



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

# Preliminary Plan

# 4-07025

Application	General Data	
<b>Project Name:</b> Glenn Dale Golf Course Active Adult Community  <b>Location:</b> The property is located on the east side of Prospect Hill and Old Prospect Hill Roads, north side of Glenn Dale Blvd (MD 193), and the west side of Hillmeade Road and Facchina Place.  <b>Applicant/Address:</b> KB Kyle Land, LLC 2139 Blue Knob Terrace Silver Spring, MD 20906  <b>Property Owner:</b> KB Kyle Land, LLC	Date Accepted:	12/4/2007
	Planning Board Action Limit:	5/08/2008
	Plan Acreage:	152.62
	Zone:	O-S, R-R, R-18C
	Gross Floor Area:	N/A
	Lots:	1
	Parcels:	3
	Planning Area:	70
	Tier:	Developing
	Council District:	04
	Election District:	14
	Municipality:	N/A
	200-Scale Base Map:	209NE10

Purpose of Application	Notice Dates	
<b>The Subdivision Of The Property Into Three Parcels And One Lot.</b>	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)	11/01/2007
	Sign(s) Posted on Site and Notice of Hearing Mailed:	03/24/2008

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 4-07025  
Glenn Dale Golf Course Parcels 1-3, and Lot 1

OVERVIEW

The subject property is located within the East Glenn Dale Community and located on Tax Map 36, Grid D-2, D-3, D-4, E-2, E-3, E-4 and is made up of a combination of acreage parcels (Parcels 120, 76 and 121), and one record lot (Lot 2) which was recorded in land records in NLP 111@16 in 1981. The preliminary plan of subdivision includes 152.62+ acres of land and is zoned R-18C, O-S and R-R. The applicant is proposing to subdivide the property into three parcels and one lot. Two parcels are proposed for the construction of an active adult multifamily residential community, one parcel to contain the existing Glenn Dale Golf Course and one lot for an existing single-family dwelling. The subject property is controlled by CR-23-2006, a resolution approving the *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area for portions of Planning Area 70*. The property is also subject to conditions of the revision of Special Exception (ROSP-SE-235) a minor amendment application for the Glenn Dale Golf Course.

Parcel 1 is 122.20 acres, zoned O-S and contains the existing Glenn Dale Golf Course on which the Prospect Hill Historic Site (#70-025) is located. Parcel 1 is proposed to retain the golf course use which is authorized pursuant to special exception (ROSP-SE-235). The applicant is proposing to modify the limits of the SE for the golf course use to accommodate the active adult component along the eastern property (Parcel 2). Parcel 2 (19.17 acres) is zoned R-18 C, and is known as the Scheig Property. Staff is recommending that the approval of the revision to the golf course special exception occur prior to the approval of the final plat. This should ensure that the parcels being created are consistent with the approval of the special exception, and required detailed site plan (DSP) for the active adult dwelling units. Any substantial modification which could occur through the revision of the special exception and DSP could require a new preliminary plan of subdivision, if the findings of the Planning Board are substantially altered by those approvals. Staff recommends that the revision to the special exception for Parcel 1 (O-S) Glenn Dale Golf Course), and Parcel 2 (R-18C) be concurrent in their review.

Staff would note that Condition 2 of the ROSE indicates that two dwellings are located on the property (proposed Parcel 1) and that two dwellings are not permitted on one lot. The applicant at that time (2000) indicated that one of the two existing dwellings was not occupied. The SE indicated that if the applicant was to occupy the building as a dwelling it must be either certified as a non-conforming use or the property subdivided. The applicant has stated that the building is currently unoccupied and the status therefore unchanged.

Parcel 3 (9.88 acres) zoned R-18C, and is known as the Kyle Property. Both Parcels 2 and 3 are to be development as an active adult community with a maximum of 390 dwelling units, pursuant to the Approved East Glenn Dale Sector Plan and Sectional Map Amendment. Staff would note that maximum

number of permitted dwelling units pursuant to the sector plan is below the density allowable with the strict application of Subtitle 27 in the R-18C Zone for these properties. In the R-18C Zone, the allowable density is 14 dwelling units per acre if the building is 36 feet in height or less, and 20 dwelling units if the building is greater than 36 feet in height, is four stories, and contains an elevator. This would allow a density of 406 and 581 respectively for the R-18C zoned portion of the property (Parcels 2 and 3).

The sector plan approval makes a number of specific recommendations for the development of this property. The plan recommends that the majority of the residential dwelling units within the R-18C “development pods” shall be located within the Scheig/golf course pod. With a lesser concentration of units located on the Kyle property. Conformance to this and other development review items will be evaluated at the time of review of the required detailed site plan for the development of the multifamily dwelling units on Parcels 2 and 3 (R-18C). This staff report makes recommendations for conformance to the master plan as appropriate to the preliminary plan of subdivision.

Parcel 2 is located along the eastern portion of the property and fronts on Hillmeade Road. Parcel 2 includes a small portion of the land that is currently the subject of the approved SE for the existing golf course on Parcel 1. The applicant is proposing to “exchange” this land area with Parcel 1 along Hillmeade Road to slightly modify the layout of the golf course and “wrap” the golf course around the multifamily development on Parcel 2, creating an enclave within the golf course for this pod of active adult residences. This modification to the golf course will be the cause for the revision to the SE, and is consistent with the specific recommendations of the Approved East Glenn Dale Sector Plan and Sectional Map Amendment for the development of this property.

Staff would note that the boundary of the O-S and R-18C zoning on Parcel 1 and 2 is not consistent with the proposed parcel division. In particular the R-18C zoning line extends from the “pod” of residential development area to Hillmeade Road and was intended to contain the driveway to Hillmeade Road to serve this portion of the multifamily dwellings. However, as discussed further in the environmental and transportation sections of this report, the applicant has carefully evaluated that location of the proposed driveway and found that a more appropriate location for the entrance drive is approximately 275 feet to the north along Hillmeade Road. This relocation outside the limit of the R-18C Zone and into the O-S Zone for the driveway is permitted pursuant to Subtitle 27, and the strict application of the Zoning Ordinance. A driveway and parking area in the O-S Zone is permitted to serve a permitted use in the R-18C Zone. Further, this relocation has been evaluated for impacts to the primary management area (PMA), and has been found to impact roughly the same amount of land in its location within the R-18C boundary or 200 feet north in the O-S Zone portion of the property. In addition, transportation planning has evaluated the relocation of the proposed driveway for the off-set that would be created from the entrance no longer being aligned with Quick Fox Lane to the east, across Hillmeade Road which is opposite the zoning boundary connection to Hillmeade Road, and found no adverse impacts to the on-site and off-site circulation and turning movements.

Parcel 3 (R-18C) is located along the southern portion of the development and has frontage on Old Prospect Hill Road to the west and Glen Dale Boulevard to the south. Access to this “pod” of multifamily residential development and Lot 1 is recommended by staff to be via a driveway onto Facchina Place (an existing 60-foot-wide public street) as discussed further in the transportation section of this report, and not onto Old Prospect Hill Road as proposed by the applicant. Lot 1 (37,897 square feet) is zoned R-R and R-18C and is located on the east side of Parcel 3 and is generally surrounded by Parcel 3 to the north, west and south. The preliminary plan should be revised to extend the right-of-way of Facchina Place into the site to provide adequate frontage on the public right-of-way to serve Parcel 3 and Lot 1, and the preliminary plan adjusted to accommodate the additional dedication. Lot 1 will contain an existing single-family dwelling unit which is to remain.

