

R E S O L U T I O N

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

WHEREAS, in consideration of evidence presented at a public hearing on July 17, 2014, regarding Specific Design Plan SDP-0506-03 for Smith Home Farm, the Planning Board finds:

1. **Request:** The subject application is a revision to a previously approved infrastructure specific design plan (SDP) to add entrance features, fencing, and landscaping along Central Park Drive (MC-631) and Rock Spring Drive (C-627).
2. **Development Data Summary:**

Zones	<b>Previously Approved</b>	<b>Approved</b>
Uses	R-M	R-M
	Roadway and stormwater management facilities	Roadway, stormwater management facilities, and gateway entrance features
Acreage (in the subject SDP)	19.60	19.60
Lots	*	*

**\*No lots are included in either the existing or the proposed SDP for infrastructure.**

3. **Location:** The larger Smith Home Farm subdivision is a tract of land consisting of wooded undeveloped land and active farmland located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4), and measuring approximately 757 acres, in Planning Area 78, Council District 6. The area of the subject SDP for infrastructure is located south of Westphalia Road and east of Presidential Parkway, in the middle of the larger Smith Home Farm project site.
4. **Surrounding Uses:** The Smith Home Farm project, as a whole, is bounded to the north by existing subdivisions and undeveloped lands in the Rural Residential (R-R), Residential-Agricultural (R-A), Commercial Miscellaneous (C-M), Commercial Office (C-O), and Townhouse (R-T) Zones; to the east by undeveloped lands in the R-R and the Residential-Estate (R-E) Zones; to the south by existing development and undeveloped land in the Mixed Use–Transportation Oriented (M-X-T) and R-A Zones; and to the west by existing development (Mirant Center) in the M-X-T Zone, existing residences in the R-R and R-A Zones, and undeveloped land in the I-1 and M-X-T Zones.

5. **Previous Approvals:** The subject SDP for infrastructure focuses on the land area associated with two main roadways within a larger project known as Smith Home Farm, which has 757 gross acres, including 727 acres in the Residential Medium Development (R-M) Zone and 30 acres in the Local Activity Center (L-A-C) Zone. The Smith Home Farm project was rezoned from the R-A Zone through Zoning Map Amendments A-9965 and A-9966 to the R-M Zone (3.6-5.7) with a mixed retirement development and the L-A-C Zone with a residential component for 3,648 dwelling units (a mixture of single-family detached, single-family attached, and multifamily condominiums) and 140,000 square feet of commercial/retail space. On September 29, 2005, the Prince George's County Planning Board approved Zoning Map Amendments A-9965 and A-9966 subject to 19 conditions. On October 26, 2005, the Zoning Hearing Examiner approved Zoning Map Amendments A-9965 and A-9966 with two conditions, which included all of the conditions of approval of the Planning Board as sub-conditions. The Prince George's County District Council finally approved both zoning map amendment applications on February 13, 2006 and the approved ordinances became effective on March 9, 2006.

On February 23, 2006, the Planning Board approved Comprehensive Design Plan CDP-0501 (PGCPB Resolution No. 06-56(C)) for the entire Smith Home Farm project with 30 conditions. On June 12, 2006, the District Council adopted the findings of the Planning Board and approved CDP-0501 with 34 conditions. On July 20, 2011, a revision to CDP-0501 was filed to modify Condition 3 regarding the construction of the Pennsylvania Avenue (MD 4)/Westphalia Road interchange, Condition 7 regarding the location and size of the proposed community center and pool, and Condition 16 regarding the size of the market-rate single-family attached lots in the R-M Zone. On December 1, 2011, the Planning Board approved CDP-0501-01 (PGCPB Resolution No. 11-112) with four conditions.

