of the intersections deemed critical are projected to operate within the transportation adequacy thresholds.

The subject property is located within the Transportation Service Area (TSA) 2, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

**Links and signalized intersections:** Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better;

**Unsignalized intersections:** The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using *The Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one

approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using *The Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. Once the CLV exceeds 1,150 for either type of intersection, this is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

**Traffic Impact**

It was anticipated that greater than 50 trips would be generated during either peak hour, consequently, a traffic impact study (TIS) was requested, and submitted, dated June 2016. In reviewing the TIS, a number of issues were raised by the Prince George’s County Department of Public Works and Transportation (DPW&T) and the Maryland State Highway Administration (SHA). Consequently, the applicant revised the TIS reflecting the concerns of the agencies dated January 2017. Using data from this revised TIS, the following results were determined:

<b>EXISTING CONDITIONS</b>		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
Oxon Hill Road (MD 414) and St. Barnabas Road	A/916	C/1,258
Brinkley Road and St. Barnabas Road	A/307	A/690
Brinkley Road and Glen Rock Avenue	B/1,139	A/871
Brinkley Road and Fisher Road	A/793	A/851
Brinkley Road and Temple Hills Road	B/1,077	C/1,207

In evaluating the effect of background traffic, the TIS included four developments. Additionally, an average growth of one percent for six years was applied to the through traffic volumes. Combining the effect of background developments plus regional growth, a second analysis was done. The table below shows the results:

<b>BACKGROUND CONDITIONS</b>		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
Oxon Hill Road (MD 414) and St. Barnabas Road	A/929	D/1,332
Brinkley Road and St. Barnabas Road	A/329	A/746
Brinkley Road and Glen Rock Avenue	C/1,224	A/949
Brinkley Road and Fisher Road	A/888	A/939
Brinkley Road and Temple Hills Road	B/1,039	C/1,250

Regarding the total traffic scenario, the TIS applied trip generation rates for multifamily residential based on trip rates from the Guidelines. Based on the original 100 proposed dwelling units, the new trips were computed as 52 (10 in, 42 out) AM peak trips, and 60 (39 in, 21 out) PM peak trips. The study assumed a trip distribution of 25 percent to/from the east of Brinkley Road, and 75 percent west of Brinkley Road. A third analysis (total traffic) revealed the following results:

<b>TOTAL CONDITIONS</b>		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
Oxon Hill Road (MD 414) and St. Barnabas Road	A/943	D/1,355
Brinkley Road and St. Barnabas Road	A/336	A/755
Brinkley Road and Glen Rock Avenue	C/1,256	A/978
Brinkley Road and Fisher Road	A/920	A/968
Brinkley Road and Temple Hills Road	B/1,096	C/1,262
Building 1 Site Access Brinkley Road*	14.9 seconds	15.8 seconds
Building 2 site Access Brinkley Road*	15.3 seconds	15.9 seconds

\* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable.

The results of the traffic analyses show that under total traffic, all of the critical intersections including the site access were deemed to be operating adequately.

**Comments from the Department of Public Works and the State Highway Administration**  
 Comments from DPW&T and SHA were received. The following are some of the salient issues raised by those agencies:

- “• Two critical intersections along Brinkley Road (Rosecroft Road, Rosecroft Shopping entrance) were omitted from the study and should have been included in the analysis.
- “• There seems to be issues related to the quality of the tuning movement counts (TMC). There are TMC succeeding and preceding intersections that do not balance quiet well within the same period.
- “• An intersection sight distance evaluation should have been performed at the proposed site access points due to the horizontal curvatures along Brinkley Road within the vicinity of the development
- “• The trip distribution heading into the site for both peak periods shown on Figure 4-2 was not calculated based on the scoping agreement. Please distribute the trips generated based on the 25% eastbound 75% westbound site trip distribution going into the site as outline in the scoping agreement.”

All of the original comments from County and State agencies have been properly addressed in the revised TIS.

**Master Plan, Right of Way Dedication**

The property is located in an area where the development policies are governed by the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment*. The Henson Creek-South Potomac Master Plan recommends that Brinkley Road be upgraded to a major collector (MC-701), which will consist of a 2- to 4-lane cross-section with an 80- to 116-foot-wide right-of-way. Discussions between representatives from the County and the Transportation Planning Section have resulted in the applicant being required to dedicate 50 feet of right-of-way from the existing center line of Brinkley Road. The proposed PPS reflects the agreed upon dedication. None of the recommendations of the plan will require additional widening of any street on which the proposed development fronts.

**Transportation Conclusions**

Based on the preceding findings, the plan conforms to the required findings in Section 24-124(a) for approval of the PPS.

10. **Schools**—The PPS was reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CR-23-2003 and concluded the following:

Impact on Affected Public School Clusters  
 Multifamily Units

Affected School Clusters #	Elementary School Cluster 5	Middle School Cluster 5	High School Cluster 5
Dwelling Units	*100 DU	*100 DU	*100 DU
Pupil Yield Factor	0.119	0.054	0.074
Subdivision Enrollment	12	5	7
Actual Enrollment	5,333	1,924	3,545
Total Enrollment	5,345	1,929	3,552
State Rated Capacity	6,900	2,580	5,251
Percent Capacity	77%	75%	68%

**Note:** \* The applicant initially proposed 100 dwelling units at the time of acceptance but the number of dwelling units has since been reduced to 95 units.

County Council Bill CB-31-2003 established a school facilities surcharge in the amounts of: \$7,000 per dwelling if a building is located between Interstate 495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority (WMATA); or \$12,000 per dwelling for all other buildings. Council Bill



CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$9,017 and \$15,458 to be paid at the time of issuance of each building permit.

In 2013, Maryland House Bill 1433 reduced the school facilities surcharge by 50 percent for multifamily housing constructed within an approved transit district overlay zone; or where there is no approved transit district overlay zone within a one-quarter mile of a Metro station; or within the Bowie State MARC Station Community Center Designation Area, as defined in the 2010 *Approved Bowie State MARC Station Sector Plan and Sectional Map Amendment*. The bill also established an exemption for studio or efficiency apartments that are located within the county urban centers and corridors as defined in Section 27A-106 of the County Code; within an approved transit district overlay zone; or where there is no approved transit district overlay zone then within one-quarter mile of a Metro station. This act is in effect from October 1, 2013 through September 30, 2018. The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

11. **Fire and Rescue**—The PPS was reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(C) and (E) of the Subdivision Regulations.

Section 24-122.01(e) (1) (E) states that “A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month.”

The proposed project is served by Oxon Hill Fire/EMS, Company 821, a first due response station (a maximum of seven minutes travel time), located at 7600 Livingston Road. “In the Fire/EMS Department’s Statement of Adequate Apparatus, as of July 15, 2016, the Department states they have developed an apparatus replacement program to meet all the service delivery needs of the County.”

**Capital Improvement Program (CIP)**

The Prince George’s County FY 2016-2021 Approved CIP provides funding for replacing the existing station with a new four-bay Fire/EMS station.

12. **Police Facilities**—The subject property is located in Police District IV, Oxon Hill. The response time standard is ten minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The PPS was accepted for processing by the Planning Department on October 27, 2016.

