



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-93024/02

Application	General Data
Project Name: Forest Run II Location: West of Forest Run Drive, south of Marlboro Pike at the Forest Run Drive and Marlboro Pike intersection Applicant/Address: Washington Homes 1802 Brightseat Road, 5 th Floor Landover, MD 20785	Date Accepted: 4/14/2004
	Planning Board Action Limit: 6/23/2004
	Plan Acreage: 5.2
	Zone: R-18C
	Dwelling Units: 62
	Square Footage: NA
	Planning Area: 75A
	Tier: Developed
	Council District: 6
	Municipality: NA
200-Scale Base Map: 204SE6	

Purpose of Application	Notice Dates
Multifamily Residential—62 units	Adjoining Property Owners Previous Parties of Record Registered Associations: March 4, 2004 (CB-12-2003)
	Sign(s) Posted on Site: May 28, 2004

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 4, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Ruth Grover, Senior Planner
SUBJECT: Detailed Site Plan DSP-93024/02

The Urban Design staff has reviewed the detailed site plan application. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions as stated in the recommendation section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the R-18C Zone.
- b. The requirements of Preliminary Plan 4-89097.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests the construction of 62 multifamily units on the site. The units will be provided in two 24-unit condominium buildings and 7 attached row structures.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R18-C	R18-C
Use(s)	Vacant	Multi-family Residential
Acreage	5.2044	5.2044
Lots	0	0
Parcels	C & D	C & D
Square Footage/GFA	0	NA
Dwelling Units:	0	62

3. **Location:** The subject property is located on the southwest corner of the intersection of Marlboro Pike and Forest Run Drive.

4. **Surroundings and Use:** The subject property is bounded to the north by Marlboro Pike. Bishop McNamara High School and an automobile repair shop are located directly across Marlboro Pike. The subject property is bounded by single-family homes to the west and by a townhouse development, known as Forest Run I, to the south. Forest Village Shopping Center is located east of the project, directly across Forest Run Drive.

5. **Previous Approvals:** On August 18, 1992, the District Council rezoned the subject property from C-O to R-18C subject to the condition that any multifamily housing built on the property would be garden-style apartments and a maximum of four stories in height. On September 21, 1989, the Planning Board approved Preliminary Plan of Subdivision 4-89097, PGCPB Resolution No. 89-474. On January 6, 1994, the Planning Board approved a detailed site plan for 84 residential condominium units on the subject property. The approved detailed site plan expired three years later, before the project was built. Then, on November 20, 2003, the Planning Board disapproved DSP-93024/01, together with companion case VD 93024/01, a proposal to construct three 4-story condominium buildings, each with 24 dwelling units (a total of 72 units) and 168 parking spaces, while varying the lot coverage from the normal 30 percent maximum to 32.65 percent. A resolution formalizing the Planning Board’s action on DSP-93024/01 and VD-93024/01 was adopted on December 11, 2003.

6. **Design Features:** The architecture of the condominium buildings will include the use of brick on the first story of all four sides of the buildings, with vertical accents. The door and window openings of buildings are well detailed, with Victorian and Palladian elements, and are varied to provide visual interest. Where the buildings are not brick faced, a variety of siding products have been utilized. The roofline is varied with flat roof areas and some peaked at a 12/12 pitch.

The seven 2-unit attached housing on the westerly side of the site is likewise designed utilizing brick on the first story, with a variety of siding on the remainder of the units. Like the condominium buildings, the fenestration is well detailed with Victorian and Palladian elements and the roofline varied to provide visual interest and be compatible with the two condominium buildings on site.

As a result of negotiations with staff and the homeowners association of the adjacent townhouse development, the applicant has agreed to commit to the provision of 60 percent of the facades of the proposed buildings being brick faced, the dumpster enclosure to be clad in the same brick, and to provide a board-on-board fence between the existing town home development and the proposed condominiums.