On July 27, 2006, the Planning Board approved Preliminary Plan of Subdivision 4-05080 (PGCPB Resolution No. 06-64(A)) for 1,176 lots (total 3,628 dwelling units) and 355 parcels with 77 conditions. On July 27, 2006, the Planning Board approved infrastructure Specific Design Plan SDP-0506 (PGCPB Resolution No. 06-192) for portions of roadways identified as Central Park Drive (MC-631) (oriented east/west, also known as C-631) and Rock Spring Drive (C-627) (oriented north/south) in the R-M Zone. This application also showed a portion of the roadway between MC-631 and Presidential Parkway, also known as A-67. On December 12, 2007, the Development Review Division, as designee of the Planning Director, approved Specific Design Plan SDP-0506/01 for the purpose of revising A-67 to a 120-foot right-of-way and adding bus stops and a roundabout. On February 23, 2012, the Planning Board approved Specific Design Plan SDP-0506-02 (PBCPB Resolution No. 12-14) for the purpose of reducing the right-of-way width of MC-631, also known as Suitland Road extension, to 100 feet in accordance with the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA), to relocate five stormwater management facilities, to change the grading associated with the proposed roadways and stormwater management facilities accordingly, and to add roundabouts.

In addition to the prior approvals for the site mentioned above, two later actions by the District Council have revised several conditions of Comprehensive Design Plan CDP-0501 that govern the

development of the entire Smith Home Farm project. The Westphalia Sector Plan and SMA was approved by the District Council on February 6, 2007. In Resolution CR-2-2007, the District Council modified several conditions in CDP-0501. Specifically, the District Council prescribed a minimum residential lot size for single-family attached lots (Condition 16) near the Westphalia Town Center to be in the range of 1,300 to 1,800 square feet in Amendment 1; established a minimum lot size for single-family attached dwellings in the R-M Zone to be 1,300 square feet; established park fees (Condition 22) of \$3,500 per new dwelling unit (in 2006 dollars) in Amendment 8; and further clarified the intent of the District Council regarding Conditions 10 through 23 in CDP-0501 for Smith Home Farm to require submission of a SDP for the central park following approval of the Westphalia Sector Plan and SMA and not as the second SDP as stated in the original Condition 23 of CDP-0501.

On October 26, 2010, the District Council approved a resolution concerning the Public Facilities Financing and Implementation Program (PFFIP) District Westphalia Center to provide financing strategies including, but not limited to, pro rata contributions, sale leasebacks, funding clubs, the surplus capacity reimbursement procedure provided in Section 24-124 of the Subdivision Regulations, and other methods in order to ensure the timely provision of adequate public facilities for larger projects such as Westphalia.

On July 24, 2013, the District Council approved SDP-1003 for infrastructure for 1,078 residential dwelling units (786 single-family attached and 292 single-family detached) and attendant recreational facilities in the R-M Zone for Sections 1A, 1B, 2, and 3 of the Smith Home Farm project located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4). Measuring approximately 757 acres, Sections 1A, 1B, 2, and 3 (totaling 265 acres) are located in the western portion of the larger Smith Home Farm development. Subsequent revisions to the area of SDP-1003 have been approved and these lots have been platted.

The larger Smith Home Farm project has an approved Stormwater Management Concept Plan, 36059-2005-02, which is valid until March 5, 2016.

6. **Area of Specific Design Plan SDP-0506-03:** The original SDP for infrastructure, SDP-0506, included two road segments: Central Park Drive (MC-631), classified as a master plan major collector, which is an east/west-oriented major roadway extending from Presidential Parkway and connected thereby to the intersection of Suitland Parkway and Pennsylvania Avenue (MD 4); and Rock Spring Drive (C-627), classified as a master plan collector, which is a north/south-oriented major roadway extending from Westphalia Road. Since the approval of SDP-0506, a portion of Central Park Drive and Rock Spring Drive have been deeded to the Prince George's County Department of Public Works and Transportation (DPW&T). This land area is no longer under the applicant's ownership, and the authority for modifications of this right-of-way falls under the purview of DPW&T, not the Planning Board. The area of the SDP for infrastructure shall not include land areas not owned by the applicant, including rights-of-way, and areas that have become the subject of other SDP approvals. Areas within deeded rights-of-way may be included

for informational purposes, and all modifications within these areas are subject to further approval and modification by DPW&T.