Reporting Cycle	Previous 12 Month Cycle	Emergency Calls	Nonemergency Calls
Acceptance Date 10/27/2016	12/2015-1/2015	7 minutes	15 minutes
Cycle 1			
Cycle 2			
Cycle 3			

Based on the most recent available information as of December 2015, police response times, the response time standards of 10 minutes for emergency calls and the 25 minutes for nonemergency calls, were met on November 1, 2016.

13. **Water and Sewer Categories**—Section 24-122.01(b)(1) states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.” The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System Adequate for Development Planning, and will therefore be served by public systems. The property is within Tier 1 under the Sustainable Growth Act, and will therefore be served by public systems.
14. **Use Conversion**—The subject application is proposing the development of 95 multifamily dwelling units. If a substantial revision to the use on the subject property is proposed that affects Subtitle 24 adequacy and findings as set forth in the resolution of approval, a new PPS shall be required prior to approval of any building permits.
15. **Public Utility Easement (PUE)**—Section 24-122 of the Subdivision Regulations requires a public utility easement (PUE) along both sides of all public rights-of-way. The property’s street frontage is along Brinkley Road, and the applicant has provided the required public utility easement along their side of the public street.

In accordance with the Subdivision Regulations, when utility easements are required by a public utility company, the subdivider should include the following statement in the owner’s dedication on the final plat:

“Utility easements are granted pursuant to the terms and provisions recorded among the Prince Georges County Land Records of Prince George’s County in Liber 3703 at Folio 748.”

16. **Stormwater Management**—An approved Stormwater Management Concept Plan (27522-2016-00) and letter was submitted with the subject application. Proposed stormwater management features include four micro-bioretenion facilities. The site will be required to pay a stormwater management fee-in-lieu of providing on-site attenuation/quality control measures. Development must be in conformance with the approved SWM plan and any subsequent revisions

to ensure that development of this site does not result in any on-site or downstream flooding. No further information pertaining to stormwater management is required.

17. **Historic**—There is a single-family residence located on the subject property that was constructed in 1964 and is to be razed. 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 property is low. Phase I archeological survey is not recommended on the subject property. This proposal will not impact any historic sites, historic resources, or known archeological sites.
18. **Urban Design**—The use is permitted in the R-18C Zone. Conformance with the requirements for development in the zone will be evaluated at the time of DSP review.

**Conformance with the Tree Canopy Coverage Ordinance**

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet or greater of gross floor area or disturbance and require a grading permit. The subject site is required to provide a minimum of 15 percent of the gross tract area to be covered by tree canopy. Conformance with this requirement will be evaluated at the time of DSP review.

**Private Recreation Facilities**

The applicant is required to provide private recreation facilities based on the number of residents in the two multifamily buildings. At present, the outdoor recreational facilities shown on the PPS include a swimming pool for resident's use. It is not clear how residents in Building 1 will access the facility. The recreational facilities should be expanded to include both active and passive recreational facilities. Further evaluation of the proposed recreation facilities will be done at the time of DSP review. The applicant should consider the utilization of green building techniques in the construction of the two residential buildings.

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

\* \* \* \* \*

PGCPB No. 17-54  
File No. 4-16011  
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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Doerner, with Commissioners Geraldo, Doerner, and Hewlett voting in favor of the motion, and with Commissioners Bailey and Washington absent at its regular meeting held on Thursday, March 23, 2017, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of April 2017.

Patricia Colihan Barney  
Executive Director

By Jessica Jones  
Planning Board Administrator

PCB:JJ:JF:rpg



# **RAZTEC ASSOCIATES, INC**

Civil Engineers

Land Planners

July 25, 2018

Updated October 27, 2018

MNCPPC-Development Review Division  
14741 Governor Oden Bowie Drive  
4<sup>th</sup> Floor  
Upper Marlboro, MD.

Re: Skyview Condominiums-DSP18018

## **STATEMENT OF JUSTIFICATION- Detailed Site Plan**

### **Description of Proposed Use/Request**

The project is for development of the subject property and construction of two multi-family buildings. The project has received Preliminary Plan approval, which is certified. A total of 95 units are proposed for both buildings. Building 1 which consists of 41 units and building 2 consists of 54 units. Parking is generally provided under the building in enclosed garage.

### **Description and Location of the Subject Property**

The site is located at 3300 Brinkley Road, Temple Hills, approximately 1950 feet east of the intersection of Brinkley Road and Fisher Road. The property is zoned as R-18C. The adjoining properties located to the north, east, and west of the subject property are all existing multi-family unit buildings. These consist of apartment buildings to the north, and east of the this site, and multi-family condominiums to the west of the subject property.

### **Description of Each Required Finding**

#### Prince George's County zoning code-Chapter 27, Part 6, Division 3 and 4.

In accordance with Division 3-The proposed use which is multi-family development is a "Permitted" use in the R-18C zone.

In accordance with Division 4- the required setbacks are provided.

Bedroom Percentage: Per Section 27-437(d), the requirements and limitations of Section 27-419, do not apply in the R-18C zone.

#### Prince George's County Stormwater Management

The project provides stormwater management that meets the regulations of the county, and state of Maryland, by providing ESDv practices in the form of Micro-Bioretenention.

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# **RAZTEC ASSOCIATES, INC**

Civil Engineers

Land Planners

The Site/Stormwater Management Concept Plan has already been approved, by Prince George's DPIE.

## Landscape Manual/Landscape Plan

The project meets the setback requirements of the Landscape Manual. Since all adjacent development are of the same use, there are no buffer yard requirements per Table 4.7-2. Interior parking lot landscape requirements have also been addressed, in conjunction with landscaping provided for stormwater management features proposed adjacent to the outdoor parking.

Street Tree requirements have been addressed and shown on the Landscape Plan. Landscape Canopy requirements have been addressed and shown on the Landscape Plan.

## Approved "Henson Creek-South Potomac" Master Plan.

1. The master plan categorizes the subject property as part of the Developed Tier. The subject property is not specifically addressed in the master plan. However, there are general goals within the Developed Tier with attention to the zoning (R-18C). The Developed Tier allows medium to high density development. Especially in this area where there is access to public transportation, specifically bus routes.
2. Master plan calls for infrastructure improvements. The proposed project will improve Brinkley Road along its frontage, and widen Brinkley Road to master plan right of way width on the project side of the road.
3. Master Plan calls for environmental preservation. The proposed project meets the intent by preserving the stream buffers and in fact improving the stream buffer of the existing creek that traverses the subject property. Existing impervious surfaces within the stream buffer will be removed. Furthermore, proposed stormwater management features addressing the Environmental Site Design (ESDv) will promote further preservation of this creek and downstream areas.
4. Master plan call for strengthening existing neighborhoods. This project will achieve this by providing multi-family housing in an area/neighborhood that is established. This also provides a mix of housing to meet the needs and requirements of a variety of citizens. This project proposes to provide 1-3 bedroom units thus achieving various family sizes and needs. Furthermore, the project provides new housing in a pedestrian friendly community which is in close proximity to transit.

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## Requirements of the Prince George's County Environmental Technical Manual

1. NRI Plan was prepared as part of the subdivision process for the project. The NRI plan was approved prior to approval of the Preliminary plan of Subdivision.
2. Tree Conservation plan, TCP 1 was prepared and approved as part of the Preliminary Plan approval process. TCP 2 plan has been prepared and hereby submitted as part of the Detailed Site Plan.

