



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

Preliminary Plan 4-06123

Application	General Data
<p>Project Name: GLENN DALE COMMONS, PHASE III</p> <p>Location: North of the intersection of Hubble Drive and Aerospace Road, south of Northern Avenue.</p> <p>Applicant/Address: Jemals Greentec Land, LLC. 702 H Street, N.W. Washington D.C. 20001-3734</p> <p>Property Owner: Jemals Greentech Land, LLC.</p>	Date Accepted: 10/19/07
	Planning Board Action Limit: 3/23/08
	Plan Acreage: 28.53
	Zone: M-X-T
	Gross Floor Area: N/A
	Lots: 70
	Parcels: 7
	Planning Area: 70
	Tier: Developing
	Council District: 04
	Election District: 14
	Municipality: N/A
	200-Scale Base Map: 210NE09

Purpose of Application	Notice Dates
SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND A VARIATION TO SECTION 24-130	Adjoining Property Owners Previous Parties of Record Registered Associations: 7/23/07 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 2/12/08

Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-06123
Glenn Dale Commons, Phase III
Lots 1-70 and Parcels A-G

OVERVIEW

The subject property is located on Tax Map 36 in Grid A-1 and A-2 and is known as Parcels 9, 195, 10, 13, and 116, and are acreage parcels never having been the subject of a record plat. Also included are Lots 10 and 11, Block A, recorded in land records in plat book VJ 164@99. The property is approximately 28.53 acres and zoned M-X-T. The applicant is proposing to develop the property into 70 single-family dwelling unit lots and 7 parcels. The property is located in Planning Area 70 within the 2006 approved sector plan and sectional map amendment for the East Glenn Dale area in the Developing Tier. The site (28.53 acres) is part of the 73.27 acres of land rezoned in the sector plan to the M-X-T Zone, which is known as Glenn Dale Commons. A conceptual site plan (CSP-06001) was approved by the Planning Board on December 7, 2006, and the resolution of approval, PGCPB No. 06-282, was adopted on February 1, 2007, for Glenn Dale Commons and discussed further in the finding section of this report. Glenn Dale Commons is a mixed-use development and includes three phases. Phase I is to be developed with townhouses and two-family dwelling units. Phase II is to be developed with multifamily active adult dwelling units, and Phase III, which is the subject of this application, is proposed with single-family dwelling units.

The subject property is located at the northern terminus of Hubble Drive and extends over 1,400 feet to the east. The 70 single-family dwelling unit lots proposed with this application will gain access from Hubble drive and the application proposes a combination of public streets and private alleys. Thirty-two of the lots are set around the perimeter of the central area of the site and are proposed with direct access to an internal public street. Thirty-eight of the lots will front that public street but are proposed to be developed as "rear-load" lots and will gain vehicular access from the rear of the lots via private alleys to be owned and maintained by a homeowners association (HOA). Section 24-128(b)(7)(A) of the Subdivision Regulations provides for the use of alleys to serve single-family detached lots in the M-X-T Zone and when each lot being served by the alley has frontage on and pedestrian access to a public-right-of-way. Section 24-128(b)(7)(A)(ii) requires that the minimum width of the alley shall not be less than 18 feet. Private Alley E (87.84 linear feet) is proposed at 12 feet wide and should be revised consistent with the requirements of the Subdivision Regulations. All remaining alleys conform to the minimum standards.

Four parcels totaling 5.79 acres are proposed as open space parcels to be conveyed to the HOA, which includes Parcel D. Parcel D, as discussed further in the finding section of this report, is proposed to be utilized for private, on-site recreational facilities to serve Phase I and Phase III of the Glenn Dale Commons. Two parcels totaling .67 acre are proposed to contain the two private alleys to be conveyed to the HOA. Parcel C is approximately 5.77 acres and is to be retained by the owner. Parcel C is located on the eastern portion of the site and is proposed to be developed as a part of Phase II, the multifamily active adult community portion of Glenn Dale Commons, which will extend south. Vehicular access to Parcel C will be to the south ultimately via Greenbelt Road (MD 193) and not through Phase III for the

single-family dwelling unit portion of the development, in accordance with the approved CSP-06001. Private recreational facilities serving Phase II will be provided within the limits of that phase to serve the residents of the active adult community and will not be shared with the residents of Phase I and Phase III. Parcel C is improved with a small shed structure that will be razed prior to development of the future Phase II development.

At the time of approval of record plat (VJ 164@99), Hubble Drive was dedicated to serve previously approved Lots 10 and 11, which are being resubdivided as a part of this application. The limit of that dedication is no longer consistent with the development as proposed with this preliminary plan and should be adjusted. Prior to the approval of the final plat of subdivision, in accordance with Section 24-112 of the Subdivision Regulations, the applicant should vacate that portion of Hubble Drive necessary for the implementation of the proposed subdivision.

SETTING

The site is located west and south of Northern Avenue, east of Glenn Dale Road, and north of Greenbelt Road (MD 193). To the north of the subject property, across Northern Avenue are single-family dwellings in the R-E Zone, and single-family dwellings and a church in the R-R Zone. To the east and southeast is land in the M-X-T Zone, which is also the subject of the approved CSP-06001 for Glenn Dale Commons. Abutting to the south is I-1-zoned property, which is currently vacant, and a stormwater management facility zoned M-X-T. Further south of the property across Greenbelt Road are a shopping center and residential properties in the R-R Zone. To the west of the property is land in the I-1 Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use(s)	Vacant	Single-family dwellings
Acreage	28.65	28.65
Lots	2	70
Outlots	0	0
Parcels	5	7
Dwelling Units:		
Detached	0	70
Public Safety Mitigation Fee		No

2. **East Glenn Dale Sector Plan and Conceptual Site Plan CSP-06001**

The 2006 approved sector plan and proposed sectional map amendment for the East Glenn Dale area, as adopted pursuant to Resolution CR-23-2006, rezoned the property to the M-X-T (Mixed-Use-Transportation Oriented) Zone from the I-1 and I-3 Zones on March 28, 2006, and is known as a part of Glenn Dale Commons.

The approved East Glenn Dale sector plan states that:

“Development should target the active adult and/or assisted living community as a large portion of its residential component, rather than retaining all existing office/employment uses. The residential component should not exceed 662 units or senior/active adult

housing (70 percent age restricted and, if permitted in the future, 30 percent assisted living), which may take the form of any and/or all single-family detached, single-family attached and/or multifamily dwelling types; 102 condominium buildings containing 204 two-over-two condominium dwelling units, 14 town homes including one dwelling unit to be used as an activity center/meeting room, and 74 single-family detached residences. The proposal, a mixed-use community, could result in the demolition of some existing structures to allow future residential/mixed-use redevelopment on this site.”