SETTING

The property is located on the east side of Prospect Hill and Old Prospect Hill Roads, north side of Glenn Dale Blvd (MD 193), and the west side of Hillmeade Road and Facchina Place, west of the City of Bowie. The property is developed with the Glenn Dale Golf Course. East across Hillmeade Road is the Northridge subdivision, to the south east is the Hillmeade Manor subdivision and the Facchina Addition to Glendale subdivision both developed with single-family dwelling units. To the west across Old Prospect Hill Road are single-family dwelling. The Reed Temple AME Church is located west of Prospect Hill Road.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

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

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-18C (29.05 acres) R-R (.87 acre) O-S (122.20 acres)	R-18C, R-R and O-S
Use(s)	Golf Course and single-family dwelling units	Golf Course, single-family dwelling units, active adult community
Acreage	152.62	152.62
Lots	1	1
Parcels	3	3
Dwelling Units:		
Detached	2 (to remain)	2
Multifamily		390
Public Safety Mitigation Fee		No

2. **Environmental**—The Environmental Planning Section has reviewed the revised preliminary plan of subdivision and tree conservation plan for the above referenced property stamped as received on March 21, 2008. The Environmental Planning Section recommends approval of 4-07025 and TCPI/060/03-01 subject to conditions.

The Environmental Planning Section has reviewed the following applications for a portion of the subject property: Preliminary Plan of Subdivision 4-03088, Type I Tree Conservation Plan TCPI/60/03, Detailed Site Plan 4-04023, and Type II Tree Conservation Plan TCPII/88/04. The preliminary plan and DSP were both approved by the Planning Board with conditions, for a single-family residential development. The DSP however, was remanded by the District Council. Subsequent to that remand the subject application was filed.

The 124.23-acre property is located on the west side of Hillmeade Road, the east side of Prospect Hill Road and northeast of MD 193 (Glenn Dale Boulevard). The site is currently used as an 18-hole, public golf course with driving range, having an interconnected asphalt golf cart path

system, ancillary buildings and structures (i.e., clubhouse, outdoor in ground pool, parking lot, etc.) and a historic house with an established environmental setting.

The site contains streams, wetlands, and 100-year floodplain that drain to the Horsepen Branch watershed. The Horsepen Branch is a tributary in the Patuxent River basin. The property contains areas of steep and severe slopes. The soils on the site are in the Christiana, Elkton, Fallingston, Keyport, Muirkirk, Rumford, Sassafra, Sunnyside, and Woodstown soil series. Overall, these soils are moderate to well drained. According to available information, Marlboro clay does not occur in on the site. Current air photos show that the site is partially wooded along the edges of the fairways, with pockets of woodland areas separating the fairways, all of which are maintained for the golf course use. Two ponds at the site provide stormwater management and secondarily function as water hazard features in the golf course design. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on this property or adjacent properties. There are no scenic or historic roads associated with the site. MD 193 is a designated arterial roadway. The site is in the Developing Tier according to the 2002 General Plan.

### **Conformance with the East Glenn Dale Approved Sector Plan and Sectional Map Amendment.**

**Policy 1: Protect, preserve and enhance the identified green infrastructure network within the sector plan area.**

#### **Strategies**

- 1. Use the designated green infrastructure network to identify opportunities for environmental preservation and restoration during the development review process, such as a detailed site plan review.**
- 2. The Approved Countywide Green Infrastructure Plan should be used to identify network gaps and infrastructure connectivity should be enhanced where possible.**

The on-site wetland and stream valley system on the northeast portion of the site are within the regulated area of the *Approved Countywide Green Infrastructure Plan*. The adjacent and immediate surrounding areas to the stream are designated as evaluation areas and gap areas. The plan proposes several impacts that will affect the regulated areas of the site. Section 24-130 of the Subdivision Regulations requires that the stream valley be preserved in its natural state to the fullest extent possible and the *Woodland Conservation and Tree Preservation Ordinance* requires the protection of the woodland adjacent to the stream valley.

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

#### **Strategies**

- 1. During the development review process, evaluate streams that are to receive stormwater discharge for water quality and stream stability. Unstable streams and**

**streams with degraded water quality should be restored, and this mitigation should be considered as part of the stormwater management requirements.**

- 2. Encourage the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.**
- 3. Minimize the number of parking spaces and provide for alternative parking methods, such as decked facilities, that reduce the area of impervious surfaces during all land use projects.**

The site currently contains two ponds that serve a dual function as stormwater management facilities and amenities for the existing golf course on the O-S zoned portion of the site. The TCPI proposes an additional pond and underground stormwater management facility on the northeast portion of the site to serve the proposed development. A stormwater management concept approval letter and plan (30967-2007-00) were submitted and the concept is reflected on the TCPI. A fee payment will be applied in lieu of providing on-site attenuation/quality control measures. Existing woodland along the streams will be preserved as much as possible, and areas of stream buffers that can be planted without compromising the playable areas of the golf course will be reforested to enhance water quality.

Conservation landscaping techniques are practices that include minimizing the use of watering, fertilizers, and other gardening chemicals, and using native plants and sustainable mowing practices. Conservation landscaping should be used to the extent practicable on the O-S zoned portion of the site, and to the fullest extent possible on the R-18C zoned portions of the site.

Parking is a major concern because any increased parking over the minimum requirement causes an increase in the impervious area of the site, which in turn, increases run-off discharge. Any parking over the minimum required should be designed as decked parking to reduce area runoff of the site.

The submission package for the special exception and detailed site plan should each include information regarding how the plans utilize conservation landscaping techniques and how impervious surfaces have been minimized.

### **Policy 3: Protect and enhance tree cover within the sector plan study area.**

#### **Strategies**

- 1. Encourage the planting of trees in all developed areas and established communities to increase the overall tree cover.**
- 2. Provide a minimum of ten percent tree cover on all development projects. This can be met through the provision of preserved areas or landscape trees.**
- 3. Establish street trees in planting strips designed to promote long-term growth and increase tree cover.**
- 4. Establish tree planting adjacent to and within areas of impervious surfaces. Ensure an even distribution of tree planting to provide shade to the maximum amount of impervious area possible.**

**5. Encourage tree planting on development sites to limit areas of impervious surfaces where possible.**

The site has a woodland conservation requirement that addresses these strategies; however, additional areas of reforestation should be explored on each of the three portions of the site. Woodland conservation is discussed further.

**Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.**

**Strategies**

- 1. Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.**
- 2. Encourage the use of alternative energy sources such as solar, wind, and hydrogen power. Provide examples of public uses of alternative energy sources.**

At the time of detailed site plan, a statement should be submitted to show how the subject application utilizes low impact design features and green building techniques. If these elements are not included, a justification statement should be provided by the applicant regarding why they are not provided.