While a number of revisions are proposed within the subject application, the only areas that shall be considered the subject of SDP-0506-03 are modifications along Rock Spring Drive and improvements on either side of this roadway that have not been the subject of additional SDP approvals and plats.

7. **Design Features:** This application is a revision of the previously approved infrastructure SDP to add entrance monuments, fencing, and landscaping along Central Park Drive (MC-631) and Rock Spring Drive (C-627). As stated in Finding 6, areas not owned by the applicant, including deeded rights-of-way and areas that have become the subject of other SDP approvals, have not received final approval by the Planning Board at this time.

The following is a description of the entire proposal initially brought forward by the applicant:

Subdivision entrance features are proposed at the main subdivision entrance at the intersection of Presidential Parkway and Central Park Drive; along Rock Spring Drive at the entrance into Victoriana Drive; and also at entrances into each neighborhood accessed from Central Park Drive, including Section 1A at Imperial Oaks Lane, Section 1A at Manor Oaks View, and Section 1B at Crystal Oaks Lane. The landscaping along Central Park Drive has been modified to include additional plantings with more varied spacing and similar plant choice modifications to create more variation in the visual experience along the roadway.

The Planning Board approves entrance features located along Rock Spring Drive. These features are similar to other features envisioned throughout the subdivision.

The neighborhood entrances within the subdivision feature brick monument walls on either side of the entrance drives with a signage component. Brick piers are proposed one either end of the monument walls. These walls start at 4.5 feet in height and rise to nine feet in height. The neighborhood names are proposed within each wall within a precast concrete panel or insert. Bronze letters are proposed to be mounted onto the concrete background. This material and color of the sign letters shall be clarified on the sign details.

The subject revision also reflects widening of Parkstone Drive, which was approved under Specific Design Plan SDP-1003.

8. **Zoning Map Amendment A-9965-C:** On February 13, 2006, the District Council approved Zoning Map Amendment A-9965-C subject to three conditions. None of these conditions are applicable to the subject revision to a previously approved SDP for infrastructure.
9. **Comprehensive Design Plan CDP-0501 and its revisions:** Comprehensive Design Plan CDP-0501 was approved by the Planning Board with 30 conditions. The District Council

approved CDP-0501 on May 22, 2006 with 34 conditions, without approving the accompanying three variances. Of the 34 conditions attached to the CDP approval, Conditions 1, 7, 8, 9, 11, 12, 16, 23, 29, 31, 32, and 34 are SDP-related conditions that are applicable to a future special purpose SDP or a full-scale SDP.

On December 1, 2011, the Planning Board approved Comprehensive Design Plan CDP-0501-01, which is a revision to the previously approved CDP-0501 to change three conditions. Since the subject application is a revision to the previously approved infrastructure SDP, the aforementioned conditions in both the original approved CDP-0501 and CDP-0501-01 will not have an impact on this application. The new conditions will be reviewed at the time of a full-scale SDP to which they are applicable.

10. **Zoning Ordinance:** The Planning Board finds that the subject SDP is in compliance with the applicable requirements of the Zoning Ordinance as follows:
- a. The subject application is a revision to a SDP for infrastructure for segments of two major roadways to the site pursuant to the previous approvals and is therefore consistent with Sections 27-507, 27-508, 27-509, and 27-510 of the Zoning Ordinance governing development in the Residential Medium Development (R-M) Zone.
  - b. Freestanding signs in the R-M Zone are subject to Section 27-614(f)(1) of the Zoning Ordinance, which states:
    - (1) **In the Comprehensive Design Zones, the Design Standards for all freestanding on-site signs shall be determined by the Planning Board for each individual development at the time of Specific Design Plan review. Each Specific Design Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign support, and other information the Planning Board requires. In approving these signs, the Planning Board shall find that the proposed signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the development. As a guide, the Planning Board shall consider how on-site signs are regulated in the Commercial and Industrial Zones.**

The Planning Board is the approval authority for all on-site signs located on the subject site, which is located in a comprehensive design zone.