Signage for the development includes both an entrance feature at Forest Run Drive for Forest Run II or “The Avenues at Forest Run” and an entrance feature for Forest Run at Marlboro Pike. The general design, type, quality, and materials of the two signs are similar and compatible. All signs are wood and oval, placed on a brick wall with capped piers. The entrance feature at Marlboro Pike is flanked on the westerly side by a picket-style fence with brick piers approximately 24 feet on center. The applicant has assumed responsibility of perpetual maintenance of all signage included in this submission.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-18C (Multifamily Medium Density Residential-Condominium) Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441(b), Table of Uses, which governs permitted uses in residential zones. The proposed multifamily units are a permitted use in the R-18C (Multifamily Medium Density Residential-Condominium) Zone.
 - b. The subject application is also in accordance with the requirements of Section 27-437 regarding the R-18C (Multifamily Medium Density Residential-Condominium) Zone.
 - c. The proposal is also in conformance with the requirements of Section 27-442 with respect to the applicable regulations in the R-18C (Multifamily Medium Density Residential-Condominium) Zone.
8. **Preliminary Plan of Subdivision:** The proposed project is subject to the requirements of PGCPB No. 89-474, Preliminary Plan 4-89097, and Record Plat VJ 157@6. Staff has reviewed the project with respect to the requirements of these approvals and finds the plans to be in general conformance with those requirements. Specifically, the Transportation Planning Section has stated that the proposed project meets the trip cap for transportation adequacy contained in Condition 4 of PGCPB 89-474. In addition, staff has reviewed the views that the project creates from Marlboro Pike and has determined that they will present an attractive streetscape and thereby satisfy the requirements of Condition 10 of the preliminary plan of subdivision.
9. **Landscape Manual:** Staff has reviewed the proposed site plan with respect to the requirements of the *Landscape Manual* and finds that it meets its requirements. Specifically, it meets the requirements of Section 4.1, Residential Requirements, Section 4.3(a) regarding a Parking Lot Landscaped Strip, Section 4.3(b) regarding Perimeter Area for Parking Lots, Section 4.3(c) regarding Interior Planting Requirements for Parking Lots, and Section 4.7 regarding Buffering Incompatible Uses of the *Landscape Manual*.
10. **Woodland Conservation Ordinance:** The Environmental Planning Section noted that the property is subject to the requirements of the Prince George’s County Woodland Conservation Ordinance because the gross tract area is over 40,000 square feet, there are more than 10,000 square feet of existing woodland, and Tree Conservation Plans TCPII/89/93 and TCPII/89/93-01 were previously approved for the subject property. The revised DSP-93024/02 as submitted has been found to conform to the approved Type II Tree Conservation Plan (TCPII/89/93-01).

11. **Referral Comments:**

a. **Community Planning:** In a memorandum dated May 17, 2004, the Community Planning Division stated that the detailed site plan application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developed Tier and that the proposed development application conforms to the land use recommendations of the 1993 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland–District Heights and Vicinity, Planning Areas 75A and 75B*.

b. **Transportation:** In a memorandum dated May 25, 2004, the Transportation Planning Section stated:

Planning Board Resolution 89-474 addressed all the issues and conditions pertaining to the adequacy of transportation facilities for Preliminary Plat of Subdivision 4-89097. Consequently, in accordance with the findings required for a detailed site plan, such issues will not be revisited.

On January 6, 1994, the Planning Board approved Detailed Site Plan SP-93024 for the subject property. Based on information outlined in PGCPB No. 94-7, the previously approved SP-93024 was approved with a yield of 84 dwelling units. The current application proposes twenty 22 fewer units, consequently, the subject property, if developed as proposed, would generate less traffic than the previous application.

Regarding on-site circulation of traffic, staff found no issue. However, there is a concern regarding the location of the single access point serving the site. The centerline of the proposed driveway is approximately 215 feet from the centerline of Marlboro Pike. While it would have been more ideal to have the driveway farther away from Marlboro Pike, in reviewing the plan, moving the proposed driveway farther to the south would place the driveway along a curved portion of Forest Run Drive. Typically when an entrance is located along the inner curvature of another roadway, the entrance sight distance can be reduced. For this reason staff recommends that the driveway remains in the proposed location.

All other aspects of the plan are acceptable.

c. **Subdivision:** In a memorandum dated May 24, 2004, the Subdivision Section stated that Parcel C is subject to PGCPB Resolution #89-474, Preliminary Plan of Subdivision 4-89097, and final plat VJ 157@6. Condition 4 of #89-474 establishes a trip cap for transportation adequacy. The Transportation Planning Section has verified conformance with this condition. Condition 10 required evaluation of views of this development from Marlboro Pike at the time of detailed site plan review. They then stated that there were no other subdivision issues at that time.

d. **Trails:** The Trails Section of the Transportation Planning Division stated that since there are no master plan trail recommendations contained in the adopted and approved Suitland-District Heights and Vicinity Master Plan, there are no trail requirements for the proposed project. However, they stated that they would like to see a connection on either side of the entranceway between the existing sidewalk along Forest Run Drive to the parking lot to allow pedestrians to go from the sidewalk along Forest Run Drive to the parking lot and internal sidewalks without having to walk over the grass or in the road.