Glenn Dale Commons is approximately 73.27 acres (M-X-T) and is the subject of approved Conceptual Site Plan CSP-06001. The concept plan was approved by the Planning Board on December 7, 2006, and the resolution of approval (PGCPB Resolution No. 06-282) was adopted on February 1, 2007. The area of the CSP includes property that is developed as existing offices and proposes to develop vacant and redevelop properties with residential development. The CSP plan proposes to demolish two existing office buildings (Phase I) in order to create more residential development. The project is basically a three-part development including multifamily dwellings for active adults, single-family detached, and a combination townhouse and two-family attached dwelling unit lots and parcels.

The approved sector plan for the East Glenn Dale area (CR-23-2006) recommends a maximum of 954 dwelling units, and the approved CSP-06001 further established a maximum of 950 dwelling units. The primary component of the residential mix is multifamily active adult dwellings. The office/employment component of the mixed-use development already exists.

The development is proposed in three phases. One phase is located along the western portion of the site and is proposed as a combination of townhouses and two-over-two units (as condominium) and is designed in a neo-traditional manner. In the M-X T Zone the total number of townhouses should not exceed 20 percent of the total number of dwelling units. With the development of the active adult units, the number of townhouses will not exceed this standard. Parking is proposed entirely as surface parking and garage parking. A small area is proposed as a tot-lot. The detailed site plan for this phase of development (DSP-06072) was approved by the Planning Board on January 17, 2008.

The second phase, which is located along the eastern limits of the CSP, includes an active adult component with an estimated 662 dwelling units dispersed over two buildings. Parking is proposed as surface parking, with a portion in traditional garages, and additional parking in a structured deck interior to one of the buildings. Landscaped courtyards are proposed to serve Phase II with indoor and outdoor amenities including a pool, separate clubhouse, and greenhouse. A detailed site plan for this portion of the site has been filed but not yet been accepted by the Planning Department.

This third phase is proposed with single-family detached dwellings and is proposed as central to the development, designed around curvilinear streets, and is the subject of this preliminary plan of subdivision (4-06123). The plan indicates detached garages served by alleys and units close to the street. The applicant is proposing 70 single-family dwelling unit lots and seven parcels.

The CSP-06001 resolution of approval (PGCPB Resolution No. 06-282) contains 22 conditions:

- 1. Prior to approval of a detailed site plan for the single-family detached dwelling units, a new preliminary plan of subdivision shall be approved. Upon issuance of the building permit for each residential unit, the applicant shall pay the applicable public safety surcharge and schools facilities surcharge.**

Comment: Phase I (DSP-06072) and Phase II (active adult) are not subject to a new preliminary plan of subdivision because they have previously been the subject of a preliminary plan and record plats. As discussed further in the finding section of this report, Phase III (4-06123) is subject to a public safety surcharge and schools facilities surcharge as applicable to the review of a preliminary plan. This condition of the CSP requires that all of the dwelling units included in Phases I, II and III will pay the applicable public safety surcharges and schools facility surcharge. DSP-06072 was approved by the Planning Board on January 17, 2008, but the resolution of approval has not been adopted at the writing of this staff report. Condition 9 of the draft resolution (DSP-06072) requires the payment of these surcharges upon the issuance of building permits. The DSP for Phase II (active adult) would only be subject to the public safety surcharge. Appropriate conditions will be included with the DSP for that phase of the development as was done with Phase I.

- 2. Total development within the subject property shall be limited to uses within an M-X-T Zone which generates no more than 458 AM or 424 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: The preliminary plan conforms to this condition as evaluated in the transportation section of this report.

- 3. At the time of final plat approval, the applicant shall dedicate a right-of-way along Northern Avenue of 30 feet from centerline as shown on the submitted plan.**

Comment: The preliminary plan delineates this dedication, and will be reflected on the final plat.

- 4. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**
 - a. Lengthen the existing substandard right-turn lane along northbound Good Luck Road approaching MD 193 to the County Department of Public Works standards within the existing right-of-way.**
 - b. Provide a double left-turn lane from eastbound MD 193 onto northbound Forbes Boulevard and restripe or provide extra pavement along Forbes Boulevard to accommodate two receiving lanes with two southbound lanes (one left-turn lane and one right-turn lane, as currently exist). This improvement shall include any needed modifications to the traffic signal, signage, and pavement markings.**
 - c. Install (or fund the installation of) a bus shelter at the existing bus stop at MD 193 and Aerospace Drive, or at a location, which serves the subject site to be determined by the Transit Division of the County Department of Public Works and Transportation, in order to serve patrons of the T15 and T17 bus routes.**

Comment: Conformance to this condition is discussed in the transportation finding of this report.

5. **Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit.**

Comment: An appropriate condition is recommended in the recommendation section of this report.

6. **Prior to approval of the DSP, a statement shall be submitted that demonstrates how conservation landscaping techniques have been incorporated into the landscape plan.**

Comment: This condition will be addressed at the time of review of the DSP.

7. **As part of the submission package for preliminary plan review, a statement shall be included regarding how alternative parking methods such as parking decks have been incorporated into the design. If alternative parking methods are not part of the proposal, the statement shall justify why it is not addressed.**

Comment: By letter dated October 6, 2007 (Silverman to Hirsch), the applicant noted and staff agrees that:

“The subject preliminary plan is for the single-family detached section of the property covered by CSP-06001. The plan proposes to provide the minimum number of parking spaces as required by the County Code. Parking Structures for a development of this size would be unfeasible. Condition 7 will be better addressed as part of the Active Adult section of the Glenn Dale Commons Development.”

8. **At least 30 days prior to any Planning Board hearing on the DSP, the landscape plan shall provide a table stating how much tree cover currently exists on the site, how much tree cover is proposed to be removed and how much tree cover will remain on the site. The quantitative analysis shall demonstrate that at a minimum, ten percent tree cover shall be provided.**

Comment: This condition will be addressed at the time of review of the DSP.

9. **As part of the DSP submission package, a statement shall be included that demonstrates how the project will use green building techniques that reduce energy consumption and utilize alternative energy sources.**

Comment: This condition will be addressed at the time of review of the DSP.

- 10. At the time of DSP review, the DSP shall show the use and location of full cut-off optic lighting features.**

Comment: This condition will be addressed at the time of review of the DSP.