The subject proposal includes signage for a residential development. As a guide for the subject proposal, the Planning Board has evaluated the requirements for gateway signs which apply to standard residential zones, not the R-M Zone, which is a comprehensive design zone. A permanent gateway sign identifying a residential subdivision is permitted in any residential zone subject to the following design standards contained in Section 27-624(a), Gateway Signs of the Zoning Ordinance:

**(1) Maximum lettering area per sign - twelve (12) square feet;**

The proposed lettering does not exceed 12 square feet.

**(2) Maximum height - six (6) feet above established grade;**

The monument walls upon which the signs are mounted are generally six feet in height; however portions of the walls, particularly the piers, extend above six feet in height. These embellishments are attractive and will add to the visual experience along the roadway. No modifications to the heights of the monument wall features are required. The sign area is a limited part of these placemaking features. The sign areas themselves do not extend above six feet in height.

**(3) Location - at the entrance to a residential subdivision, set back from the roadway to maintain unobstructed lines of vision for five hundred (500) feet in all directions of travel;**

The Planning Board finds that the sign locations maintain unobstructed lines of vision.

**(4) Materials - low maintenance, durable, and in keeping with the character of the community. Plastic signs with internal illumination are prohibited; and**

The signage features themselves are brick with precast concrete inserts. These features are low-maintenance and durable and will be in keeping with the character of the future community.

**(5) Landscaping which is attractive year-round shall be provided at the base of a gateway sign.**

A landscape plan shall be provided for the signs along Rock Spring Drive (C-627). The plan shall show the use of attractive plant materials at the base of the signs, including evergreen and/or deciduous shrubs, ornamental grasses, and planting beds.

While the subject site is not required to strictly conform to the above regulations because it is located within a comprehensive design zone, the proposal is largely consistent with these gateway sign regulations. The applicant envisions one primary sign at the entrance into the larger subdivision and additional placemaking signage at the entrance into each distinct community within this larger subdivision. While a number of the signs will be the subject of future applications, the proposed signs are generally appropriate in size, type,

and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the development and other residential developments in the county.

As stated previously, the main entrance sign and multiple signs along Central Park Drive are technically not within the boundary of SDP-0506-03. The Planning Board approves the appearance of these signs in concept. The actual sign locations will have to be addressed through future plan revisions to the other underlying SDPs or, in the case of the main entrance sign, an appropriate application for this off-site area located in the M-X-T Zone. The entry signs along Rock Spring Drive are within the boundary of the subject SDP and are approved with the subject application.

- c. Section 27-528 of the Zoning Ordinance, requires that the Planning Board make the following findings for approval of a SDP for infrastructure:

**(b) Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved Comprehensive Design Plan, 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.**

The subject revision for signage, entry features, and landscaping does not affect findings previously made regarding conformance to this section. The application has an approved Stormwater Management Concept Plan, 24819-2006-01. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties. No modifications to the previously approved Type II Tree Conservation Plan, TCPII/57/06-02, are proposed. The subject revision will prevent off-site property damage, and prevent environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge, consistent with previous approvals.

11. **Preliminary Plan of Subdivision 4-05080:** The Planning Board approved Preliminary Plan of Subdivision 4-05080 for the entire Smith Home Farm on July 27, 2006 with 77 conditions. None of those conditions are relevant to the subject revision to the SDP for infrastructure for signage.
12. **Specific Design Plan SDP-0506 and its revisions:** The following information is provided regarding previous SDP approvals and all relevant conditions of approval:

The Planning Board approved Specific Design Plan SDP-0506 for infrastructure with three conditions. Two conditions are related to the review of the subject SDP as follows:

- 2. A limited SDP for stream restoration shall be developed outlining areas that are identified to be in need of stream restoration. The limited SDP shall**