**Policy 5: Reduce light pollution and intrusion into residential and environmentally sensitive areas.**

**Strategies**

- 1. Require the use of full cut-off optic light fixtures for all proposed uses.**
- 2. Discourage the use of streetlights and entrance lighting in environmentally sensitive areas except where warranted by safety concerns.**

All street lights in the new subdivision should use full cut-off optics to ensure that light intrusion is minimized. Therefore, the following note should be placed on the preliminary plan and the associated TCPI and all future plans:

“All community lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.”

**Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.**

**Strategies**

- 1. Evaluate development proposals using Phase I noise studies and noise models.**

- 2. Provide adequate setbacks for projects located adjacent to existing and proposed noise generators.**
- 3. Provide the use of appropriate attenuation measures when noise issues are identified.**

The southwest portion of the site fronts Glenn Dale Boulevard, a master planned arterial that is regulated for noise. One of the parcels zoned for multifamily residential use fronts this road. The submitted plan does not show the location of the unmitigated 65 dBA Ldn ground level noise contour. According to the Environmental Planning Section's noise model, the unmitigated 65 dBA Ldn noise contour is approximately 247 feet from the centerline of Glenn Dale Boulevard. Based on this measurement, some of the proposed buildings may be impacted by noise above the state standard of 65 dBA Ldn. It is not clear if any outdoor activity areas other than the golf course are proposed in this area.

Prior to signature approval of the preliminary plan, the TCPI shall be revised to show the location of the unmitigated 65 dBA Ldn noise contour based on a Phase I noise study or the Environmental Planning Section noise model (247 feet), and identify the location of all proposed outdoor activity areas with the exception of the existing golf course. If any of the proposed outdoor activity areas associated with the multifamily dwellings are within the unmitigated 65 dBA Ldn noise contour, a Phase II noise study should be submitted with the detailed site plan, and the plans should be revised to show all noise mitigation measures required to reduce noise levels to 65 dBA Ldn or less.

The site has a signed Natural Resources Inventory (NRI/127/06-02). The site contains a total of 43.19 acres of woodland on the net tract, and 0.73 acre of woodland within the 100-year floodplain. All of the forest stands have a rating of "good." The stand of woodland on the northeast portion of the site is within the designated network of the Countywide Green Infrastructure Plan, as well as sensitive environmental features. This stand has a high retention value. The site has a total of 107 specimen trees. The PMA and all other regulated features are shown correctly on the TCPI and preliminary plan.

The TCPI shows three separate worksheets: one for the O-S Zone (golf course), one for the northeast portion zoned R-18C, and one for the southwest portion zoned R-18C. For the O-S zoned portion, the woodland conservation threshold is 50 percent or 59.31 acres; however, because the on-site woodland of 19.36 acres is less than the threshold, 19.36 acres becomes the woodland conservation threshold for the O-S portion of the site. The total woodland conservation requirement is 29.19 acres. The TCPI proposes to meet the requirement by providing 12.29 acres of on-site preservation, 3.64 acres of reforestation/afforestation, and 13.31 acres of off-site mitigation for the O-S portion.

In the northeast portion zoned R-18C, the woodland conservation threshold is 3.83 acres and the total woodland conservation requirement is 7.95 acres. The TCPI proposes to meet the requirement with 2.23 acres of on-site preservation, 3.19 acres of afforestation, and 2.53 acres of off-site mitigation.

In the southwest portion zoned R-18C, the woodland conservation threshold is 2.15 acres and the total woodland conservation requirement is 4.61 acres. The TCPI proposes to meet the requirement with 1.32 acres of on-site preservation and 3.29 acres of off-site mitigation.



The R-R portion in the southwest section of the site as shown on the cover and detail sheets of the TCPI state that the area of the R-R zoned portion is 0.87 acre; however, the TCPI worksheet states that the area is 0.61 acre. The TCPI worksheet should be revised to correctly show the acreage of the R-R zoned portion of the site.

A review of the TCPI shows several opportunities for additional planting within the existing PMA and around the existing ponds on the site. This includes the open areas within the west and south sides of the PMA (near the area labeled "RA-OS-2" on the golf course on Sheet 2), the area within the PMA on Sheet 3 (south of the existing spring house and west of the pond), and the area within the PMA south of existing pond #1. All of these potential reforestation areas are within the O-S portion of the site.

A number of technical revisions should be reflected on the TCPI. The plan shows a proposed tree line; however, this should be removed because it causes confusion with the limits of disturbance. The plan also shows another tree line that is not in the legend and appears to represent vegetation that is not woodland. This symbol is shown on Sheet 2 south of the proposed waterline. All other tree line symbols should be identified on the plan or the existing tree line limited to only those areas that qualify as woodland. If any of the symbols represent trees or vegetation that are not woodland, then a label specifying the vegetation type must be shown on the plan.

Woodland conservation should be removed from existing and proposed cart paths. Standard note one should be revised to identify the current application number and optional note six should be added to the standard notes regarding the stormwater management concept plan.

The two portions (Parcels 2 and 3) zoned R-18C should be evaluated further at the time of detailed site plan review to determine if additional areas of preservation, afforestation or reforestation are available.

The site is within the Patuxent River primary management area (PMA) as defined in Section 24-101 of the Subdivision Regulations. The PMA as well as all regulated features on the site are shown correctly.

Subdivision Regulations Section 24-130 requires that when a property is partially or totally within the Patuxent River watershed, that the preliminary plan and tree conservation plan demonstrate that the PMA is preserved in a natural state to the fullest extent possible. If impacts are proposed to the PMA, a letter of justification is required to be submitted describing the impacts proposed, and justifying why they are unavoidable. A letter of justification has been submitted and the following is an analysis of the proposed impacts:

**Impact #1**—For the installation of a public sewer line. This impact totals 6,438 square feet and is located in the northeast section of the site. It is necessary to serve the development and the PMA has been preserved to the fullest extent possible. This impact is supported.

**Impact #2**—For construction of a road crossing that will also be the main entrance to the northeast section of the site (Parcel 2). The impact is also for the installation of a storm drain outfall in an existing easement. The total area of impact is 5,748 square feet. The road crossing will be referred to as Impact #2a and the storm drain outfall as #2b.

A road crossing (#2a) is considered an essential development feature because it provides access to a developable area of the site; however, this impact could be avoided by designing the road

within the limits of the zoning boundary for the R-18C portion of the site, but that would also cause impacts at that location. The applicant provided evidence to the Environmental Planning Section that either location causes impacts that are generally equal. Therefore, one location is not clearly superior to the other. In addition, the applicant has proffered to perform an analysis of the stream's condition and proposed to stabilize it if necessary. The storm drain is necessary to safely convey water from the site.

The area of the proposed impact would permanently disturb approximately 300 linear feet of stream in addition to the loss of tree canopy buffer as proposed in Impact #5 (discussed below), and the widening of Hillmeade Road as proposed in Impact #3. Because of the large amount of area to be disturbed, mitigation for the stream should be implemented elsewhere on the site, if necessary, or within the same watershed. Proposed Impacts #2a and #2b are supported with conditions.

**Impact #3**—For road improvements to Hillmeade Road in accordance with the East Glenn Dale Approved Sector Plan and Sectional Map Amendment. This impact area totals 5,945 square feet. Staff supports this impact because it is necessary for the proposed development, and has been reduced to the extent possible.