- 11. As part of the submission package for the preliminary plan, the plan and the TCPI shall show the unmitigated 65 dBA Ldn noise contour, either based on the noise model (196 feet from the centerline of MD 193) or based on a Phase I noise study.**

Comment: As discussed in the Environmental Planning Section of this report, the 65 dBA line does not impact this portion of the property.

- 12. The preliminary plan shall show conceptual locations of noise mitigation measures to ensure that in outdoor activity areas of residential structures within the 65 dBA Ldn noise contour noise levels are 65 dBA Ldn or less. Interior noise levels must be mitigated to 45 dBA Ldn or less. One method to ensure that these noise levels are met without mitigation is to place all residential structures outside the 65 dBA Ldn contour.**

Comment: As discussed in the Environmental Planning Section of this report, the 65 dBA line does not impact this portion of the property.

- 13. Prior to certificate approval of the CSP, the TCPI shall be revised as follows:**
 - a. Revise the legend to relabel the graphic symbol for “forest stand boundary” to read “existing tree line.” Show the area with a symbol in the legend for the “on-site forest clearing area within 100-year floodplain.”**
 - b. Show the existing tree line to extend at least 100 feet off of the properties in vicinity of Forbes Boulevard and Forbes Court.**
 - c. Provide a specimen tree table with the following information: tree number, size, species, condition, proposed disposition, comments and/or special preservation treatments recommended. Below the table, indicate how the one specimen tree was located (field located or surveyed).**
 - d. Show all conceptual building footprints to include a minimum of 20 feet of cleared side yard in vicinity of the proposed townhouses and the proposed reforestation area north of Aerospace Road.**

- e. **Show all the proposed conceptual grading.**
 - f. **Replace the notes labeled “Standard General Notes and Application Specific Notes” with the standard TCPI notes.**
 - g. **In the M-NCPPC signature approval block, provide the name typed in for the original signature approval and the date of the previous approval.**
 - h. **After all these revisions have been made, have the qualified professional who prepared the plan sign and date it.**
- 14. Prior to signature approval, the plan shall be revised to demonstrate conformance to Section 4.7 of the *Landscape Manual*.**

Comment: Conditions 13 and 14 apply to the review of the CSP, which has been certified.

- 15. The following standards shall apply to the development:**

Standards

	SFA	SFD	MF
Lot Size	1,800 sf	5,000 sf	N/A
Minimum width at front street R-O-W	N/A	50 feet	N/A
Minimum frontage on cul-de-sacs	N/A	25 feet	N/A
Maximum lot coverage	400 sf yard area**	60%	60%
Minimum front setback from R-O-W	15 feet	20 feet*	30 feet
Minimum side setback	None	5 feet**	30 feet
Minimum rear setback	None	20 feet**	50 feet
Minimum corner setback to side street R-O-W	10 feet	12 feet	N/A
Maximum residential building height	50 feet	35 feet	60
Minimum Green area	NA	NA	60 %

Footnote: Variations to the standards may be permitted on a case-by-case basis by the Planning Board at the time of detailed site plan if circumstances warrant.

*** To be determined at Detailed Site Plan review**

**** Garages may be as close as 4 feet**

Comment: The preliminary plan conforms to the above standards as applicable to the preliminary plan.

- 16. Prior to signature approval of the plan, the Brookland M.E. Church/Dorsey Chapel (PG 70-028), and the Mrs. Ward and S. Beall sites shall be shown on the plan. The sites shall also be shown on all subsequent plans of development.**

Comment: The preliminary plan vicinity map locates these properties. The Historic Preservation Section has determined that the Dorsey Chapel is located east and outside the limits of the CSP, on the east side of Northern Avenue. The Ward and Beall sites are located within the limits of the CSP but have been previously razed and no longer exist. Further, the areas of the site where these structures were located have been previous graded with a low probability of any archeological sites remaining.

- 17. The applicant shall provide private recreational facilities as determined appropriate at the time of review of the detailed site plan, and the recreational facilities shall be constructed in accordance with the standards outlined in the Park and Recreation Facilities Guidelines.**

Comment: As discussed further in the Park and Recreation section of this report and pursuant to Section 24-134 of the Subdivision Regulations, the applicant is proposing to meet the requirements of the mandatory dedication of parkland by providing on-site private recreational facilities on proposed Parcel D (1.97 acres), which is located along the southern property line on the east side of Hubble Drive. It should be noted however, that this central recreational component is intended to not only serve the residents of Phase III (70 single-family dwellings), but the residents of Phase I (62 townhouse/152 two-family dwellings.) Sufficiency of the recreational facilities should be determined with the review of the DSP. In addition to the main recreational area a system of interconnecting trails should be provided and evaluated with the DSP.

- 18. At the time of detailed site plan for the single family detached units, provide for a central recreational area near the stormwater management pond to include a one story community building, including, but not limited to, an indoor fitness room and an outdoor open play area, pedestrian plaza and seating area.**

Comment: An application for the central recreation area has been submitted but not yet accepted by the Planning Department. The DSP for the central recreation area should be reviewed concurrently with if not prior to the DSP for this section of the development. The DSP should establish an appropriate trigger for the development of the recreational facilities concurrent with the occupancy of the dwellings to ensure the availability of amenities for the future residents.

- 19. At the time of detailed site plan for the townhouses and the two-family dwellings, the applicant and staff shall work together to find space for a private recreational area, centrally located within the condominium area of sufficient size to serve the immediate community. Conversion of townhouse units to two family dwellings will be allowed.**

Comment: The Planning Board addressed this condition with the approval of DSP-06072 (Phase I).

- 20. Prior to the issuance of the first building permit, the Applicant shall report on negotiations with the Board of Education with regard to providing temporary classroom space in an existing building known as "Greentech III" by lease or otherwise to the school system with subsidies/incentives as agreed upon between the owner and the Board of Education for up to five (5) years from the March 28, 2006 adoption date of the Sector Plan. If the Applicant and Board of Education cannot come to an agreement, the Applicant shall provide written evidence that the Board**

of Education does not wish to use the Greentech III building as temporary classroom space.

Comment: Staff is in receipt of a letter dated February 21, 2007 (Jacobs to Exum), which was presented to the Planning Board at the time of review of DSP-06072, for Phase I. The Historic Preservation and Public Facilities Planning Section noted that:

“The condition relating to the use of a vacant building within the conceptual site plan area for temporary classrooms is addressed in the attached letter from School Board Chair Johnson to Council Chair Exum. The request for use of temporary space in the AIMCO/Springhill development was declined.”