### **Compliance with Preliminary Plan Resolution:**

1. Per condition 5, recreational facilities have been proposed for both buildings.
2. Per condition 13;
  - a. Sidewalk is proposed on Brinkley Road along the frontage of the subject project site.
  - b. Sidewalk is proposed for access inside the project site and is accessible to the public street sidewalk.
  - c. Bicycle racks are proposed for each building.

### **Variance Request**

1. Proposed disturbance of stream buffer, to provide storm drain and stormwater management outfalls.

### **Summary Conclusion:**

The proposed project meets the requirements of the sector plan and zoning.

Prepared by: Mike Razavi, P.E./Owner's Engineer and Representative



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Community Planning Division

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.pgplanning.org  
301-952-3972

April 24, 2019

**MEMORANDUM**

**TO:** Jonathan Bush, Senior Planner, Urban Design Section, Development Review Division

**VIA:** Scott Rowe, AICP, CNU-A, Supervisor, Long-Range Planning Section, Community Planning Division  
David A. Green, MBA, Master Planner, Community Planning Division

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

**SUBJECT** **DSP-18018 Skyville Condominiums**

**FINDINGS**

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

**BACKGROUND**

**Application Type:** Detailed Site Plan for property outside of an overlay zone.

**Location:** 3300 Brinkley Road, Temple Hills, MD 20748

**Size:** 4.75 acres

**Existing Uses:** Vacant

**Proposal:** Construction of two multifamily buildings for a total of approximately 95,800 square feet, including 95 units and structured parking

**GENERAL PLAN, MASTER PLAN, AND SMA**

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



**DSP-18018 Skyville Condominiums**

**Master Plan:** The 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* recommends Residential High land use on the subject property.

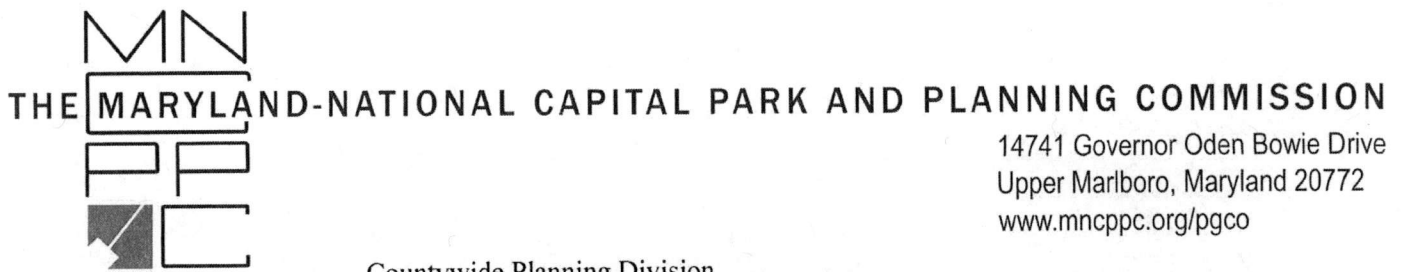
**Planning Area:** 76B

**Community:** Henson Creek

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

**SMA/Zoning:** The 2006 *Approved Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* retained the subject property into the R-18C (Multifamily Medium Density Residential-Condominium) Zone.

c: Long-range Agenda Notebook



14741 Governor Oden Bowie Drive  
 Upper Marlboro, Maryland 20772  
 www.mncppc.org/pgco

Countywide Planning Division  
 Environmental Planning Section

301-952-3650

May 23, 2019

**MEMORANDUM**

**TO:** Jonathan Bush, Senior Planner, Subdivision Review  
**VIA:** Megan Reiser, Acting Supervisor, Environmental Planning Section  
**FROM:** Chuck Schneider, Planner Coordinator, Environmental Planning Section  
**SUBJECT:** Skyview Condominiums; DSP-18018 and TCP2-010-2019

The Environmental Planning Section (EPS) has reviewed the above referenced Detailed Site Plan (DSP) and Type 2 Tree Conservation Plan (TCP2) stamped as received on March 26, 2019, an updated Primary Management Area (PMA) Statement of Justification on May 1, 2019 and revised plans stamped as received on May 16, 2019. Verbal comments were provided in a Subdivision Development Review Committee (SDRC) meeting on April 5, 2019. The Environmental Planning Section recommends approval of DSP-18018 and TCP2-010-2019 subject to the conditions listed at the end of this memorandum.

**Background**

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

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-16011	TCP1-010-16	Planning Board	Approved	3/23/2017	PGCPB No. 17-54
NRI-155-15	N/A	Staff	Approved	9/17/15	N/A
DSP-18018	TCP2-010-2019	Planning Board	Pending	Pending	Pending

**Proposed Activity**

This DSP proposes to construct two buildings consisting of 100 condominium units. Parking for the units will be located below the two proposed buildings. The project will also consist of interior roads, stormwater management (SWM) and a swimming pool facility.

**Grandfathering**

The project is subject to the current regulations of Subtitles 24, 25 and 27 that came into effect on September 1, 2010 and February 1, 2012 because the application has a recently approved Preliminary Plan of Subdivision (4-16011).

## Site Description

The subject 5.04-acre Skyview Condominiums site is located on Brinkley Road just east of the unnamed driveway for the Huntcrest Condominium complex. A review of the available information indicates that there is a perennial stream and wetland system located within the subject project area. The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Services (USDA NRCS) Web Soil Survey are Adelphia-Holmdel-Urban land complex, Beltsville-Urban land complex, Collington-Wist-Urban land complex, Croom-Marr-Urban land complex and Sassafras -Urban land complex. According to available information, Marlboro and Christiana Clay 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 on-site stormwater drains towards the on-site perennial stream which is located centrally on the property and flows in a north to south direction. The on-site unnamed stream drains to Henson Creek which is part of the Henson Creek watershed, and then to the Potomac River. The site has frontage on Brinkley Road, which is identified as a Major Collector roadway, which is not identified as a traffic noise generator. No designated scenic or historic roadways are adjacent to the project site. No Forest Interior Dwelling Species (FIDS) or FIDS buffer are mapped on-site. The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (2014). According to the *Countywide Green Infrastructure Plan* of the approved the *Approved Prince George's County Resource Conservation Plan*, (May 2017), the site does not contain any network areas.

## Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions that need to be addressed with this application. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Preliminary Plan 4-16011 was approved by the Planning Board on March 23, 2017. The conditions of approval can be found in PGCPB No. 17-54.

7. **Prior to signature approval of the preliminary plan the TCP1 shall be revised as follows:**
  1. **Add TCP1-010-16 to the approval block.**
  2. **Revise the specimen tree symbol to correctly show the critical root zone.**
  3. **Revise the legend to show the revised specimen tree critical root symbol.**
  4. **Revise the existing contour symbol to a darker visible symbol.**
  5. **Revise the Site Statistics table to remove "total area of existing easement" column.**
  6. **Revise the Site Statistics table to reflex the revised net track area.**
  7. **Revise TCP Note #1 to read "4-16011" and not "4-16-011".**
  8. **Add two Property Owner Awareness blocks. (on-site and for off-site owner of Specimen Tree #11)**
  9. **Have the revised plan signed and dated by the qualified professional who prepared it.**

All changes were made and the TCP1 plan was certified.

8. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-010-16). The following note shall be placed on the Final Plat of Subdivision:

**"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-010-16), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."**

9. Prior to preliminary plan approval, the TCP1 shall have a Property Owner Awareness block for the adjacent property owner to be notified about the proposed removal of Specimen Tree #11.

The applicant tried to contact the adjacent owner over a several month period. The adjacent owner / property management company are aware of the tree removal and did not want to sign the TCP1 plan. The TCP1 was certified with applicants' signature. The property owner's awareness certification block has been shown on the TCP2 as submitted and is required to be signed prior to certification of the TCP2 and DSP.

10. Prior to preliminary plan approval, the following note shall be placed on the TCP1 which reflects this approval, directly under the woodland conservation worksheet:

**"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE): The removal of 11 specimen trees (Section 25-122(b)(1)(G), ST1, a 34-inch White Oak, ST2, a 41-inch Red Maple, ST3, a 35-inch Red Maple, ST4, a 38-inch Pin Oak, ST5, a 38-inch Southern Red Oak, ST6, a 31-inch Southern Red Oak, ST7, a 34-inch Red Maple, ST8, a 38-inch Southern Red Oak, ST9, a 34-inch Southern Red Oak, ST10, a 42-inch Southern Red Oak, and ST11 a 45-inch Southern Red Oak.**

The note was added to TCP1 and plan was certified.

11. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

**"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."**



This condition shall be met at the time of final plat.

12. **Prior to signature approval of the TCP2 for this site, the liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:**

**“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber \_\_\_\_\_ Folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement.”**

This condition shall be met at the time of DSP certification.

13. **Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with and associated.**

This condition shall be met at the time of permit.

#### **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.

#### **Natural Resource Inventory Plan / Existing Features**

An approved Natural Resources Inventory (NRI-155-15), which included a Detailed Forest Stand Delineation (FSD), was submitted with the application. The site contains sensitive environmental features such as streams, wetlands, and steep slopes. The FSD report describes four forest stands totaling 2.92 acres dominated by yellow poplar, sweet gum, and red oak.

No additional information is required with regard to the NRI.

#### **Woodland Conservation Plan**

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 2 Tree Conservation Plan (TCP2-010-2019) was submitted with the DSP application.

The plan proposes to remove 1.82 acres (62 percent) of the 2.92 acres of existing woodlands and meet the woodland conservation requirement of 1.41 acres with 0.96 acres of on-site preservation, 0.20 acres of on-site reforestation, and 0.25 acres of fee-in-lieu. The woodland preservation area is located along the central portion of the property within the primary management area. The site contains 11 specimen trees and all 11 specimen trees were approved for removal with the preliminary plan application.

The submitted TCP2 contains a previously approved woodland conservation worksheet. A planting schedule and planting detail needs to be added showing the proposed reforestation plantings.

At this time, minor changes are required of the TCP2.

**Recommended Condition:** Prior to signature approval of the DSP, the TCP2 shall be revised as follows:

- a. Add the assigned TCP2-010-2019 number to the approval block.
- b. Revise the Woodland Conservation Worksheet with the current required worksheet.
- c. Add a planting schedule to the plan showing the reforestation planting species and numbers.
- d. Add a planting detail for the size of the reforestation plantings proposed.
- e. Have the revised plan signed and dated by the qualified professional who prepared it.

### **Specimen Trees**

A variance from Section 25-122(b)(1)(G) was granted with the Preliminary Plan for the removal of 11 existing specimen trees. The required findings of Section 25-119(d) were adequately addressed for the removal of specimen trees with Preliminary Plan 4-16011.

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

Primary Management Area (PMA) impacts were addressed with the approved Preliminary Plan (4-16011). Four PMA impacts (653 square feet for outfall structure, 659 square feet for another outfall structure, 4,913 square feet for road improvements and 1,894 square feet for removal of existing driveway) were approved and found to demonstrate that the PMA was being preserved and/or restored to the fullest extent possible.

During this DSP review, the approved PMA impacts were revised. At the SDRC meeting, staff noted obvious to the approved impacts that were reflected on the development plan and requested a comparison of the approved and proposed impacts. As such, the applicant submitted a revised justification statement dated May 1, 2019. The statement requests two permanent impacts for a stormwater management outfall structure and required road improvements associated with the extension of a culvert. A third impact, which is considered temporary, is for the removal of an existing asphalt driveway. These three impact areas were previously approved with the preliminary plan and have been further engineered with the detailed site plan. One of the previously approved impacts for an outfall structure has been redesigned to be placed outside of the PMA, reducing the total number of impacts from 4 to 3.

### **Impact #1**

This impact of 967 square feet of PMA (0 square feet of wetland, 12 linear feet of stream bed and 967 square feet of wetlands buffer) is for the construction of a stormwater management outfall structure and rip-rap. The outfall structure is for the west side of the development on-site micro-bioretention stormwater facility. The impacts for this area are located in a forested area within the PMA.

### **Avoidance/Minimization Analysis**

This impact is unavoidable and is necessary to safely convey stormwater to the on-site stream system. Staff recommends approval of this impact.

### **Impact #2**

Road Improvements / Culvert Extension - This request proposes to impact 8,158 square feet of PMA (77 square feet of wetlands and 1,440 square feet of wetlands buffer, and 60 linear feet of stream bed) impacts for road improvements to the existing Brinkley Road and culvert extension as required by the Prince George's County Department of Permitting Inspection and Enforcement (DPIE). The impacts are to widen Brinkley Road and to extend the existing culvert structure due to the road widening. Staff supports this impact.

### **Avoidance/Minimization Analysis**

These impact areas have been further engineered from discussions with the Department of Permitting, Inspections and Enforcement (DPIE). DPIE requires this road work as part of this project. These impacts are necessary for the development of the property and cannot be avoided or minimized. Staff recommends approval of these impacts.

### **Impact #3**

The request consists of removal of the existing driveway surface for the on-site single-family dwelling. This temporary impact is located within an un-forested area located in 5,727 square feet of stream buffer, stream bed, and wetland buffer. Once, the driveway is removed the area will be restored with reforestation to meet part of the woodland conservation requirement.

### **Avoidance/Minimization Analysis**

The existing driveway is no longer needed as part of the residential lot. Staff recommends approval of this impact.

**Recommended Finding:** Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the impact exhibits and the conditions recommended in this memorandum. The impacts approved in concept are for one stormwater management outfall, culvert extension, and road improvements on Brinkley Road and the removal of an existing driveway.

### **Soils**

The predominant soils found to occur according to the USDA NRCS Web Soil Survey are five types of Adelphia-Holmdel-Urban land complex, Beltsville-Urban land complex, Collington-Wist-Urban land complex, Croom-Marr-Urban land complex and Sassafras -Urban land complex. According to available information, neither Marlboro clay nor Christiana clay are present on-site on or in the vicinity of this site.

This information is provided for the applicant's benefit. No further action is needed as it relates to this DSP. A soils report may be required by the Prince George's County Department of Environmental Resources (DOE) during the permit process review.

### **Stormwater Management**

An approved Stormwater Management Concept plan and approval letter was submitted with the subject application (Concept approval #27522-2016-00). Proposed stormwater management features include four

mico-bioretenion facilities. The site will be required to pay a stormwater management fee of \$9,173.33 in lieu of providing on-site attenuation/quality control measures.

No further information pertaining to stormwater management is required.