**receive certificate approval prior to the certificate approval of the SDP for the first phase of development, excluding SDP-0506. Prior to issuance of any grading permits, all SDP's shall be revised to reflect conformance with the certified stream restoration SDP. There will not be a separate TCPII phase for the stream restoration work; it shall be addressed with each phase of development that contains that area of the plan. Each subsequent SDP and associated TCPII revision shall reflect the stream restoration work for that phase. As each SDP is designed, it shall include the detailed engineering for the stream restoration for that phase.**

**The limited SDP for stream restoration shall:**

- a. Be coordinated with the Department of Parks and Recreation for land to be dedicated to DPR, other agencies who have jurisdiction over any other land to be dedicated to that agency and the review agency that has authority over stormwater management;**
- b. Consider the stormwater management facilities proposed;**
- c. Include all land necessary to accommodate the proposed grading for stream restoration;**
- d. Address all of the stream systems on the site as shown on the submitted Stream Corridor Assessment and provide a detailed phasing schedule that is coordinated with the phases of development of the site;**
- e. Be developed using engineering methods that ensure that the stream restoration measures anticipate future development of the site and the addition of large expanses of impervious surfaces;**
- f. Identify what areas of stream restoration will be associated with future road crossings, stormwater management and utility crossings; and**
- g. Identify areas of stream restoration that are not associated with future road crossings, stormwater management and utility crossings that have an installation cost of no less than \$1,476,600 which reflects the density increment granted in the M-R-D portion of the project (see Finding No. 8, 15 of CDP-0504).**

This SDP is a revision to the previously approved SDP for infrastructure. A separate Specific Design Plan, SDP-1002, for stream restoration was approved by the Planning

Board on January 26, 2012. This condition was reviewed for conformance at the time of SDP-1002 approval.

- 3. Prior to issuance of a grading permit, the applicant shall redesign the stormwater management pond and road grading for the segment along the park's frontage, if necessary, in accordance with the approved central park concept plan for review and approval by the Department of Parks and Recreation.**

Conformance to this condition was addressed with the approval of SDP-0506-02. Modifications to the grading of the stormwater management ponds are not proposed with the subject revision.

On December 12, 2007, the Development Review Division, as designee of the Planning Director, approved Specific Design Plan SDP-0506/01, a revision to previously approved SDP-0506, in accordance with Subtitle 27, Part 8, Division 4, of the Prince George's County Code. That revision was for the purpose of increasing the right-of-way width of A-67 from 100 feet to 120 feet and adding bus stops and a roundabout. No conditions were attached to that approval.

On February 23, 2012, the Planning Board approved Specific Design Plan SDP-0506-02 (PBCPB Resolution No. 12-14) for the purpose of reducing the right-of-way width of MC-631 (also known as Suitland Road extension) to 100 feet, to relocate five stormwater management facilities, to change the grading associated with the proposed roadways and stormwater management facilities accordingly, and to add roundabouts. Of the five conditions of approval, the following three conditions warrant additional discussion:

- 2. Prior to issuance of a grading permit, the applicant shall fulfill any off-site woodland conservation requirement for SDP-0506/02 and TCPII-057-06/02 by submitting recorded transfer certificates. The location of off-site woodland conservation requirements shall be in accordance with the priorities listed in Section 24-122(a)(6): within the same eight-digit sub-watershed (Cabin Branch), within the same watershed (Western Branch), within the same river basin (Patuxent), within the same growth policy tier (Developing), or within Prince George's County. Applicants shall demonstrate to the Planning Director or the designee due diligence in seeking out appropriate location opportunities for off-site woodland conservation.**
- 3. Prior to the issuance of any grading permit, which impact the waters of the U.S., nontidal wetlands, or the 25-foot wetland buffer, a copy of all appropriate federal and/or State of Maryland permits shall be submitted.**

The two conditions above remain in effect and will be addressed at the time of grading permit.