The building identified is located within the limits of CSP-06001 in the southwest quadrant of the intersection of Aerospace Road and Forbes Boulevard.

- 21. The plans shall be revised to clearly indicate a minimum 60-foot landscape buffer and a minimum 75-foot building setback between the proposed community and Northern Avenue. The buffer and setback shall be measured from the public utility easement along Northern Avenue.**

Comment: The preliminary plan delineates the buffer and setback, and both are measured from the 10-foot PUE.

- 22. At the time of the first detailed site plan, the plan shall include a plan for the enhancement of the existing stormwater management pond parcel located at the intersection of Hubbell Drive and Aerospace Avenue.**

Comment: The stormwater management pond is located on Parcel A (VJ 164@99), abutting the south property line of proposed Parcel D, and is not a part of this preliminary plan. At the time of review of the DSP for the private recreation area on Parcel D, Parcel A (VJ 164@99) should be included. It should be noted that the stormwater management facilities currently serve a large number of commercially developed properties, outside the limits of the CSP. The applicant has indicated that Parcel A (stormwater management parcel) is to be conveyed to the HOA and also utilized for private recreational amenities associated with the facilities on Parcel D. Staff is concerned with the ownership of that parcel being conveyed to the HOA, which would also include conveyance of the maintenance responsibilities of the SWM pond to the HOA. A thorough evaluation of the appropriateness of that conveyance and the use of Parcel A for recreational opportunities should be evaluated with the review of the DSP.

2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area

Applicable to the review of this preliminary plan of subdivision, the East Glenn Dale sector plan goals (page 21) include a focus to create a pedestrian-friendly, mixed-use environment. The preliminary plan is proposed with sidewalks along all public streets in furtherance of this goal. However, the plan does not provide for a pedestrian connection to the west and the active adult component (Phase II) of the Glenn Dale Commons plan (CSP-06001) from this site. Staff recommends that at the time of detailed site plan staff determine the feasibility and appropriateness of providing a pedestrian connection in the vicinity of Lots 22–24. If the connection is determined to be inappropriate the applicant should identify other opportunities to provide pedestrian connections, which could include the construction of a sidewalk off-site along

the Glenn Dale Commons frontage along MD 193. A wetland is located between this portion of the site and the active adult portion; however, an evaluation at the time of detailed site plan could ensure that impacts to the wetland are minimized and reduced to the extent possible for trail construction, and as discussed further in the environmental section of this report.

The sector plan provides specific guidance in the development of this property to protect the semi-rural character of Northern Avenue, abutting to the north. At the time of review of the detailed site plan staff should evaluate opportunities for the placement of additional supplemental landscaping along the properties' frontage with Northern Avenue to protect the semi-rural, residential character of Northern Avenue from the redevelopment of Glenn Dale Commons and vicinity. The limits of disturbance should maintain the existing woodland along Northern Avenue, excepting the placement of necessary infrastructure, and improvements to Northern Avenue as required by the Department of Public Works and Transportation.

The sector plan (page 22) specifically addresses buffering and setbacks from this single-family residential portion of the Glenn Dale Commons development to Northern Avenue, as follows:

“Provide minimum 60-foot landscape buffers between the proposed community and Northern Avenue. The buffer shall be measured from the public utility easement (PUE) along Northern Avenue and shall be located within the proposed development site.

Provide minimum 75-foot building setbacks within the proposed development site measured from the public utility easement along Northern Avenue.”

The preliminary plan demonstrates the 60-foot-wide buffer and 75-foot building setback from the 10-foot PUE along Northern Avenue. As indicated above the existing woodlands should be retained to the extent possible and supplemental planting provided where appropriate. The DSP should delineate both the building setback and bufferyard along the northern property line.

Northern Avenue is identified as P-301 in the sector plan and is recommended as a two-lane undivided facility between Good Luck Road and MD 193, with an emphasis on improvement of pedestrian and drainage facilities and retention of existing forested buffers. The sector plan recommends that there be no access from adjacent industrial properties onto Northern Avenue. Access is not proposed from the Glenn Dale Commons community to Northern Avenue.

3. **Environmental**—The Environmental Planning Section has reviewed the preliminary plan submitted for Glenn Dale Commons Phase III, 4-06123, and the Type I Tree Conservation Plan, TCPI/03/02-02, stamped as received on February 7, 2008. The Environmental Planning Section previously reviewed the following applications for a portion of the site which was rezoned to M-X-T in the East Glenn Dale sector plan. Previous approvals include CSP-02002, 4-02002, and 4-01037, which pertained to the development prior to the M-X T zoning. Subsequent to the rezoning of the property, CSP-06001 was approved for the entire development (73.63 acres) and DSP-06072 was approved for the western portion of the site for townhouses and two-family dwelling units. A Type I Tree Conservation Plan, TCPI/003/02-01, and Type II Tree Conservation Plan, TCPII/156/03-01, cover the entire 73.63-acre site.

The site has another application currently under review (DSP-06072 with TCPII/156/03-02) for Phase I of this project. The scope of review in DSP-06072 is for redevelopment of Phase I that includes two existing office buildings to be demolished and off-street parking to be removed. The overall site will be developed in three phases. Phase I proposed 71 single-family attached townhouses and 142 multifamily condominiums and is reflected on the revised TCPII. Phase III for this application proposes 70 single-family residential lots on 28.53 acres of the 73.63-acre M-X-T-zoned site.

Conceptual Site Plan CSP-06001 was approved by the Planning Board on December 7, 2006. The Board's conditions of approval are found in PGCPB No. 06-282. The Type I Tree Conservation Plan, TCPI/003/02, underwent an -01 revision in the review of CSP-06001, which also covers the entire site.

Based on available information, the site contains streams, wetlands, and 100-year floodplain. Three soils series, Woodstown, Sunnyside, Christiana, Keyport, and Iuka are present at the site. Based on available information, Marlboro clay is not found to occur in the vicinity of this property. MD 193 is in the vicinity of the site and it is a traffic noise generator. However, traffic noise impacts are not anticipated because MD 193 is approximately 1,500 feet from Phase III. There are no designated scenic or historic roads in the vicinity of the site. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened and endangered species are not found to occur in the vicinity of the site. The site contains regulated areas and gap areas within the designated network of the Countywide Green Infrastructure Plan. The site is in the Folly Branch watershed of the Patuxent River basin, the East Glenn Dale sector plan and the Developing Tier of the adopted General Plan.