### **Summary of Recommended Findings and Conditions**

The Environmental Planning Section recommends approval of DSP-18018 and TCP2-010-2019 subject to the following findings and conditions:

#### **Recommended Finding:**

1. Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the impact exhibits and the conditions recommended in this memorandum. The impacts approved in concept are for one stormwater management outfall, culvert extension, and road improvements on Brinkley Road and the removal of an existing driveway.

---

#### **Recommended Condition:**

1. Prior to signature approval of the detailed site plan the TCP2 shall be revised as follows:
  - a. Add the assigned TCP2-010-2019 number to the approval block.
  - b. Revise the Woodland Conservation Worksheet with the current required worksheet.
  - c. Add a planting schedule to the plan showing the reforestation planting species and numbers.
  - d. Add a planting detail for the size reforestation plantings proposed.
  - e. Have the revised plan signed and dated by the qualified professional who prepared it.

If you have any questions concerning these comments, please contact me at 301-883-3240 or by e-mail at [alwin.schneider@ppd.mncppc.org](mailto:alwin.schneider@ppd.mncppc.org).

ACS: acs



MN  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



**MEMORANDUM**

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

April 19, 2019

TO: Jonathan Bush, Urban Design Section, Development Review Division  
VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division  
FROM: Glen Burton, Transportation Planning Section, Countywide Planning Division  
SUBJECT: **DSP-18018; Skyview Condominiums**

The Transportation Planning Section has reviewed the detailed site plan (DSP) application referenced above. The development consists of 5.04 acres in the R-18C Zone. It is located at 3300 Brinkley Road, Temple Hills, approximately 1950 feet east of the intersection of Brinkley Road and Fisher Road. This application represents the construction of two multifamily buildings totaling 95 dwelling units.

**Background**

Pursuant to PGCPB No. 17-54, the property was the subject of an approved Preliminary Plan of Subdivision (PPS) that was approved on March 23, 2017. The property was approved with multiple conditions, including the following:

- Total development within the subject property shall be limited to uses which generate no more than 52 (10 in, 42 out) AM peak trips, and 60 (39 in, 21 out) PM peak trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.*

Status: This application is proposing the same number of units as was approved on the PPS. Consequently, the trip generation will not exceed the trip cap established pursuant to Condition 6 of PGCPB No. 17-54.

**Site Plan Review**


The site plan as proposed is consistent with the layout approved at the time of PPS. Given the environmental feature which bifurcates the site, it is not practical to maintain vehicular circulation between the two proposed buildings. The two access points are acceptable. Regarding parking, an adequate number of parking spaces is being provided.

**Conclusion**

Overall from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.

May 28, 2019

**MEMORANDUM**

TO: Jonathan Bush, Senior Planner, Development Review Division  
VIA: Tom Masog, Master Planner, Transportation Planning Section  
FROM:  Fred Shaffer, Planner Coordinator, Transportation Planning Section

**SUBJECT: Detailed Site Plan for Master Plan Trail Compliance**

The following detailed site plan was reviewed for conformance with the 2009 *Approved Master Plan of Transportation (MPOT)* and the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area (Master Plan)*.

Detailed Site Plan Number: DSP-18018

Name: Skyview Condominiums

**Background:**

This application proposes the construction of two multifamily buildings. Building one will consist of 41 units and building 2 will consist of 54 units. This development was approved under a previously approved Preliminary Plan; 4-16011. The site is located along the north side of Brinkley Road and the master plan recommends continuous sidewalks and designated bike lanes along Brinkley Road.

**Review Comments:**

The previously approved Preliminary Plan 4-16011 had several conditions that have bicycle and pedestrian recommendations:

13. At the time of detailed site plan, the applicant shall provide the following pedestrian improvements:
  - a. Construct a standard sidewalk along the subject site's entire frontage of Brinkley Road, unless modified by the Prince George's County Department of Public Works and Transportation.

**Comment:** The revised plans reflect the sidewalk along Brinkley Road. Bikeway signage is also recommended and bike lanes (or other appropriate bicycle facility) can be provided by the Department of Public Works and Transportation (DPW&T) at the time of road resurfacing:

- b. Provide an on-site standard sidewalk from the public sidewalk along Brinkley Road to Building 1 and Building 2.

**Comment:** The revised plans include sidewalk access from both buildings to Brinkley road.

- c. Provide bike racks accommodating a minimum of five bicycles each at both Buildings One and Two.

**Comment:** Bike racks have been included on the submitted plans consistent with Condition c.

**Pedestrian access between the two buildings:** Staff initially envisioned a direct trail connection between the two buildings to provide access to the swimming pool and other recreational facilities for all the residents of the subject site. However, coordination with the Environmental Planning Section has concluded that no connection is feasible due to sensitive environmental features. Pedestrian access between the two buildings will be adequately accommodated via the sidewalks on-site and the sidewalk along Brinkley Road.

**Conclusion:**

The revised plans submitted by the applicant addressed the pedestrian circulation and bicycle parking concerns raised by the Transportation Planning Section at the time of Subdivision/Development Review Committee. Based upon the revised plans, no additional conditions of approval are necessary for compliance with Preliminary Plan 4-16011 regarding bicycle, pedestrian or trail access.

April 3, 2019

**MEMORANDUM**

**TO:** Jonathan Bush, 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 *JAS*  
Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*

**SUBJECT: DSP-18018: Skyview Condominiums**

The subject property comprises 4.75 acres and is located at 3300 Brinkley Road, Temple Hills, Maryland, approximately 1,950 feet east of the intersection of Brinkley Road and Fisher Road. There is currently a single-story brick house on the property. The subject application proposes two condominium buildings with ninety-five units and enclosed garages below the buildings. The subject property is Zoned R-18C.

There are no historic sites or resources on or adjacent to the subject property. 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 property is low. There is a structure on the property that appears in a 1938 aerial photograph in approximately the same location as the existing house. A Phase I archeological survey is not recommended on the subject property. This proposal will not impact any historic sites or resources or known archeological sites. Historic Preservation staff recommends approval of DSP-18018, Skyview Condominiums with no conditions.



April 8, 2019

**MEMORANDUM**

**TO:** Jonathan Bush, Urban Design Section

**VIA:** Sherri Conner, Subdivision and Zoning Section *ye*

**FROM:** Joseph Onyebuchi, Subdivision and Zoning Section *J.O.*

**SUBJECT:** DSP-18018, Skyview Condominiums

The subject property is located on Tax Map 97 in Grid A4 and consists of three acreage parcels, (Parcels 72, 127, and 132) in the R-18C (Multifamily Medium Density Residential-Condominium) Zone. The property also includes a 2,011 square-foot portion of a platted parcel (Part of Parcel A, WWW 55-18) that was conveyed into the site from the abutting property to the east in 1965. The site is currently improved with a 1,316 square-foot building and asphalt driveway that is proposed to be razed. The subject application is proposing to construct two multifamily buildings to include a total of 95 dwelling units. The two multifamily buildings, however, are separated by environmental features which create two distinct development areas for the site.

The site is subject to preliminary plan of subdivision (PPS) 4-16011 (PGCPB Resolution No. 17-54), approved by the Planning Board on March 23, 2017 for one parcel subject to 15 conditions, of which the following are applicable to this DSP review:

5. **The applicant, and the applicant's successors, and/or assignees, shall provide adequate, private recreational facilities in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. The details of the facilities shall be reviewed and approved at the time of Detailed Site Plan.**

Conformance to Condition 5 should be reviewed by the Urban Design Section.