4. **Prior to the issuance of the grading permit for the portion of MC-631 that crosses Melwood Road, the applicant shall revise the plans to indicate how the Melwood Legacy Trail will cross MC-631. The crossing location and treatment may include high visibility crosswalks, warning signage, curb extensions, or other comparable treatments acceptable to DPW&T. The crossing location and treatment shall be reviewed and approved by DPW&T and the Planning Department.**

The subject revision does not address the Melwood Legacy Trail crossing of MC-631. This condition remains in effect and is required to be addressed prior to issuance of grading permits for that portion of the site.

13. **The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and Tree Canopy Coverage Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and there are previously approved Type I and Type II Tree Conservation Plans, TCP I/38/05 and TCPII/057/06. The latest Type II tree conservation plan revision, TCPII/57/06-02, was approved on July 13, 2012. No revisions to that TCP are warranted at this time due to the nature of the subject revision for entry monuments.

Since the Smith Home Farm project will be developed in phases, the tree canopy coverage requirements will be addressed with each phase, along with the pertinent SDP and/or at the time of grading permit.

14. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
  - a. **Community Planning**—There are no general plan or sector plan issues related to this SDP application for the addition of entrance signage and landscaping to the infrastructure plans.
  - b. **Transportation Planning**—After review of the exhibits provided by the applicant, the Planning Board finds that the sight distances will not be negatively impacted by the location of the proposed signs as designed.
  - c. **Trails**—The proposed signage does not negatively impact previous required bicycle, pedestrian, and trails facilities along the master plan roadways. Prior conditions of approval related to improvements within those rights-of-way still apply.
  - d. **Environmental Planning**—The Environmental Planning Section indicated no issues and no comments for the subject limited revision. No revisions to the Type II tree conservation plan are proposed.

e. **Subdivision Review**— The Planning Board adopts the following:

The alignment of Central Park Drive and Rock Spring Drive proposed by this SDP is consistent with the alignment of the rights-of-way on the approved Preliminary Plan of Subdivision, 4-05080. The southwestern portion of Central Park Drive from its intersection with Rock Spring Drive has already been dedicated to public use (Liber 33740, Folio 555). The SDP delineates the southwestern portion of Central Park Drive with bearings and distances as reflected in the recorded deed. Since the southwestern portion of Central Park Drive has been dedicated to public use, that southwestern portion of Central Park Drive should not be part of the approval of this SDP. Rock Spring Drive has not been dedicated to public use at this time.

The SDP shows the entrance signs to be on individual residential lots along Central Park Drive. The proposed entrance signs along Central Park Drive are located on individual recorded residential lots that have been approved under SDP-1003. The proposed entrance signs to be located on individual residential lots along Central Park Drive should be approved under a revised SDP-1003 and they shall be removed from this SDP. A revised Sheet 10 of SDP-0506-03 dated June 10, 2014 was submitted and shows entrance signs along Rock Spring Drive. The entrance signs are proposed to be located outside of the right-of-way and to be within the residential area along Rock Spring Drive. The residential areas along Rock Spring Drive have not been approved under any SDP and have not been platted. Pursuant to Section 24-121(a)(14) of the Subdivision Regulations, if an entrance sign is proposed for a residential subdivision, it is required to be located on a separate homeowners association parcel or on an easement located on a homeowner's lot. Prior to final plat, the applicant shall submit a signed easement agreement, if determined to be necessary, that delineates the location sign as reflected on the approved SDP and set forth the rights, responsibilities, and liabilities of the parties and the liber/folio of the easement should be reflected on the final plat prior to recordation. M-NCPPC retains the right to review the easement prior to final plat.

The SDP shows 10- and 15-foot-wide public utilities easements (PUEs) along Central Park Drive and Rock Spring Drive; however, the SDP shows entrance signs and stormdrain pipes within the PUEs. The SDP needs to be revised to relocate the signs outside of the PUEs so the PUEs can be free clear of any structures.

- f. **Department of Parks and Recreation (DPR)**—The subject application was referred to DPR due to the proximity of the central park. No comments were received prior to the writing of this report.
- g. **Special Projects**—This application was not referred to the Special Projects Section. The subject application for landscaping and signage has no effect on public facilities.
- h. **Historic Preservation**—The historic site is outside of the boundary of the subject SDP.