Conformance with CSP-06001 PGCPB No. 06-282

The East Glenn Dale sector plan and sectional map amendment were approved by the District Council in CR-23-2006 Draft-2. This sector plan included a number of environmentally related policies and their respective strategies in the Environmental Infrastructure section. TCPI/03/02-01 was reviewed for conformance with the sector plan during review of CSP-06001. The TCPI and CSP covered the entire subject property.

Planning Board Resolution No. 06-282 for CSP-06001 included 22 conditions, three of which are environmental in nature that are to be addressed at the time of the subject preliminary plan review. The respective conditions are in **bold** typeface.

- 11. As part of the submission package for the preliminary plan, the plan and the TCPI shall show the unmitigated 65 dBA Ldn noise contour, either based on the noise model (196 feet from the centerline of MD 193) or based on a Phase I noise study.**

Comment: This condition has been addressed. The location of the above-referenced noise contour as required is shown on the plan. No portion of the area within this application will be impacted by traffic-related noise.

- 12. The preliminary plan shall show conceptual locations of noise mitigation measures to ensure that in outdoor activity areas of residential structures within the 65 dBA Ldn noise contour noise levels are 65 dBA Ldn or less. Interior noise levels must be mitigated to 45 dBA Ldn or less. One method to ensure that these noise levels are met without mitigation is to place all residential structures outside the 65 dBA Ldn contour.**

Comment: No portion of the area within this application will be impacted by traffic-related noise.

Environmental Review

The preliminary plan application has a signed Natural Resources Inventory (NRI/076/06) that was included with the application package. The PMA and all relevant information are shown on the NRI. This site also contains a large isolated wetland that is located on the eastern portion of proposed Lots 20–23 and on the western portion of proposed Parcel C. The NRI incorrectly labels this area as PMA and should be revised to removal that label because it is an isolated area of wetland as discussed in the variation section of this report.

This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because it has previously approved Type I and Type II tree conservation plans associated with it, TCPI/03/02-01 and TCPII/156/03-01, respectively.

The overall 73.63-acre total development site contains 19.83 acres of existing woodland on the net tract and 0.74 acre of woodland within the 100-year floodplain. The site has a woodland conservation threshold (WCT) of 10.77 acres, or 15 percent of the net tract. Because the overall site will be redeveloped/developed in phases, a phased worksheet is shown on the TCPI. The overall site’s cumulative woodland conservation requirement of 19.77 acres is proposed to be met in different phases. On the TCPI, Phase I proposes 0.25 acre of afforestation. Phase III proposes 3.26 acres of on-site preservation, 1.54 acres of reforestation, and 7.46 acres of off-site mitigation. When Phase II is implemented it will require a minimum of 10.52 acres of off-site mitigation. It should be noted that 6.50 acres of the proposed 7.46 acres of off-site mitigation for Phase III has already been acquired as part of a previous TCPII approval and permit issuance for this site.

Revisions are required. The TCPI does not cover the entire site. Although the preliminary plan application is for Phase III, the TCPI must provide detail sheets for the entire site, which includes Phases 1 and 2 because the site has a previously approved TCP that covers those areas. Each woodland treatment area and its acreage should be identified on the plan, including those in Phases I and II. The related application number for each phase should be shown on the worksheet. Because no plan number currently exists for Phase II, it should be labeled as “TBD” on the worksheet.

The TCPI shows off-site clearing for a stormdrain pipe; however, the off-site acreage is not reflected in the worksheet.

It appears as though woodland conservation is proposed in an area along Northern Avenue where some of that area will be dedicated for future right-of-way improvements. Woodland in a right-of-way to be dedicated cannot be counted toward meeting the woodland conservation requirement because that woodland may be subject to clearing in the future for road improvements. The TCP

should be revised to eliminate all woodland conservation from the proposed right-of-way dedication.

Reforestation/afforestation is proposed in order to fulfill woodland conservation requirements on this site. In order to protect the afforestation areas after planting so that they may mature into perpetual woodlands, the afforestation should be completed prior to the issuance of building permits for the site; afforestation areas should be protected by permanent tree protection devices, such as two-rail split fences or equivalent; and all afforestation should be placed in conservation easements at time of final plat.

Streams and 100-year floodplains are found to occur on this property. These features and the associated buffers comprise the Patuxent River Primary Management Area (PMA) on the subject property in accordance with Section 24-101(b)(10) of the Subdivision Ordinance. No impacts to the PMA are proposed in this application

However, the plan does propose impacts to an isolated wetland and its buffer for the installation of a stormdrain pipe. The stormdrain and its associated easement are shown on the TCPI along the eastern boundary of proposed Lots 19–23. Impacts to this wetland and its associated buffer are prohibited by Section 24-130 of the Subdivision Regulations unless the Planning Board grants a variation to the Subdivision Regulations in accordance with Section 24-113. The NRI should be revised to accurately reflect that this is not the PMA.

A variation request, stamped as received on February 7, 2008, was submitted to address the proposed impacts. Impact A is for the disturbance of 2,771.14 square feet of the wetland and 4,492.43 of the wetland buffer. Impact B is for the disturbance to 2,931.09 square feet of the wetland buffer. Impact A is located along the rear of proposed Lot 19. Impact B is located along the rear of proposed Lots 22 and 23. The stormdrain pipe is necessary to safely convey stormwater from the site to the pond located south of the proposed lots. Impact B area coincides with the possible future location of a pedestrian trail, which will be reviewed at the time of review of the detailed site plan. The review of the DSP should ensure that impacts to the wetland are minimized to the extent possible for a trail connection, if that trail connection is determined appropriate.

The stormdrain pipe discussed above is proposed to be located within a 30-foot wide easement. This easement may restrict the individual homeowners' use of their rear yard. At the time of review of the detailed site plan the shifting of the stormdrain pipe to the west should be evaluated.

Impacts to these buffers are restricted by Section 24-130 of the Subdivision Regulations unless the Planning Board grants a variation to the Subdivision Regulations in accordance with Section 24-113. Even if approved by the Planning Board, the applicant will need to obtain federal and state permits prior to the issuance of any grading permit. For purposes of discussion relating to Section 24-113(a) of the Subdivision Regulations, the impacts were discussed collectively. The Environmental Planning Section supports the variation requests for the reasons stated below.

Section 24-113(a) of the Subdivision Regulations sets forth the required findings for approval of variation requests. Section 24-113(a) reads:

Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest

secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:

The approval of the applicant's request does not have the effect of nullifying the intent and purpose of the Subdivision Regulations. In fact, strict compliance with the requirements of Section 24-130 could result in practical difficulties to the applicant that could result in the applicant not being able to develop this property.