6. **Total development within the subject property shall be limited to uses which generate no more than 52 (10 in, 42 out) AM peak trips, and 60 (39 in, 21 out) PM peak trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

Conformance to Condition 6 should be reviewed by the Transportation Planning Section.

13. **At the time of DSP, the applicant shall provide the following pedestrian improvements:**
- a. **Construct a standard sidewalk along the subject site's entire frontage of Brinkley**

**Road, unless modified by DPW&T.**

During review of the PPS, it was determined that a sidewalk connection should be provided either on-site or within the public right of way to allow pedestrian access from Building 1 to Building 2 for the purpose of accessing the shared recreational amenities. The plans indicate a standard sidewalk along the site's entire frontage of Brinkley Road which should be reviewed by the Transportation Planning Section. If it is determined that a sidewalk is not feasible along the site's frontage, the applicant must revise to the DSP and provide an on-site sidewalk connection between the two development pods, prior to the issuance of a building permit.

**b. Provide an on-site standard sidewalk from the public sidewalk along Brinkley Road to Building 1 and Building 2.**

The plans indicate an on-site sidewalk connection to the public sidewalk for Building 1. However, Building 2 lacks a contiguous on-site sidewalk network and does not tie into the public sidewalk. Condition 13.b. should be further reviewed by the Transportation Planning and Urban Design Sections to ensure connectivity from the sidewalk along Brinkley Road to each building and the recreational amenities.

**c. Provide bike racks accommodating a minimum of five bicycles each at both Building One and Two.**

The plans indicate a bike rack at each building which should be reviewed by the Transportation Planning Section.

**Recommended Conditions:**

1. Prior to certification, the detailed site plan shall be revised as follows:
  - a. Delineate the bearings and distances for the southern boundary of the site.
  - b. In General Note 2, change the Liber designation for Parcel 72 to 36346.
2. If the sidewalk connection along the site's frontage of Brinkley Road is not determined to be feasible at the time of permit, the applicant shall file a revision to the DSP and provide an on-site sidewalk connection.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. The DSP has been found to be in substantial conformance with the approved preliminary plan of subdivision, subject to the recommended conditions for this DSP. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Date: April 10, 2019

MEMORANDUM

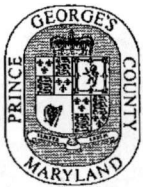
TO: Jonathan Bush, Urban Design Section  
Development Review Division

FROM: Tempy Chaney, Permit Review Section *JMC*  
Development Review Division

SUBJECT: Referral comments for Skyview Condominiums, DSP-18018

1. Provide the correct legal description of the property on the site plan. The plans submitted as part of this referral describes the property as Parcel 132, Parcel 72 and Parcel 127, however, preliminary plat 4-16011 describes the property going from three (3) parcels to one (1) parcel.
2. The site plan will need to show the bearings and distances of the property to match the approved record plat.
3. Provide the number of stories of each building on the site plan.
4. Provide the actual height of each building on the site plan, not just a note the states "exceeds 36 feet".
5. Provide the actual setbacks from each building to each property line on the site plan.
6. Provide all dimensions of each building either on the site plan or on a template of each building.
7. Provide the width of the drive aisles on the site plan.
8. Update the parking schedule to remove the word Apts. and replace it with the word Unit. Example – 12 – 3-bedroom unit – 36 parking spaces instead of 12 – 3-bedroom Apts. – 36 parking spaces.
9. Indicate/label on the site plan the location of the sign for this development.

10. Per the sign detail sheet submitted, there appears to be two separate signs for this development. Per Section 27-618 (c), only one (1) sign would be permitted since there are less than 100 dwelling units for the overall development. If a second sign is needed/wanted, the applicant would need to obtain a DSDD (departure from sign design standards) approval for the second sign.



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department Headquarters

Office of the Fire Marshal



April 4, 2019

Jonathan Bush, Senior Urban Planner  
Subdivision and Zoning  
The Maryland-National Capital Park and Planning Commission  
Development Review Division  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Dear Mr. Bush:

The Office of the Fire Marshal of the Prince George's County Fire and EMS Department has reviewed the referral for DSP-18018, Skyview Condominiums. We have the following comments:

- 1) Fire hydrants are not shown on the CIV-DSP drawings. Hydrants shall be provided so that no exterior portion of the building is more than 500' as hose is laid by the fire department. A hydrant must be provided within 200' of any FDC which must be located on the front, address side of the building and be visible from the fire hydrant and the street. Hydrants should be 40' from structures served and arranged so hose lays do not cross drive aisles.
- 2) Any code required fire access road must be 22' wide. Drawings show 15-16' of width.
- 3) No exterior portion of the building shall be more than 450' from a fire access road as hose is laid by the fire department.
- 4) 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,