Further, they noted that there are standard sidewalks along the subject site's entire Marlboro Pike and Forest Run Drive frontages and internal sidewalks appear to be adequate to accommodate pedestrian movement.

- e. **Permits:** The Permit Review Section mentioned several concerns that have either been addressed by revisions to the plans or are contained in the recommended conditions below.
- f. **Environmental Planning:** The Environmental Planning Section noted that the property is subject to the requirements of the Prince George's County Woodland Conservation Ordinance because the gross tract area is over 40,000 square feet, there are more than 10,000 square feet of existing woodland, and there are previously approved Tree Conservation Plans, TCPII/89/93 and TCPII/89/93-01, respectively, for the subject property. The revised DSP-93024/02 as submitted has been found to conform to the approved Type II Tree Conservation Plan (TCPII/89/93-01). In addition, they noted that a stormwater management concept approval letter dated January 27, 2004, was submitted indicating that requirements for stormwater management will be met through subsequent reviews by the Department of Environmental Resources. Finally, they noted that since the subject property is located south of Marlboro Pike, a county-owned and maintained collector highway not generally regulated for noise, no further information is required at this time regarding noise impact. The Environmental Planning Section did, however, recommend one condition regarding a revision of the plans to show the same limits of disturbance for the project as shown on the approved TCP II. A condition to that effect has been included in the recommended conditions below.
- g. **Department of Environmental Resources:** The Department of Environmental Resources stated that the site plan is consistent with approved stormwater plan #3906-2003.
- h. **Prince George's County Fire Department:** At the time of the writing of this staff report, the Prince George's County Fire Department has not offered comment on the proposed project.
- i. **Department of Public Works and Transportation (DPW&T):** DPW&T, in a memorandum dated April 30, 2004, stated that:
 - Construction of a commercial driveway entrance, milling and overlay of Forest Run Drive for utility connections and construction of a stormdrain will be required.
 - Conformance with DPW&T street tree and street lighting standards is required.
 - All improvements within the public right-of-way and to be dedicated to the county are to be designed in accordance with the county Road Ordinance, DPW&T's specifications and standards, and the Americans with Disabilities Act.
 - All storm drainage systems and facilities are to be designed in accordance with the requirements of DPW&T and the Department of Environmental Resources.
- j. **Maryland State Highway Administration:** In an e-mail dated May 4, 2004, the State Highway Administration stated that, because it did not appear that traffic generated by

the development would have a significant impact to the state road network, they had no objection to Detailed Site Plan DSP-93024/02 approval. They did, however, note that coordination with the Department of Public Works and Transportation would be necessary in order for the applicant to obtain a permit for improvements within the right-of-way.

- k. **Washington Suburban Sanitary Commission:** The Washington Suburban Sanitary Commission has stated that water and sewer is available to the site and that plans are under review. They did note, however, that the engineer for the project must submit outstanding documents to make the review package complete and mentioned that the meter vault must be realigned outside of the public utility easement.
 - l. **District Heights:** In comments received June 7, 2004, the City of District Heights stated that they had no objection to the new proposed plan.
12. As required by Section 27-285 (b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-93024/02, subject to the following conditions:

- 1. Prior to signature approval of the plans, they shall be revised as follows or the specified information shall be supplied:
 - a. Entrance feature details and any other proposed signage shall be approved by the Urban Design Section as designee of the Planning Board.
 - b. The plans shall be revised to list type, location and minimum caliper of the shade trees to be included in the development.
 - c. The plans shall be revised to include a board-on-board fence between the existing town home development and the proposed condominiums.
 - d. A note shall be added to the plans that at least 60 percent of all the facades of all the buildings shall be brick faced.
 - e. The dumpster enclosure shall be clearly marked on the plans to be constructed of brick that matches the brick utilized on the residential buildings.
 - f. The same limits of disturbance as on the approved TCP II shall be shown on the detailed site plan except in the area of infiltration pond #1.
 - g. A pedestrian connection shall be shown on either side of the entranceway between the existing sidewalk along Forest Run Drive to the parking lot to allow pedestrians to go from the sidewalk along Forest Run Drive to the parking lot and internal sidewalks without having to walk over the grass or in the road.

2. The applicant shall have the responsibility for perpetual maintenance of all signs and fencing approved as part of the subject application, including the Forest Run entrance feature.