- (1) The granting of the variation request would not be detrimental to public safety, health or welfare and does not injure other property;**

Stormwater management is required by the Prince George's County Department of Public Works and Transportation to provide for public safety, health and welfare. All designs of these types of facilities are reviewed by the appropriate agency to ensure compliance with the regulations. These regulations require that the designs are not injurious to other property.

- (2) The conditions on which the variations are based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

The specific topography of the site requires the use of the stormwater management outfall shown on the plans to adequately serve the proposed development.

- (3) The variation does not constitute a violation of any other applicable law, ordinance or regulation; and**

The installation of the stormwater management is required by other regulations. Because the applicant will have to obtain permits from other local, state and federal agencies as required by their regulations, the approval of this variation request would not constitute a violation of other applicable laws.

- (4) Because of the peculiar physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulation is carried out.**

Without the required stormwater management facilities, the property could not be properly developed.

The Environmental Planning Section supports requests A and B for the reasons stated above.

A copy of the approved stormwater management concept plan and letter were included in the package. The proposed concept is correctly reflected on the TCPI.

The water and sewer service categories are W-3 and S-3 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and will therefore be served by public systems.

3. **Community Planning**—The site is within the Developing Tier in Planning area 70 in the East Glenn Dale community, north of the MD 193 Corridor. The General Plan's vision for the

Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The vision for corridors in the Developing Tier is mixed residential and nonresidential uses that are community-oriented in scope at moderate densities and intensities. This development should occur at local centers and other appropriate nodes within one-quarter mile of major intersections or transit stops along the corridor.

The 2006 approved sector plan and sectional map amendment for the East Glenn Dale area rezoned the property from the I-1 Zone to the M-X-T Zone and recommends mixed-use development of residential, office, and live/work uses.

This application conforms to the following sector plan strategies related to the design of the subject site.

Strategies

“a) Integrate residential and commercial development to create and facilitate an environment to ensure the interaction between the uses which includes improving the existing intersection of Mission Drive and MD 193 to create a pedestrian accessible community and by lining the community with continuous walking paths.” (Page 21).

The development appears to be a standalone piece and should be integrated with the other uses. The single-family homes on the perimeter of the larger, horizontal mixed-use development do not show how the development is connected to the townhouse development or the future commercial development to the southern portion of the site. The strategy in the plan recommends connecting the uses planned in this horizontal mixed-use development. Connections might include sidewalks along roads to the planned commercial development to the south, and should be further evaluated at the time of review of the detailed site plan.

4. **Parks and Recreation**—The staff of the Department of Parks and Recreation (DPR) have reviewed the above-referenced preliminary plan for conformance with the conditions of Conceptual Site Plan CSP-06001, the approved master plan and sectional map amendment for the East Glenn Dale area, and the Subdivision Ordinance as they pertain to public parks and recreation facilities. The site is located within the limit of CSP-06001 (PGCPB No. 06-282, Conditions 17-19), which requires the applicant to provide private, on-site recreational facilities. At the time of review of the DSP for Parcel D, Parcel A should be included to evaluate opportunities for trail connections around the stormwater management facility as a part of the recreational amenities package. The applicant has indicated that a community building of roughly 4,000 square feet and a comprehensive trail system is proposed to serve the community. The timing for the construction of these facilities should be determined with the review of the detailed site plan.
5. **Trails**—The previously approved CSP-06001 required the provision of bikeway signage in order to designate Northern Avenue as a bikeway corridor. Concurrent DSP-06072 addresses sidewalk connection throughout the entire Glenn Dale Commons development. The approved East Glenn Dale area sector plan also includes the following policies and strategies pertaining to bicycle and pedestrian facilities:

Policy 1: Incorporate appropriate pedestrian-oriented development features in all new development.

Strategy (under policy 1): Require sidewalks along all new roads.

Policy 3: Provide new trail connections and improved trail connectivity.

Strategy (under policy 3): Incorporate trails into new subdivisions as development occurs.

Provide trail connections between subdivisions and land uses to the extent feasible.

In keeping with these policies and strategies, staff recommends sidewalks along both sides of the internal roads. This is warranted due to the density of the residential development being proposed and is consistent with pedestrian-oriented design. The submitted preliminary plan reflects sidewalks along both sides of Hubble Drive and Street C. The submitted plan also reflects a trail connection from Hubble Drive and to the east, where it will ultimately connect to another portion of the subject development. This trail meets the intent of the strategy encouraging connecting subdivisions and land uses where feasible by providing pedestrian access from Hubble Drive to an otherwise isolated cul-de-sac (existing Mission Drive).

Initial plans included a six-foot asphalt trail in the southeastern corner of the site that connected the subject site with the adjoining portion of the Glenn Dale Commons development. Revised plans have eliminated this connection. However, due to the wording of the sector plan pertaining to walkable communities and pedestrian accessibility, staff recommends that the appropriateness of a pedestrian connection in this location be reevaluated at the time of DSP. However, staff recognizes that the adjacent property is proposed for senior housing and that a pedestrian connection may not be appropriate due to security concerns. If it is determined that a trail is appropriate at the time of DSP, lot lines may have to be adjusted in this area to accommodate the trail.

If a connection is not appropriate at this location, the policies of the sector plan may also be met by providing a sidewalk along the portion of MD 193 near Glenn Dale Commons. MD 193 is a heavily traveled pedestrian corridor. Currently sidewalks are fragmented and missing in many areas and pedestrians are forced to walk on the grass or on the shoulder. Currently, the portion of MD 193 from Mission Drive to Aerospace Drive does not include a sidewalk and is a suitable location for sidewalk construction. Staff supports the wording developed by the Subdivision Section regarding possible improvements. This wording is reiterated below in recommendation 3.

6. **Transportation**— The applicant proposes to develop the property under the M-X-T zoning with 70 single-family residential units and a 4,806-square-foot building for recreational use. This application represents the third phase of the previously approved Conceptual Site Plan (CSP-06001) for Glenn Dale Commons.