- i. **Permit Review**—The Permit Review Section raised a number of questions regarding the submission, which have been addressed by the applicant.
- j. **Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of this writing, a referral from DPIE had not been received.
- k. **Prince George’s County Health Department**—In a memorandum dated February 21, 2014 (Kpadeh to Fields), the Health Department indicated that they had completed a health impact assessment of the subject proposal and provided the following comments:
  - (1) There is an increasing body of scientific research suggesting that physical activity promotes the role of public health in improving quality of life. The Department is pleased to note that the developer has set aside space for bike lanes and ten-foot-wide trail.
  - (2) No dust or noise should be allowed to cross over property lines and adversely impact adjacent properties. The applicant should indicate the intent to conform to construction activity noise control and construction activity dust control, as specified in Subtitle 19 of the County Code and in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- l. **Prince George’s County Police Department**—The Police Department verbally requested that conflicts between street tree and street lights be reduced by providing ample space between them that accounts for the growth of the trees.
- m. **Verizon**—In e-mail correspondence dated February 11, 2014, Verizon indicated that they require a ten-foot-wide public utility easement parallel, adjacent, and contiguous to all public and private roads and alley rights-of-way free and clear of any permanent structures, buildings, sidewalks, curbs, paving, trees, shrubs, retaining walls, landscape buffers, and trails. The trench area should not be more than a 4 to 1 slope.

The submitted plans show the locations of the signs within existing and proposed PUEs. The signs shall be located outside of the PUEs, unless the applicant is able to provide evidence that a mutually agreeable arrangement has been reached with the affected utility companies.
- n. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated May 20, 2014, WSSC provided standard comments on this application. WSSC also noted that a site development project (DA4358Z06) was previously submitted and conceptually approved. The requirements of WSSC will be enforced at the time of appropriate permit review by the agency.

- o. **Westphalia Sector Development Review Council**—In a response received February 21, 2014, the Westphalia Sector Development Review Council indicated no objections to SDP-0506-03.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Specific Design Plan for the above-described land, subject to the following conditions:

1. Prior to certificate approval of this specific design plan (SDP), the applicant shall:
  - a. Specify the material and color of the sign letters on the sign details.
  - b. Relocate the entrance signs outside of the public utility easements.
  - c. Provide plan note that clearly states that all roadways that have been deeded to Prince George's County are not approved by SDP-0506-03.
  - d. Remove the entrance signs along Central Park Drive (MC 631) from the limit of this SDP, or provide plan notes that clearly state that the off-site signs are not approved by Specific Design Plan SDP-0506-03 and that their ultimate location must be addressed through plan revisions connected to the underlying land areas.
  - e. Provide a landscape plan for the signs along Rock Spring Drive (C-627). The plans shall show the use of attractive plant materials at the base of the signs, including evergreen and/or deciduous shrubs, ornamental grasses, and planting beds.
  - f. Provide a plan note that indicates the intent to conform to construction activity noise control and construction activity dust control, as specified in Subtitle 19 of the Prince George's County Code and in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
  - g. The Planning Director may review and approve, as designee of the Planning Board, future entrance signs in Smith Home Farm, provided that the proposed signs are consistent with entrance signs approved as a part of Specific Design Plan SDP-0506-03.
2. Prior to final plat, the applicant and the applicant's heirs, successors, and assignees shall, if determined to be necessary, submit to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for approval an entrance sign easement pursuant to Section 24-121(a)(14) of the Subdivision Regulations.
  - a. The final plat shall delineate the alignment of sign easements with bearings and distances.

- b. The easement document shall set forth the rights, responsibilities, and liabilities of the parties and liber/folio of the easement, and shall include the rights of M-NCPPC and will be reflected on the final plat prior to approval.

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

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Shoaff and Hewlett voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, July 17, 2014, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of July 2014.

Patricia Colihan Barney  
Executive Director

By Jessica Jones  
Planning Board Administrator