James V. Reilly  
Assistant Fire Chief

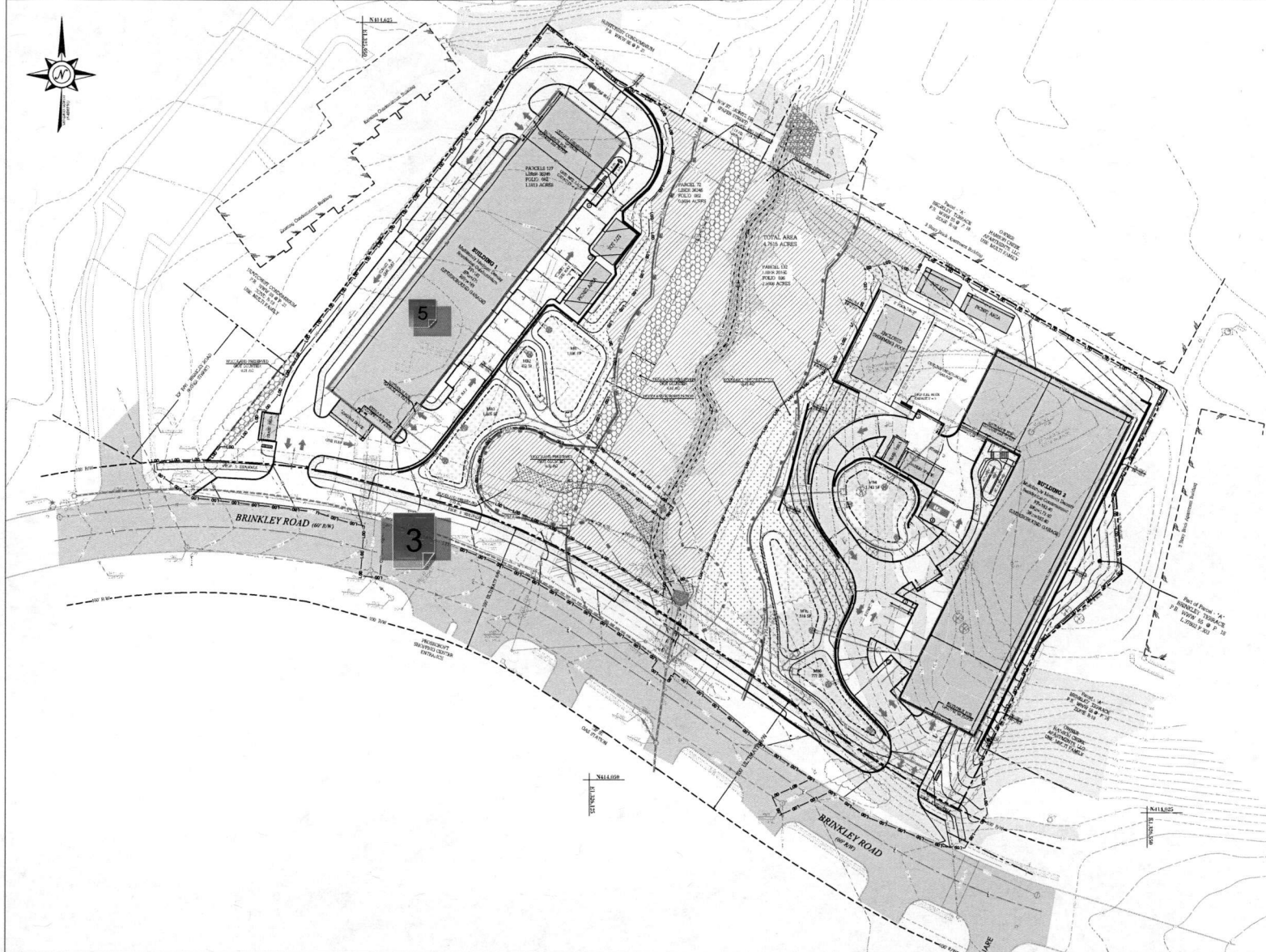
JVR/jvr

9201 Basil Court, Fourth Floor East  
Largo, Maryland 20774

VOICE-(301) 883-5200 FAX-(301) 883-5212 TDD-(301) 925-5167







LEGEND			
FEATURE	SYMBOL	FEATURE	SYMBOL
EXISTING FENCE/STAIRS	---	EXISTING WATER LINE	---
EXISTING SIDEWALKS	---	EXISTING DRAIN LINE	---
BUILDING BOUNDARY/TOP LINE	---	PROP. WATER SERVICE	---
PROPERTY BOUNDARY LINE	---	PROP. SEWER SERVICE	---
OVERLAY OF ALL UTIL. WORK	---	EXISTING PROP. DRIVE/DRIVEWAY	---
ROAD CENTERLINE	---	PROP. CATTLE BARN	---
EXISTING DRIVE/ALLEYWAY	---	PROP. TARDINET	---
PROPOSED DRIVE/ALLEYWAY	---	PROP. 6" DIA. WATER MAIN	---
PROP. DRIVE ELEV. STATION	---	PROP. WRECK	---
EXISTING TREE LINE	---	PROP. 6" DIA. WATER SERVICE/STORM	---
EXISTING FENCE	---	PROP. 6" DIA. WATER MAIN	---
LIMIT OF DISTURBANCE	---	PROP. DRIVE/DRIVEWAY	---
STREAM CHANNEL	---	PROP. TRUNKY DRAIN	---
PROP. 12" DIA. WATER MAIN	---	PROP. REAR/REARLY POWER LINE	---
WETLANDS	---	PROP. 6" DIA. WATER MAIN	---
WOODS AND PASTURE (NOT TO BE MOVED)	---	PROP. 6" DIA. WATER MAIN	---
WOODS AND PASTURE (TO BE BAVED)	---	PROP. 6" DIA. WATER MAIN	---
WOODS AND PASTURE (TO BE REMOVED)	---	PROP. 6" DIA. WATER MAIN	---
SEE UNDO WALL	---	PROP. 6" DIA. WATER MAIN	---



THIS BLOCK IS FOR OFFICIAL USE ONLY. It is not intended for the 3000+ units, residents or that approved by the Planning Board to be managed in the District approval.

**M-NCPPC APPROVAL**

PROJECT NAME: SKYVIEW CONDOMINIUMS  
 PROJECT NUMBER: DSP-18018

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Electronic updates must be included in the Project Register.

**DETAILED SITE PLAN**

**SKYVIEW CONDOMINIUMS**

OWNER/APPLICANT INFO: MICHAEL BUREAU  
 PROJECT ADDRESS: 1905 BARRETT STREET, MCLEAN, VA 22104

12th DISTRICT  
 L 20140 F 500 A.L. NAME F 02  
 FRANK S. GEORGE, COUNTY, MD.

1 PROPOSED CONDITION  
 SCALE: 1"=30'

GRAPHIC SCALE  
 0 10 20 30  
 1" = 30'

Site Data	
1- Lot Coverage	
Allowed Proposed	40% 36.18%
2- Setbacks	
Front	20'
Sides	30'/10'
Rear	20'

Description	Area
Building 1 with Outer Underground Garage	22595 S.F.
Building 2 with Outer Underground Garage	19225 S.F.
Driveway & Off-Street Parking Spaces	31469 S.F.
Total Building & Driveway & Off-Street Parking Spaces	74889 S.F.
Net Lot Area (without Right-of-Way Deductions)	206976 S.F.
Lot Coverage (%)	36.18%

REV#	DATE	(REVIEW AGENCY) COMMENTS ADDRESSED
2	8/25/18	(REVIEW AGENCY) COMMENTS ADDRESSED
3	01/04/19	(REVIEW AGENCY) COMMENTS ADDRESSED

**RAZTEC ASSOCIATES, INC.**  
 CIVIL ENGINEERS & PLANNERS

141 W. POTOSI ST., FREDERICK, MD 21701  
 TEL: (301) 775-4394  
 email: raztec@raztec.com

DESIGNED BY: JSA  
 DRAWN BY: JSA  
 CHECKED BY: JSA  
 DATE: JAN. 2019  
 SCALE: 1"=30'  
 SHEET NUMBER: DSP 3 OF 9

**1 - 1 - WSSC Plan Review Comments**

Created by: Irene Andreadis  
On: 03/28/2019 11:07 AM

Plan #DSP-18018  
Skyview Condominiums

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

**2 - 2 - WSSC Standard Review Comments for all Plans**

Created by: Irene Andreadis  
On: 03/28/2019 11:09 AM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
  - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
  - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
  - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
  - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
  - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
  - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
  - g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Development Services Center at (301-206-8650) or visit our website at [www.wsscwater.com/Development Services](http://www.wsscwater.com/Development%20Services) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services at (301) 206-4003.

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

**3 - WATER AND SEWER REVIEW**

Created by: Jonathan Madagu  
On: 03/28/2019 03:14 PM

Show and label existing water and sewer with Size, Material and Contract #

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

12-inch water main (1967-2927A) on Brinkley Road is available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.

An 8-inch gravity sewer main (1965-3308) on Brinkley Road is available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.

Submit a hydraulic planning analysis package for review.

Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-8650 for submittal requirements or view our website.

Hydraulic Planning Analysis may be requested from WSSC for pre-review of a proposed onsite system to address adequate flow and/or capacity concerns.

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

#### 4 - WSSC 200-foot Page

Created by: Jonathan Madagu  
On: 04/04/2019 01:47 PM

The WSSC 200-foot page is 208SE03

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

#### 5 - General and Demolition Comments

Created by: Jonathan Madagu  
On: 04/04/2019 02:12 PM

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

A Phase-1 Environmental Site Assessment report may/will be required for the proposed site.