On December 7, 2006, the Prince George's County Planning Board approved Conceptual Site Plan CSP-06001 for Glenn Dale Commons. Pursuant to PGCPB No. 06-282 (No. CSP-06001), the CSP was approved with 22 conditions, including the following, which relate to transportation:

3. **Total development within the subject property shall be limited to 229,000 square feet of general office space or equivalent development which generates no more than 458 AM or 424 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require an additional Preliminary Plan of Subdivision with a new determination of the adequacy of transportation facilities.**
- 4 **At the time of final plat approval, the applicant shall dedicate a right-of-way along Northern Avenue of 30 feet from centerline as shown on the submitted plan.**

5. **Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**
 - a. **Lengthen the existing substandard right-turn lane along northbound Good Luck Road approaching MD 193 to the County Department of Public Works standards within the existing right-of-way.**
 - b. **Provide a double left-turn lane from eastbound MD 193 onto northbound Forbes Boulevard and restripe or provide extra pavement along Forbes Boulevard to accommodate two receiving lanes with two southbound lanes (one left-turn lane and one right-turn lane, as currently exist). This improvement shall include any needed modifications to the traffic signal, signage, and pavement markings.**
 - c. **Install (or fund the installation of) a bus shelter at the existing bus stop at MD 193 and Aerospace Drive, or at a location, which serves the subject site to be determined by the Transit Division of the County Department of Public Works and Transportation, in order to serve patrons of the T15 and T17 bus routes.**

6. **Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit.**

Growth Policy—Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George's County. 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 Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed 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 Evaluation

Conceptual Site Plan CSP-06001 for Glenn Dale Commons was approved for three specific uses over three phases:

- 214 single-family attached units

- 74 single-family detached units
- 662 multifamily attached units

All three uses were approved with a combined trip cap of 458 AM or 424 PM peak-hour vehicle trips. To date, only one phase has received a detailed site plan (DSP-66072) approval for 210 attached dwelling units. Combining those 210 units with the 70 detached units and the recreational building that are being proposed would result in a trip generation of 210 AM peak-hour trips and 297 PM peak-hour trips. The trip has not been exceeded.

Regarding adequacy of transportation, a portion of the Glenn Dale Commons property was previously the subject of a preliminary plan and record plat of subdivision. The background trips associated with those approvals have been redistributed over the entire M-X-T-zoned Glenn Dale Commons development. Based on the traffic projections that have been submitted by the applicant, staff is satisfied that the trip cap, pursuant to PGCPB No. 06-282 (condition 3) will not be exceeded. Staff has also confirmed that condition 5a has also been satisfied, and therefore, all the remaining (transportation) conditions of approval of CSP-06011 are still applicable.

Transportation Staff Conclusions

Based on the preceding findings, the Transportation Planning Section determines that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the application is approved with conditions.

7. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this preliminary plan for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded the following.

Impact on Affected Public School Clusters

Affected School Clusters	Elementary School Cluster 2	Middle School Cluster 2	High School Cluster 2
Dwelling Units	70 DU	70 DU	70 DU
Pupil Yield Factor	.24	.06	.12
Subdivision Enrollment	16.8	4.2	8.4
Actual Enrollment	6,272	6,782	10,542
Completion Enrollment	117.6	117	234
Cumulative Enrollment	.48	63.9	128.04
Total Enrollment	6,406.88	6,967.1	10,912.44
State Rated Capacity	6,339	6,356	10,254
Percent Capacity	101.07%	109.61%	106.42%

Source: Prince George's County Planning Department, M-NCPPC, January 2007

County Council bill CB-31-2003 establishes a school facilities surcharge in the amounts of \$7,000 per dwelling if a building is located between I-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; 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 \$7,870 and \$13,493, to be paid at the time of issuance of each building permit.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

The Historic Preservation and Public Facilities Planning Section finds that this project meets the adequate public facilities policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003, and CR-23-2003.

8. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)–(E) of the Subdivision Ordinance and found the following:

Public Facilities staff have determined that this preliminary plan is within the required seven-minute response time for the first due fire station **Glenn Dale Company #18**, using the *7 Minute Travel Times and Fire Station Locations Map* provided by the Prince George’s County Fire Department.

Pursuant to CR-69-2006, Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A) and (B) regarding sworn fire and rescue personnel staffing levels.

The Fire Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.

9. **Police Facilities**—The subject property is located in Police District II. The standard for priority calls response is 10 minutes and the standard is 25 minutes for nonpriority calls. The times are based on a rolling average for the proceeding 12 months. The preliminary plan was accepted for processing by the Planning Department on October 19, 2007.

Reporting Cycle	Previous 12 Month Cycle	Priority Calls	Non-priority
Acceptance Date Mo/day/year	9/06 - 9/07	10 minutes	17 minutes
Cycle 1	10/06 - 10/07		
Cycle 2	11/06 - 11/07		
Cycle 3	12/06 - 12/07		

The response time standards of 10 minutes for priority calls and 25 minutes for nonpriority calls were met November 15, 2007. The Police Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005. Pursuant to CR-69-2006, Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police personnel staffing levels.

10. **Health Department**—The Health Department notes that a raze permit will be required prior to the removal of any existing structures on-site and any hazardous material located in any structures on-site must be removed and properly stored or discarded prior to the structures being razed. Any abandoned well found within the confines of the property must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department. Any abandoned septic tank found within the confines of the property must be backfilled after a licensed scavenger has pumped it out.
11. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T) has determined that on-site stormwater management is required. Stormwater Management Concept Plan 15253-2006-00 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
12. **Historic**—Phase I archeological survey is not recommended. 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. Most of the subject property has previously been impacted by the construction of office buildings and grading. The eastern 5.5 acres of this parcel are still wooded, but a portion of the area has most likely been impacted by modern construction activities. The applicant should be aware that there are several prehistoric archeological and historic sites in the vicinity of the subject property. Brookland M.E. Church/Dorsey Chapel (PG 70-028), a chapel built in 1900 to serve the African-American farming community of Brookland, lies just the east of the subject property. The 1861 Martenet map also indicates a Mrs. Ward and S. Beall either on the subject property or adjacent to it.

Moreover, Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when state or federal monies or federal permits are required for a project.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the following technical corrections shall be made:
 - a. Truncate all corner lots including along alleys.
 - b. Correct the scale on the plans to 1"=50' not 1"=30'.
 - c. Label Parcel A abutting to the south to be conveyed to the HOA.
 - d. Label that direct vehicular access is denied to Northern Avenue.
 - e. Revise the lot standards table in accordance with Condition 15 of CSP-06001 (PGCPB Resolution No. 06-282).
 - f. Revise the site data information to match the conveyance chart which indicates that the applicant is proposing seven parcels.