**Impact #4**—For a storm drain outfall necessary to convey stormwater from the site. This is an essential impact because it is part of the site's infrastructure, has been reduced to the extent possible, and is therefore supported. The total area of impact is 3,489 square feet.

**Impact #5**—Involves the cutting of trees for the purpose of creating a fairway and boardwalk across the existing stream on the northeast portion of the site. The proposed tee will be located on the north side of the PMA and the associated green will be located on the south side of the PMA. Although the trees and shrubs would be cut down to the stump, the area within the PMA is proposed to be preserved as an environmental management area and the tree stumps, root mat, and soils will be maintained.

The design and engineering of golf courses are constrained by principals of three-dimensional geometry and encompass large areas that may preclude avoidance of all environmental impacts for any particular site. This proposed impact will not involve grading or clearing into the PMA to construct the fairway and the boardwalk. Staff met with the applicant twice to discuss alternative designs that would allow construction of the residential development and the preservation of the 18-hole golf course as envisioned in the sector plan. The land area available for both uses is very tight in this area and an alternative design that avoids this impact could not be developed while maintaining the viability of the golf course, per the applicant.

The Environmental Planning Section supports this impact with a recommendation that the area of cutting be maintained in accordance with an environmental management plan to be reviewed and approved with the revision to the special exception for the golf course.

**Impact #6**—For installation of a 42-inch storm drain pipe and easement. The proposed structure is located on the south portion of the site directly west of specimen tree #37. Neither the exhibit, nor the TCPI show the structure and it appears this impact can be avoided by placing the structure a few feet north of the proposed area of impact. Furthermore, the open area within this PMA should be planted with trees to be counted toward the woodland conservation requirement. Impact #6 is not supported. Prior to signature approval of the preliminary plan, the TCPI and preliminary plan shall be revised to eliminate Impact #6 and show afforestation within the PMA in that area.

The applicant has proffered the following conditions:

“Prior to acceptance of the detailed site plan for the active adult condominiums, and the special exception for the new portion of the golf course, the applicant shall:

- a. Conduct a stream corridor study of the perennial stream/ditch that parallels, and then flows through a culvert beneath Hillmeade Road in the area of the proposed street connection from Hillmeade Road to the active adult condominiums. This study should employ photographs and other graphic illustrations and assess the on-going erosion and conditions of the stream environs.
- b. Coordinate a meeting between staff from the Department of Public Works and Transportation and the M-NCPPC Environmental Planning Section to discuss stream restoration and stabilization work in connection with the reconstruction of the perennial stream/ditch where it must be impacted for the master planned widening of Hillmeade Road, and the construction of the entrance drive to the active adult condominiums.

Prior to the acceptance of the special exception for the new portion of the golf course, the applicant shall prepare a special tree survey and develop a vegetation management plan for the existing PMA area being retained as an “environmental area” between the tee and green of proposed Par 3 hole located between the active adult condominiums on Parcel 2 and Hillmeade Road, in the northeast corner of the property. As the construction of this golf hole will require the cutting (only) of the trees to provide golf ball shot clearance, the tree root mat and soil will be left in place. The vegetation management plan will be reviewed as part of the special exception application, and the applicant shall propose that the tree cutting areas within the limits of the PMA will be fenced where appropriate, and planted with native shrubs and perennials that will mature into a thicket for wildlife, and that will discourage golfers from entering the area to look for golf balls.”

While staff is in agreement that some mitigation should be required for the proposed impacts and tree cutting, conditions have been modified by staff to better address the timing and details of what is necessary, and are included in the recommendation section of this report.

Sensitive environmental features are required by Section 24-130 to be protected in perpetuity. All of the sensitive environmental areas of the subject property, except for approved impacts, must be placed in a conservation easement.

At time of final plat, a conservation easement should be described by bearings and distances. The conservation easement should contain the Patuxent River primary management area except for areas of approved permanent impacts and shall be reviewed by the Environmental Planning Section prior to certificate approval.

#### Water and Sewer Categories

The water and sewer service categories are W-4 and S-4 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 subject property is located within the Developing Tier as identified in the 2002 General Plan, in Planning Area 70 in the East Glenn Dale community. The 2006

*Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area* rezoned portions of the property from the R-R Zone to the O-S Zone and R-18C Zone.

The zoning boundary presents the access from Hillmeade Road at Quick Fox Lane. The application shows the access in a different location north of Quick Fox Lane on Hillmeade Road, as discussed further in the transportation and environmental sections of this report. The application provides access outside of the R-18C Zone.

This application conforms to the following sector plan goals related to the development of the subject site.

### **Goals**

- a. “Land use that is compatible with high-quality, rural and estate residential development found in the existing community. (Page 18)
  - b. Land use that preserves open space, wooded parkland, recreational uses, trails, and the park-like character of local roads. (Page 18)
  - c. Land use that is consistent with the property owners’ legal rights to a fair return on their investment. (Page 18)
  - d. Land use that maintains the quality of life in the Glenn Dale Community.” (Page 18).
4. **Parks and Recreation**—In accordance with Section 24-134(a) of the Prince George’s County Code, the Development Division of the Department of Parks and Recreation recommends that the applicant provide adequate, private on site recreational facilities in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*.

The East Glenn Dale Sector Plan (page 17) sets forth specific recommendations regarding the development of private on site recreational facilities:

“In addition to the fold course the active adult development should include amenities for the residents. Including a multipurpose clubhouse and other recreational opportunities for the community where residents may recreate, relax and meet with or entertain others.”

Conformance to specific recommendations regarding the type and amount of recreational facilities will be evaluated with the required detailed site plan (DSP).

5. **Trails**—Two master plan trail/bike facilities impact the subject property. Prospect Hill Road and Hillmeade Road are designated as trail/bikeway corridors in the Approved East Glenn Dale Area Sector Plan.

A strategy under Policy 1 of the Bicycle, Pedestrian, and Trails Facilities Section recommends continuous sidewalks and on-road bicycle facilities along Hillmeade Road (Sector Plan, page 32). This recommendation can be fulfilled by sidewalk construction and the placement of “Share the Road” bikeway signage and bicycle compatible re-striping at the time of resurfacing or road improvement.

A strategy under Policy 2 recommends a side path along Prospect Hill Road in conjunction with on-road bike facilities (Sector Plan, page 33). Both Prospect Hill Road and Hillmeade Road include a variety of cross sections in the vicinity of the subject site. However, where frontage improvements have been made, standard sidewalks have been provided along both roads.