Wetlands permit will be required for any construction within wetland areas. See WSSC Design Manual C-23.1

The stream crossing shown on plan may result in conflict. Maintain twenty five (25) feet from the top of the nearest stream bank to edge of work limits as required by DNR. See WSSC Design Manual C-9.2

WSSC easements must be free and clear of other utilities, including storm drain systems, with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Under certain conditions (and by special request) storm drains may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement between WSSC and the developer.

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

**From:** [Chellis, Whitney](#)  
**To:** [Shaffer, Fred](#); [Kosack, Jill](#); [Barnett-Woods, Bryan](#); [Bush, Jonathan](#)  
**Cc:** [Conner, Sherri](#)  
**Subject:** RE: Skyview frontage improvements  
**Date:** Thursday, June 6, 2019 9:33:40 AM

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I think the condition should be “is required” to provide pedestrian access to all recreational facilities. And update the finding.

---

**From:** Shaffer, Fred <Fred.Shaffer@ppd.mncppc.org>  
**Sent:** Thursday, June 06, 2019 9:05 AM  
**To:** Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Chellis, Whitney <Whitney.Chellis@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Bush, Jonathan <Jonathan.Bush@ppd.mncppc.org>  
**Cc:** Conner, Sherri <sherri.conner@ppd.mncppc.org>  
**Subject:** FW: Skyview frontage improvements

Please see the e-mail forwarded below. It appears that we have confirmation that the sidewalk is feasible and will be required by DPIE along Brinkley Road. This confirms that the connection can be made within the public right-of-way and we don't have to worry about an alternative location on-site. Therefore, the sidewalks on-site (from the two buildings to the ROW) and the sidewalk along Brinkley Road shown on the DSP will make a complete pedestrian connection between the two buildings and the rec facilities.

Let me know if you want to discuss further. Thanks, Fred S.

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**From:** Formukong, Nanji W. <[nwformukong@co.pg.md.us](mailto:nwformukong@co.pg.md.us)>  
**Sent:** Thursday, June 06, 2019 8:59 AM  
**To:** Shaffer, Fred <[Fred.Shaffer@ppd.mncppc.org](mailto:Fred.Shaffer@ppd.mncppc.org)>  
**Cc:** Snyder, Steven G. <[SGSnyder@co.pg.md.us](mailto:SGSnyder@co.pg.md.us)>; Lord-Attivor, Rene <[rlattivor@co.pg.md.us](mailto:rlattivor@co.pg.md.us)>; Chellis, Whitney <[Whitney.Chellis@ppd.mncppc.org](mailto:Whitney.Chellis@ppd.mncppc.org)>; Bush, Jonathan <[Jonathan.Bush@ppd.mncppc.org](mailto:Jonathan.Bush@ppd.mncppc.org)>; Giles, Mary C. <[mcgiles@co.pg.md.us](mailto:mcgiles@co.pg.md.us)>  
**Subject:** RE: Skyview frontage improvements

Fred,

- Brinkley Road is a County-maintained road; therefore, right of way dedication and frontage improvements are required in accordance with the County Road Ordinance, DPW&T's Specification and Standards and the Americans with Disabilities Act.
- Brinkley Road, a 120-foot collector road will be improved with an added road lane, sidewalk curb and gutter, storm drainage, street trees and lighting along the frontage of the property. Sidewalk is required and **feasible and does exist east and west of the proposed development.**

**Nanji Formukong**  
**South District Engineer**  
**DPIE Site/Road Division**



301-883 3653



**Dedication Performance Integrity Excellence**

Customer service survey can be accessed at:

<https://www.surveymonkey.com/r/DPIECSS16-17>

<https://dpiestatus.princegeorgescountymd.gov/site/public/epayments/casestatus.aspx>

<http://egov.princegeorgescountymd.gov/Epermitsexternal/Site/Public/Citizens/Permitdefault.aspx>

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**From:** Giles, Mary C.

**Sent:** Sunday, June 2, 2019 6:57 AM

**To:** [fred.shaffer@ppd.mncppc.org](mailto:fred.shaffer@ppd.mncppc.org); Formukong, Nanji W. <[nwformukong@co.pg.md.us](mailto:nwformukong@co.pg.md.us)>

**Cc:** Snyder, Steven G. <[SGSnyder@co.pg.md.us](mailto:SGSnyder@co.pg.md.us)>; Lord-Attivor, Rene <[rlattivor@co.pg.md.us](mailto:rlattivor@co.pg.md.us)>; Chellis, Whitney <[Whitney.Chellis@ppd.mncppc.org](mailto:Whitney.Chellis@ppd.mncppc.org)>; Bush, Jonathan <[Jonathan.Bush@ppd.mncppc.org](mailto:Jonathan.Bush@ppd.mncppc.org)>

**Subject:** Re: Skyview frontage improvements

Nanji. Please review and respond.

Thanks.

Sent from my iPhone

On May 31, 2019, at 3:09 PM, Shaffer, Fred <[Fred.Shaffer@ppd.mncppc.org](mailto:Fred.Shaffer@ppd.mncppc.org)> wrote:

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Mary,

We are finalizing the staff report for Skyview Condominiums (DSP-18018) and had a question about the frontage improvements along Brinkley Road. There are two building proposed on-site, with a creek running between them. Due to the location of the rec facilities by one of the buildings, we want to confirm that sidewalk access can be provided within the public r-o-w along Brinkley Road. Without the sidewalk along Brinkley, residents from one building won't be able to walk to the rec facilities. There has been some question on our end about whether the sidewalk can be provided along Brinkley. I think this is because of the stream crossing and whether the road can be retrofitted for sidewalk at the creek. Please confirm if the sidewalk will be required along Brinkley. If the sidewalk is not feasible, we may have to require that that the applicant provide a connection at another location, but we did not want to require this

unless it is necessary.

The site plan is copied below. The plans show the sidewalk along Brinkley Road and we just confirm that it is feasible/acceptable to the county. Thank you for your assistance and any guidance you can provide regarding the Brinkley Road frontage improvements. Thank you and have a good weekend. Fred Shaffer; M-NCPPC.

<image002.jpg>

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EXHIBIT'S LIST

6/20/19 PGCPB REGULAR MEETING  
ITEM 6 DSP-18018 SKYVIEW CONDOMINIUMS

Staff's Exhibit No. 1:

Staff's memo dated 6/20/19 regarding staff's correction  
to technical report (1 page)

ORIGINALS TO: DRD 6/20/19



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

June 20, 2019

REC'D BY PGCPB ON 6.20.19  
ITEM # 6 CASE # DSP-18018  
EXHIBIT # Staff Ex No. 1

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 *JK*

FROM: Jonathan Bush, Senior Planner, Urban Design Section *JB*  
Development Review Division

SUBJECT: **Item #6 - Detailed Site Plan DSP-18018 Skyview Condominiums**  
Planning Board Agenda June 20, 2019  
Staff Correction to Technical Report

The following correction is recommended to the technical staff report dated June 5, 2019. 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):

**REVISED CONDITION, PAGE 12**

*Although the freestanding sign is in conformance with Section 27-618(c) of the Zoning Ordinance, staff is recommending a new condition that the design be revised to visually complement and be compatible with the architectural style of the proposed building.*

1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall submit additional documentation and revise the plans, as follows:
  - j. Revise the freestanding sign materials and colors to be complementary to the building, including replacing the wooden posts with a stone veneer base.