- g. Revise the site data table to list the existing lots and parcels and provide reference to the existing record plat.
 - h. Label and show the alignment of the water and sewer extensions with manholes, delineate all required easements.
 - i. Delineate the existing on-site right-of-way easement and pipeline alignment across the northwest corner of the site serving Lot 12.
 - j. Revise Alley E in accordance with Section 24-128(b)(7)(A)(ii) to a minimum of 18 feet wide.
2. A Type II tree conservation plan shall be approved at the time of the detailed site plan.
 3. Development of this site shall be in conformance with the Stormwater Management Concept Plan 15253-2006-00, and any subsequent revisions.
 4. The final plat shall label that direct vehicular access to Northern Avenue from this site is denied.
 5. The review of the detailed site plan shall include:
 - a. The placement of additional supplemental landscaping along the properties' frontage with Northern Avenue to protect the semirural, residential character of Northern Avenue from the redevelopment of Glenn Dale Commons and vicinity. The limits of disturbance shall maintain the existing woodland along Northern Avenue, excepting the placement of necessary infrastructure and improvements to Northern Avenue as required by the Department of Public Works and Transportation.
 - b. In order to create a pedestrian-friendly, mixed-use environment, sidewalks along all public streets should be required unless modified by the Department of Public Works and Transportation.
 - c. A pedestrian connectivity to the west and the active adult component of the Glenn Dale Commons plan (CSP-06001) if determined appropriate by staff. The access location should be provided in the vicinity of Lots 22–24 and could result in the modification to the lotting pattern. If this connection is determined not to be appropriate, the applicant should identify other opportunities to provide pedestrian connections which could include the construction of a sidewalk off-site along Greenbelt Road (MD 193).
 - d. Provide minimum 60-foot landscape buffers between the proposed community and Northern Avenue. The buffer shall be measured from the public utility easement along Northern Avenue and shall be located within the proposed development site. Provide minimum 75-foot building setbacks within the proposed development site measured from the public utility easement along Northern Avenue.
 - e. The evaluation of the possibility to shift the stormdrain pipe and its easement further to the west, reducing the restriction on Lots 19-23.
 6. Prior to signature approval of the preliminary plan, the NRI shall be revised to accurately reflect the limits of the PMA and the TCPI shall be revised as follows:

- a. Submit a TCPI that covers the entire site of the previously approved TCPI.
- b. Eliminate woodland conservation from areas proposed for right-of-way dedication.
- c. Identify each proposed woodland treatment area and its acreage on the plan.
- d. Show the off-site acreage in the worksheet and revise the limits of disturbance on the plan to reflect the proposed off-site disturbance.
- e. Revise the worksheet to show the associated application number in the columns for “Plan Phase or Name”
- f. Show the plan number for Phase II as “TBD.”

After all these revisions have been made, have the qualified professional who prepared the plan sign and date it.

7. Prior to the approval of the first building permit for Lots 1–19, Block A (adjacent to Northern Avenue), all afforestation and associated fencing shall be installed between Northern Avenue and the rear lot lines. A certification prepared by a qualified professional may be used to provide verification that the afforestation and fence installation have been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

8. The following note shall be placed on the Final Plat of Subdivision:

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/03/02-02), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation 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 Prince George’s County Planning Department.”

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

10. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated Patuxent River Primary Management Area, except for any areas of 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."

11. Prior to the approval of the final plat of subdivision, in accordance with Section 24-112 of the Subdivision Regulations, the applicant shall vacate that portion of Hubble Drive (VJ 164@99) necessary for the implementation of the subdivision.
12. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit
13. Prior to the issuance of grading permits the applicant shall demonstrate that any abandoned well or septic system has been pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department.
14. Prior to the approval of building permits the applicant, his heirs, successors and/or assignees shall demonstrate that a homeowners association has been established.
15. The applicant, his heirs, successors and/or assignees shall submit three original recreational facilities agreements (RFA) to DRD for construction of recreational facilities on homeowners land for approval prior to the submission of final plats. Upon approval by the DRD, the RFA shall be recorded among the county Land Records.
16. The applicant, his 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 homeowners land, prior to the issuance of building permits.
17. Prior to the approval of building permits, the applicant, his heirs, successors and/or assignees shall convey to the homeowners association (HOA) 5.79± acres of land (Parcels A, B, D, Block A; Parcel A and B, Block C; and Parcel A, Block B). Land to be conveyed shall be subject the following:
 - a. Conveyance shall take place prior to the issuance of building permits.
 - b. A copy of an unrecorded, special warranty deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division (DRD), Upper Marlboro, along with the final plat.
 - c. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section or the entire project.
 - d. The conveyed land shall not suffer the disposition of construction materials, soil filling, discarded plant materials, refuse or similar waste matter.
 - e. Any disturbance of land to be conveyed to a homeowners association shall be in accordance with an approved detailed site plan or shall require the written consent of DRD. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement and stormdrain outfalls. If such proposals are approved, a written agreement

and financial guarantee shall be required to warrant restoration, repair or improvements, required by the approval process.

- f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a homeowners association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD prior to the issuance of grading or building permits.
 - g. Temporary or permanent use of land to be conveyed to a homeowners association for stormwater management shall be approved by DRD.
 - h. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
18. In conformance with the approved East Glenn Dale area sector plan and approved CSP-06001, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
- a. Provide standard sidewalks along both sides of all internal roads (excluding alleys), unless modified by DPW&T.
 - b. A pedestrian connectivity to the west and the active adult component of the Glenn Dale Commons plan (CSP-06001) if determined appropriate by staff. The access location should be provided in the vicinity of Lots 22–24 and could result in the modification to the lotting pattern. If this connection is determined not to be appropriate, the applicant should identify other opportunities to provide pedestrian connections which could include the construction of a sidewalk off-site along MD 193.
19. The development of Parcel C shall be in conformance with CSP-06001 or any subsequent revisions. Development of Parcel C for uses other than active adult may require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.
20. Total development within the original property (as identified in the approved CSP-06011, PGCPB No. 06-282) shall be limited to uses within the M-X-T Zone that generate no more than 458 AM or 424 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
21. At the time of final plat approval, the applicant shall dedicate a right-of-way along Northern Avenue of 30 feet from centerline as shown on the submitted plan.
22. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
- a. Provide a double left-turn lane from eastbound MD 193 onto northbound Forbes Boulevard and restripe or provide extra pavement along Forbes Boulevard to accommodate two receiving lanes with two southbound lanes (one left-turn lane and one right-turn lane, as currently exist). This improvement shall include any needed modifications to the traffic signal, signage, and pavement markings.

- b. Install (or fund the installation of) a bus shelter at the existing bus stop at MD 193 and Aerospace Drive, or at a location that serves the subject site to be determined by the Transit Division of the county Department of Public Works and Transportation, in order to serve patrons of the T15 and T17 bus routes.
23. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Northern Avenue, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/03/02-02
AND A VARIATION TO SECTION 24-130.