6. **Transportation**—On January 29, 2004, the Prince George's County Planning Board approved a Preliminary Plan of Subdivision (4-03088) for 227 lots and 6 parcels on the subject property. Pursuant to PGCPB No. 04-18, the application was approved with 31 conditions, including the following that relate to transportation:

22. At the time of final plat approval, the applicant, applicant's heirs, successors and/or assignees shall dedicate a right-of-way along Prospect Hill Road and Hillmeade Road of 40 feet from the centerline of pavement.
23. Prior to issuance of building permits (other than for model homes), the applicant, applicant's heirs, successors and/or assignees shall provide for a right-turn lane on Prospect Hill Road at the site access point, as required by Department of Public Works and Transportation (DPW&T). To improve sight distance, DPW&T shall also determine the need for further frontage improvements and/or removal of vegetation.
24. Prior to the issuance of any building permits (other than for model homes) within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed upon timetable for construction with State Highway Administration (SHA)/DPW&T:
  - a. MD 193 at Prospect Hill Road: Construct a double left turn lane from eastbound MD 193 to northbound Prospect Hill Road. This shall include the widening of Prospect Hill Road to accept double left-turns. These improvements shall also include any signal, signage, and pavement marking modifications and additions to be determined by SHA.
  - b. MD 193 at Prospect Hill Road: Provide a free right turn lane from southbound Prospect Hill Road to westbound MD 193. This shall include construction of an acceleration lane along westbound MD 193, in accordance with SHA requirements.
  - c. MD 193 at Prospect Hill Road: Modify, by construction or re-striping, the northbound approach of Prospect Hill Road to create a two-lane approach, in accordance with SHA requirements.
  - d. Provide a third through lane along eastbound and westbound MD 193 at the MD 564 intersection, in accordance with SHA requirements. These improvements shall also include any signal, signage, and pavement marking modifications and additions to be determined by SHA.
  - e. Provide a second left-turn lane from westbound MD 193 to MD 564. This improvement shall also include any signal, signage, and pavement marking modifications that are determined to be necessary by SHA.

25. Prior to the issuance of building permits, the applicant, applicant's heirs, successors and/or assignees shall provide a financial contribution of \$421.00 to the DPW&T for the placement of bikeway signs along Hillmeade and Prospect Hill Roads, designated Class III Bikeways. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit.

Preliminary Plan 4-03088 expired on February 18, 2008, after the acceptance of the subject preliminary plan (December 2007). Information provided in PGCPB No. 04-18 has indicated that the preliminary plan of subdivision 4-03088 was approved for 227 single-family dwelling units. The subject application proposes 390 Active Adult Condominium Apartments. Because the subject application was accepted while the previous preliminary plan was still valid, a new traffic study was not required. A comparison was made between the trip generating potential of the approved 227 dwelling units and the proposed 390 adult condominium apartments. The results are shown below:

<i><b>Trip Generation – 227 Single Family Units (4-03088)</b></i>					
AM Peak-Hour			PM Peak-Hour		
In	Out	Total	In	Out	Total
34	136	170	134	70	204
<i><b>Trip Generation – 390 Active Adult Condominium Apartments</b></i>					
In	Out	Total	In	Out	Total
23	47	70	62	39	101
Decrease in Trips					
<b>-11</b>	<b>-89</b>	<b>-100</b>	<b>-72</b>	<b>-31</b>	<b>-103</b>

The results from the comparative analysis showed that the proposed development will generate at least 100 fewer trips during each peak-hour than the development it replaces. Because a new traffic study was not submitted with the pending application, all of the transportation conditions that were associated with the approved preliminary plan will be carried forward with the pending application as applicable.

The proposed plan shows three access points; one on Hillmeade Road, approximately 250 feet north and west of Quick Fox Lane, a second access point on Old Prospect Hill Road, and one access onto Facchina Place. Due to the location of the existing golf course, the residential units will be built in two sections relative to the overall site. The larger section consisting of 260 units will be located to the northern section of the site and will have access only on Hillmeade Road. The smaller section, consisting of 130 units will have access only on Old Prospect Hill Road. All of the traffic from both Old Prospect Hill Road and Hillmeade Road, will be oriented to and from Prospect Hill Road, which leads to MD 193.

Regarding the proposed northern access on Hillmeade Road, the applicant opted to propose the site access at a point 275 feet north and west of Quick Fox Lane, rather than coincide with Quick Fox Lane. Ordinarily, a single four-legged intersection generally operates more efficiently than two Tee ("T") intersections in close proximity of each other. In an effort to demonstrate what (if

any) operational problems may arise, the applicant's traffic consultant provided analysis of both Tee intersections as well as a queuing analysis of Hillmeade Road between both intersections. The analysis showed that both Quick Fox Lane as well as the site access would operate well within the acceptable margins of adequacy. The results also show that there would be no operational problem regarding queuing between both intersections.

Regarding the southern access onto Old Prospect Hill Road, staff does not support that proposed access, but rather supports an access into the stubbed end of Facchina Place, on the eastern side of the property. Staff's preference for a connection on Facchina Place rather than on Old Prospect Road is based on the following factors:

- Old Prospect Hill Road has only 19 feet of pavement for much of its length and the DPW&T is requiring an upgrade to Urban Primary Residential standard. This requirement by DPW&T will necessitate a widening to 36 feet of pavement plus sidewalks.
- There is a section of Old Prospect Hill Road for which the vertical sight distance is less than desirable.
- Facchina Place and Facchina Lane are currently built with 24 feet of pavement, and would be sufficient to support the additional traffic from this section of the development.

Because of this access onto to Facchina Place, which leads onto Facchina Lane and subsequently onto Daisy Lane, additional traffic will now be utilizing the Daisy Lane MD 193 intersection, which was not tested for adequacy during the review of the previously approved preliminary plan for the subject property. To that end, staff utilized the most recent traffic data available (SHA's website), and analyzed the MD 193 Daisy Lane unsignalized intersection. The results show that the intersection operated with a delay greater than 50 seconds during both peak hours under existing conditions (2004 data). In light of these results, staff is recommending that the applicant conduct a traffic signal warrant study for said intersection, and install a signal if warranted and allowed by SHA.

In addition to the signal warrant study and possible installation of a light at Daisy Lane and MD 193, the transportation related conditions that were associated with the prior approval (PGCPB No. 04-18) will be recommended as conditions for the subject application.

The application is for an active adult development consisting of 390 units. The proposed development would generate 70 (23 in, and 47 out) AM peak-hour trips and 101 (62 in, 39 out) PM peak-hour trips at the time of full build-out, as determined using "Guidelines for the Analysis of the Traffic Impact of Development Proposals." No new development is proposed on the Glenn Dale Golf Course and the existing dwelling on Lot 1 is to remain.

The traffic generated by the proposed developments would impact the following intersections:

- MD 193/MD 564
- MD 450/Hillmeade Road
- Prospect Hill Road/Hillmeade Road
- MD 193/Daisy Lane
- Hillmeade Road & Site Access
- MD 193/Prospect Hill Road

None of the afore-mentioned intersections is programmed for improvement with 100 percent construction funding within the next six years in the current (FY 2007–2012) Prince George's County Capital Improvement Program (CIP).

The subject property is located within the Developing Tier as defined in the Prince George's County Approved General Plan. As such, the subject property is evaluated according to the following standards:

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

**Unsignalized intersections:** *The 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 to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

All of the intersections identified in above, when analyzed with the total future traffic as developed using the “Guidelines”, and ITE’s Manual, were found to be operating adequately except the following:

- MD 193 and MD 564
- MD 193 and Prospect Hill Road
- MD 193 and Daisy Lane

The applicant has agreed to provide the following improvements to the intersections, in consideration of the findings above:

- a. MD 193 at Prospect Hill Road: Construct a double left-turn lane from eastbound MD 193 to northbound Prospect Hill Road. This shall include the widening of Prospect Hill Road to accept double left-turns. These improvements shall also include any signal, signage, and pavement marking modifications and additions to be determined by SHA.
- b. MD 193 at Prospect Hill Road: Provide a free right-turn lane from southbound Prospect Hill Road to westbound MD 193. This shall include construction of an acceleration lane along westbound MD 193, in accordance with SHA requirements.
- c. MD 193 at Prospect Hill Road: Modify, by construction or re-striping, the northbound approach of Prospect Hill Road to create a two-lane approach, in accordance with SHA requirements.
- d. MD 193 at Daisy Lane: Conduct a traffic signal warrant study, and install traffic signal if deemed to be warranted and approved by SHA
- e. Provide a third through lane along eastbound and westbound MD 193 at the MD 564 intersection, in accordance with SHA requirements. These improvements shall also include any signal, signage, and pavement marking modifications and additions to be determined by SHA.



- f. Provide a second left-turn lane from westbound MD 193 to MD 564. This improvement shall also include any signal, signage, and pavement marking modifications that are determined to be necessary by SHA.

All of the failing intersections identified above, when analyzed with the improvements identified and total future traffic as developed using the “Guidelines,” were found to be operating at or better than the policy service level required.

The plan conforms to the required findings for approval of the preliminary plan of subdivision pursuant to Section 24-124, 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 proposal is for an Active Adult Community restricted to residents above primary and secondary school age. The proposal has no impact to public school clusters.

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.

Public Facilities staff have determined that this preliminary plan is within the required 7-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, 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 response time standard is 10 minutes for priority calls and 25 minutes for nonpriority calls. The times are based on a rolling average for the preceeding 12 months. The preliminary plan was accepted for processing by the Planning Department on December 4, 2007.

Reporting Cycle	Previous 12 Month Cycle	Priority Calls	Non-priority Calls
Acceptance Date December 4, 2007	11/06 - 11/07	10 minutes	15 minutes
Cycle 1			
Cycle 2			
Cycle 3			

The response time standards of 10 minutes for priority calls and 25 minutes for nonpriority calls were met December 21, 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**—A raze permit is required prior to the removal of any of the structures on site. This includes the two buildings associated with the two pools at the golf course; the house, two sheds and spring house at 7100 Hillmeade Road; the shed on proposed Parcel 3; and the house, garage and shed at 11415 Old Prospect Hill Road. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on site must be removed and properly stored or discarded prior to the structures being razed. The locations of the sheds and spring house found on proposed Parcel 3 and at 7100 Hillmeade Road should be located on the preliminary plan.

The existing structures at the golf course are connected to two septic systems, per the owner. The Health Department has no records of these systems. Evidence should be submitted that verifies the design of these systems and that the systems were approved by the Health Department. The location of the septic systems should be located on the preliminary plan. Also, evidence should be submitted showing that a minimum 10,000-square-foot recovery area has been established and approved for each of the two septic systems in question. If this evidence cannot be provided then percolation testing may be required. The applicant has the option of connecting the property to the public sewerage system. This option would then result in the requirement that the abandoned septic tanks must be pumped out by a licensed scavenger and either removed or backfilled in place.

The structures on the properties at 11609 Facchina Place (existing Lot 2) and 11501 Old Prospect Hill Road (Parcel 121) are currently served by public water. There are several wells on the property. A dug/shallow well with pitcher pump and a deep, drilled well are located next to the historic residential structure, and another deep, drilled well is on the golf greens. The deep well located on the greens is approved by the Health Department and is still in operation. Since the structures located at the golf course are connected to public water the remaining two wells are considered abandoned and 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 well associated with the existing house at 11415 Old Prospect Hill Road (Parcel 120) must be back-filled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or

witnessed by a representative of the Health Department. The location of the well should be located on the preliminary plan.

Any abandoned septic tank associated with the existing house at 11415 Old Prospect Hill Road (Lot 2) must be pumped out by a licensed scavenger and either removed or back-filled in place. The location of the septic system should be located on the preliminary plan.

Due to the storage and application of fertilizers/pesticides associated with the golf course operation, a Phase I Environmental Site Assessment is required to be conducted. Please provide a copy of said assessment to this office for review prior to preliminary plan approval.

11. **Stormwater Management**—DPW&T has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, # 30967-2007-00, 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. **Archeology**— A Phase I archeological survey was completed on 34 acres of the Glenn Dale Golf Course Community property in July 2007. Previous investigations were carried out on the remainder of the property in 2004. A majority of the 152.62-acre property has been previously impacted by the construction of a golf course. Four copies of the final report, Phase I Cultural Resources Inventory of the Glenn Dale Country Club Project in Prince George's County, Maryland, have been received by the Historic Preservation and Public Facilities Section and were accepted on October 4, 2007. No archeological sites were identified in the survey. An inventory was made of the standing structures within the study area and color photographs were provided. Staff concurs with the report's findings that no further archeological work is necessary on the Glenn Dale Golf Course Community property.

However, 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 federal or state funds, properties, or permits are required for a project.

13. **Historic**—The development plan proposes an Active Adult Community (R-18 Zone), a golf course and banquet facility (O-S Zone) and a single-family residence (R-R Zone). The largest portion of the property (Parcel 1) includes 122.10+ acres and contains the existing Glenn Dale Golf Course on which the Prospect Hill Historic Site (No.70-025) is located.

The principal structure at Prospect Hill is a multipart building: a 2½-story, side-gabled brick dwelling attached to a lower gambrel-roof frame dwelling by means of a two-story side-gabled connecting hyphen. The brick main block was built by George W. Duvall early in the nineteenth century; it was later connected to the older gambrel-roof structure. The main block underwent a major renovation in 1940 by then owner Terrill Brazelton, including re-fenestration and the addition of new chimneys and the prominent Neo-Classical porticoes. Since the 1950s, the rolling grounds of the farm have been developed into a golf course, and the older agricultural buildings have been demolished. The house and its domestic outbuildings have been the centerpiece of the Glenn Dale Golf Club.

In April 1981, the Planning Board and County Council determined and approved an Environmental Setting for the principal buildings of the Prospect Hill Historic Site. This Setting comprises 1.52 acres including the 19<sup>th</sup>-century house and smoke house, but none of the agricultural structures. At the same time in 1981, the Planning Board and Council approved a larger “Impact Review Area” surrounding and including the Environmental Setting, thus allowing the HPC to comment on development in that larger area that might have an impact on the historic site.

The subject property is controlled by CR-23-2006, a resolution approving the East Glenn Dale Sector Plan and Sectional Map Amendment, and specifically Amendments 4 and 7. The property is also subject to conditions of PGCPB Resolution No.00-206 (ROSP-SE-235), a revision to an approved SE which includes a delineation of both the Prospect Hill Historic Site Environmental Setting and its associated Impact Review Area.

The General Notes of the application correctly note the location of Historic Site No.70-25 as “Prospect Hill and Outbuildings, Historic Site No.70-25”.

Although the Approved Environmental Setting is delineated on the submitted preliminary plan, the Approved Impact Area is not.

Any proposed development, construction or modification to the features within the Prospect Hill Historic Site Environmental Setting (No.70-025) must be reviewed by the Historic Preservation Commission through the Historic Area Work Permit (HAWP) process. Any proposed development, construction, or modification within the Approved Impact Review Area shall also be reviewed by the Historic Preservation Commission.

In order to determine the potential impact of development adjacent to the Historic Site’s Environmental Setting and its Impact review Area, these boundaries must be shown on the preliminary plan of subdivision.

14. **City of Bowie**—On April 7, 2008, the Bowie City Council conducted a public hearing on the subject application. At the conclusion of the hearing, the City Council voted unanimously to recommend approval of the preliminary plan with conditions, which are generally applicable to the review of the detailed site plan required for the development in the R-18C portion of the property and should be presented at that time. The following are conditions recommended by the City of Bowie:
  - a. To be consistent with existing road improvements, the applicant shall request that DPW&T consider allowing open section road improvements with a wide shoulder and an open swale along the applicant’s Hillmeade Road frontage.
  - b. The design of the interior street from Hillmeade Road and the parking areas shall conform to the Low Impact Development Design Standards Manual published by the Prince George’s Department of Environmental Resources (DER).
  - c. The interior street shall include full cut-off street light fixtures with timing devices as needed.

- d. The applicant shall provide a financial contribution of \$210 to DPW&T for the placement of “Share the Road” with a bike sign along the Hillmeade Road frontage prior to the issuance of the first building permit.
15. **Active Adult Use/Parcels 2 and 3**— These two parcels are to be developed with multifamily dwelling units which are permitted in the R-18C Zone, provided a condominium plat is recorded setting out each dwelling unit as a separate unit. The applicant has proposed “age restricted” units and not a planned retirement community, which has specific requirements in Subtitle 27 and requires the approval of a special exception. In this case, with the active adult community the East Glenn Dale Sector Plan and Sectional Map Amendment requires that these be “for sale” units and not rental units. In addition, the plan requires that “[p]ursuant to federal regulations, at least 80 percent of the dwelling units in the planned active adult community must be occupied by at least one person at least 55 years of age. Covenants setting forth the minimum age of the residents and the minimum occupancy percentage of such residents should be submitted with the application and shall be filed in the land records at the time the subdivision plat is recorded. No change in the minimum age shall be permitted. Unless both the covenants and the site plan have been amended.”

In addition, the plan requires that “[a]t the time of subdivision plan and plat approvals, protective covenants or no less binding conservation easements shall be recorded on the golf course portion of the development project to retain the open space character of the property in perpetuity (and in any event for no less than 30 years from the date of recordation) while allowing the golf course owner/operator to improve and or expand the golf course and banquet facilities on the property.

## 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. Delineate the limit of the Environmental Setting and the approved Impact Review Area for the Historic Site. No. 70-025.
  - b. Locate the sheds and spring house found on proposed Parcel 3 and at 7100 Hillmeade Road.
  - c. Locate the septic systems associated with the existing structures at the golf course.
  - d. Adjust the common boundary between Parcel 3 and Lot 1 to provide additional ROW dedication for the extension of Facchina Place into the site.
  - e. The location of the well should be located on the preliminary plan.
  - f. The location of the septic system should be located on the preliminary plan.

2. Development of this site shall be in conformance with the Stormwater Management Concept Plan, No. 30967-2007-00 and any subsequent revisions.
3. In conformance with the Approved East Glenn Dale Area Sector Plan, the applicant, applicant's heirs, successors and/or assigns shall provide the following:
  - a. Provide an eight-foot-wide side path or wide sidewalk along the subject site's entire frontage of Prospect Hill Road, unless modified by DPW&T.
  - b. The *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity (Planning Area 70)* recommends that Hillmeade Road be designated as a Class III bikeway with appropriate signage. Because Hillmeade Road is a County right-of-way, the applicant, the applicant's heirs, successors, and/or assigns shall provide a financial contribution of \$210 to the DPW&T for the placement of this signage. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit.
  - c. A standard sidewalk shall be provided along the subject property's frontage of Hillmeade Road, unless modified by DPW&T.
  - d. Standard sidewalks shall be provided along both sides of all internal roads, unless modified by DPW&T.
4. Prior to approval of the final plat for this preliminary plan, both the Approved Environmental Setting for the Prospect Hill and Outbuildings Historic Site (No.70-25) and associated Approved Impact Area shall be clearly delineated and identified on the preliminary plan, consistent with the detail sheet submitted with the preliminary plan.
5. A note shall be placed on the final plat indicting that:
 

“Any proposed development, construction or modification to the features within the Prospect Hill Historic Site Environmental Setting (No.70-025) shall be reviewed and approved by the Historic Preservation Commission through the Historic Area Work Permit (HAWP) process. Any proposed development, construction, or modification within the Approved Impact Review Area shall also be reviewed by the Historic Preservation Commission prior to the release of any grading or building permits for the subject property.”
6. In accordance with Section 24-134(a) of the Prince George's County Subdivision Development Division of the Department of Parks and Recreation recommends to the Planning Board that approval of the above-referenced plan be subject to the following conditions:
  - a. The applicant, the applicant's heirs, his successors, and/or assignees, shall provide adequate, private recreational facilities in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*.
  - b. The applicant shall allocate appropriate and developable areas for the private recreational facilities on condominium association open space land. The private recreational facilities shall be reviewed by the Urban Design Review Section of the Development Review Division (DRD) for adequacy and property siting.

- c. The detailed site plan shall comply with the standards outlined in the *Park and Recreation Facilities Guidelines*.
  - d. Submission of three original, executed Recreational Facilities Agreements (RFA) to the DRD for their approval, three weeks prior to a submission of a final plat. Upon approval by the DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.
  - e. Submission to the DRD of a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DRD, within at least two weeks prior to applying for building permits.
  - f. The developer, his successor and/or assigns shall satisfy the Planning Board that there are adequate provisions to assure retention and a future maintenance of the proposed recreational facilities.
7. Prior to the approval of building permits, the applicant, the applicant's heirs, successors and/or assignees shall convey to the condominium association 29.05± acres of open space land (Parcels 2 and 3). 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 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 storm drain 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. Storm drain 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 condominium 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.

8. Prior to the approval of building permits the applicant, applicant's heirs, successors and/or assignees shall demonstrate that a condominium association has been established and that the common areas have been conveyed to the homeowners association.
9. Prior to the issuance of grading permits for Parcel 3 any abandoned well associated with the existing house at 11415 Old Prospect Hill Road 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.
10. Prior to the issuance of grading permit for Parcel 3 any abandoned septic tank associated with the existing house at 11415 Old Prospect Hill Road must be pumped out by a licensed scavenger and either removed or backfilled in place.
11. Prior to the approval of the revision of the special exception for Parcel 1, a Phase I Environmental Site Assessment should be required to be conducted due to the storage and application of fertilizers/pesticides associated with the golf course operation, and a copy of said assessment submitted to the health department for review and comment.
12. Prior to the approval of the final plat for Parcels 1 and 2 a revision to the Special Exception (ROSP-SE-235), shall be approved by the Planning Board, and detailed site plan shall be approved for Parcel 2.
13. The final plat for Parcel 1 shall provide reference to recorded protective covenants or no less binding conservation easements which shall be recorded on the golf course portion of the development project to retain the open space character of the property in perpetuity (and in any event, for no less than 30 years from the date of recordation) while allowing the gold course owner/operator to improve and or expand the fold course and banquet facilities on the property, or as modified by the approval of a special exception.
14. At least 80 percent of the dwelling units in the planned active adult community shall be occupied by at least one person at least 55 years of age. Covenants setting forth the minimum age of the residents and the minimum occupancy percentage of such residents shall be submitted with the detailed site plan and shall be filed in the land records and reflected on the final plat. No change in the minimum age shall be permitted, unless both the covenants and the site plan have been amended.
15. At the time of final plat approval, the applicant, applicant's heirs, successors and/or assignees shall dedicate a right-of-way along Prospect Hill Road and Hillmeade Road of 40 feet from the centerline of pavement, and 25 feet from centerline of pavement for Old Prospect Hill Road.
16. Prior to issuance of building permits, the applicant, applicant's heirs, successors and/or assignees shall provide for a right-turn-lane on Prospect Hill Road at the site access point, as required by DPW&T. To improve sight distance, DPW&T shall also determine the need for further frontage improvements and/or removal of vegetation.
17. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with SHA/DPW&T:
  - a. MD 193 at Prospect Hill Road: Construct a double left-turn lane from eastbound MD 193 to northbound Prospect Hill Road. This shall include the widening of Prospect Hill



- Road to accept double left turns. These improvements shall also include any signal, signage, and pavement marking modifications and additions to be determined by SHA.
- b. MD 193 at Prospect Hill Road: Provide a free right-turn lane from southbound Prospect Hill Road to westbound MD 193. This shall include construction of an acceleration lane along westbound MD 193, in accordance with SHA requirements.
  - e. MD 193 at Prospect Hill Road: Modify, by construction or re-striping, the northbound approach of Prospect Hill Road to create a two-lane approach, in accordance with SHA requirements.
  - f. MD 193 at Daisy Lane: Conduct a traffic signal warrant study, and install traffic signal if deemed to be warranted and approved by SHA
  - g. Provide a third through lane along eastbound and westbound MD 193 at the MD 564 intersection, in accordance with SHA requirements. These improvements shall also include any signal, signage, and pavement marking modifications and additions to be determined by SHA.
  - h. Provide a second left-turn lane from westbound MD 193 to MD 564. This improvement shall also include any signal, signage, and pavement marking modifications that are determined to be necessary by SHA.
18. Prior to the issuance of building permits, the applicant, applicant's heirs, successors and/or assignees shall provide a financial contribution of \$421.00 to DPW&T for the placement of bikeway signs along Hillmeade and Prospect Hill Roads, designated Class III Bikeways. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit.
  19. Lot 1 shall be limited to permitted uses generating no more than one trip during the AM peak hour, and one trip during the PM-peak-hour. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities
  20. Total development within Parcels 2 and 3 shall be limited to a mix of uses and shall not exceed 70 AM and 101 PM peak-hour trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
  21. The proposed development on Parcel 1 (the golf course) shall be limited to a mix of uses where the total traffic shall not exceed 40 AM and 49 PM peak hour trips, based on trip generation rates for an 18-hole golf course as found in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 7<sup>th</sup> Edition*. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
  22. The submission package for the special exception and detailed site plan shall each include information regarding how the plans utilize conservation landscaping techniques and how impervious surfaces have been minimized.

23. At the time of detailed site plan, a statement shall be submitted to show how the subject application utilizes low impact design features and green building techniques. If these elements are not included, a justification statement shall be submitted regarding why they are not provided.
24. The following note shall be placed on the preliminary plan and the associated TCPI all future plans:

“All community lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.”
25. Prior to signature approval of the preliminary plan, the TCPI shall be revised to show the location of the unmitigated 65 dBA Ldn noise contour based on a Phase I noise study or the Environmental Planning Section noise model (247 feet), and identify the location of all proposed outdoor activity areas with the exception of the existing golf course. If any of the proposed outdoor activity areas are within the unmitigated 65 dBA Ldn noise contour, a Phase II noise study shall be submitted with the detailed site plan, and the plans shall be revised to show all noise mitigation measures required to reduce noise levels to 65 dBA Ldn or less.
26. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
  - a. Show additional afforestation areas in the following areas: the open areas within the west and south sides of the PMA (near the area labeled “RA-OS-2” on the golf course on Sheet 2), the area within the PMA on Sheet 3 (south of the existing spring house and west of the pond), and the area within the PMA south of existing pond #1.
  - b. Eliminate the proposed tree line and show only the limits of disturbance.
  - c. Identify all areas of vegetation that are not woodlands using a label on the plan and a more distinct symbol in the legend or only show a tree line for areas that qualify as woodlands.
  - d. Eliminate woodland conservation from the existing and proposed cart paths.
  - e. Revise standard note one to identify the current application number.
  - f. Show standard note #6 with the correct information.
  - g. Revise the worksheet as necessary.
  - h. Have the qualified professional who prepared the revised plan sign, date it, and note the revisions on the plan.
  - j. Revise the worksheet to correctly show the acreage of the R-R zoned portion of the site.
27. At the time of DSP review, the TCPII shall be evaluated by both the applicant and staff to determine if additional areas of preservation, afforestation, and reforestation are available on-site. The applicant shall provide staff with a plan that clearly shows the revised golf course layout and the proposed layout of the residential uses.

28. 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/060/03-01), 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 and Tree Preservation 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.”
29. Prior to signature approval of the preliminary plan, the TCPI and preliminary plan shall be revised to eliminate Impact #6 and show afforestation within the PMA in that area.
30. Prior to acceptance of the detailed site plan for the active adult condominiums on Parcel 2 or the special exception for the new portion of the golf course, the applicant shall:
- a. Conduct a stream corridor assessment of the perennial stream on the northeast portion of the site. The assessment shall follow the Maryland Department of Natural Resource’s protocol and include photographs, maps, and other graphic illustrations, assess the existing conditions of the stream environs, and provide recommendations for restoration, if necessary.
  - b. Coordinate a meeting that includes staff from the Department of Public Works and Transportation and the Environmental Planning Section to discuss stream restoration and stabilization work associated with the impacts to the perennial stream for the master planned widening of Hillmeade Road, the construction of the entrance drive to the active adult condominiums, and the storm drain pipe and outfall.
  - c. Any required stream restoration work shall be implemented prior to the issuance of the first building permit for the residential structures.
31. Prior to the acceptance of the special exception or revision to the special exception as determined appropriate for the new portion of the golf course, the applicant shall prepare a tree survey and develop a vegetation management plan for the existing PMA area associated with Impact #5, which proposes cutting only the trees and maintaining the tree stumps, roots, and soils. The vegetation management plan will be reviewed as part of the special exception application, and the applicant shall propose that the tree cutting areas within the limits of the PMA will be completely fenced, planted with native shrubs and perennials that will mature into a thicket for wildlife, and show signage identifying the area as a “Special Conservation Area..” Signage shall be placed in this area that states that this area is off-limits to golfers.
32. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the Patuxent River primary management area preservation area, except for areas of approved permanent impacts, and shall be reviewed by the Environmental Planning Section prior to approval. In addition, 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 is prohibited without prior written

consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."

33. The applicant, the applicant's heirs, his successors and/or assignees shall record a condominium plat in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/60/03-01