PGCPB No. 18-129 File No. DSP-17026

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on December 13, 2018, regarding Detailed Site Plan DSP-17026 for Marlboro Ridge, Phase 6, the Planning Board finds:

1. **Request:** The subject application requests to develop Phase 6 with 88 single-family attached (townhouses) and three single-family detached dwelling units.

2. **Development Data Summary:**

	EXISTING	**APPROVED**
Zones	R-R/M-I-O	R-R/M-I-O
Use	Residential	Residential
Gross tract area of this DSP (acreage)	92.60	92.60
Number of Single-Family Dwellings	0	3
Number of Townhouses	0	88
Number of Lots	0	91

Parking Requirements

Total Parking Spaces Required	**186**
88 townhouses @ 2.04 spaces	180
3 single-family detached @ 2 spaces	6
Total Parking Spaces Provided	**217**
88 townhouses w/two-car garages	176
3 single-family detached w/two car garages	6*
On-street parallel spaces	35

Note: * It is noted that the number of parking spaces provided for the single-family detached homes is not reflected in the parking schedule and should be shown for clarification. Therefore, a condition has been included in this approval requiring the applicant to revise the parking schedule.

OVERALL MARLBORO RIDGE LOT DESIGNATION CHART

Case Number	Phase and Description	Single-Family Detached Lots			Single-Family Attached Lots	Total Number of Lots
		Small Lot	Large Lot	Perimeter		
		Lot Area ≥ 5,000 sf & < 10,000 sf	Lot Area ≥ 10,000 sf	Lot Area > 15,000 sf		
DSP-04088	**Village of Clagett Farm Phase 1, Part A**	**0**	**32**	**0**	**32**	**64**
DSP-05035	**Village of Clagett Farm Phase 1B & 1C**	N/A	N/A	N/A	N/A	N/A
DSP-05075-04	**Marlboro Ridge Phase 1D**	**62**	**83**	**0**	**45**	**190**
Case Number	**Phase and Description**	**Single Family Detached Lots**			**Single-Family Attached Lots**	**Total Number of Lots**
		Small Lot	**Large Lot**	**Perimeter**		
		Lot Area ≥ 5,000 sf & < 10,000 sf	Lot Area ≥ 10,000 sf	Lot Area > 15,000 sf		
DSP-06010-05	**Marlboro Ridge Phase 2**	**87**	**107**	**0**	**77**	**271**
DSP-09018-04	**Marlboro Ridge Phase 3 & 4**	**1**	**70**	**0**	**179**	**250**
DSP-07058-02	**Marlboro Ridge Phase 5**	**10**	**52**	**0**	**62**	**124**
DSP-17026	**Marlboro Ridge Phase 6**	**0**	**3**	**0**	**88**	**91**
	Marlboro Ridge Overall Project	**160**	**347**	**0**	**483**	**990**

Note: Per Section 27-444(b)(7) of the Zoning Ordinance regarding recreational community development, not more than 65 percent of the total number of dwelling units shall be attached units or a combination of attached units and small-lot detached units. The subject project includes 65 percent of the total number of dwelling units that are a combination of attached units and small-lot detached units, which is within the maximum allowable limit.

3. **Location:** The subject DSP is a portion of a larger development known as Marlboro Ridge, which is located on the southwest side of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road, in Planning Area 78 and Council District 6. The area covered in the subject DSP is located in the northern portion of the property, west of the Potomac Electric Power Company (PEPCO) power line right-of-way that bisects the overall site.

4. **Surrounding Uses:** The overall Marlboro Ridge site is bounded to the northeast by the right-of-way of Ritchie Marlboro Road. To the south of the property is an existing single-family detached residential subdivision in the Rural Residential (R-R) Zone; to the north is vacant wooded properties in the Residential Medium Development (R-M) Zone and Residential Estate (R-E) Zone; to the west are two vacant wooded properties in the R-M Zone and a vacant property in the Mixed Use–Transportation Oriented (M-X-T) Zone; to the south is existing single-family detached developments in the R-R Zone; to the southeast is an agricultural property in the Residential-Agricultural (R-A) Zone.

5. **Previous Approvals:** The property is the subject of Prince George's County Council Resolution CR-2-2007, which retained the property in the R-R Zone. The property has an approved Conceptual Site Plan, CSP-03005, including Type I Tree Conservation Plan TCPI-81-03, which was approved by the Prince George's County District Council on November 22, 2004. Subsequently, Preliminary Plan of Subdivision (PPS) 4-04080 was approved by the Prince George's County Planning Board (PGCPB Resolution No. 04-255) on October 28, 2004. On January 26, 2006, the Planning Board approved an umbrella architecture Detailed Site Plan, DSP-05040, including 28 single-family detached house models (PGCPB Resolution No. 06-21). On March 30, 2006, the Planning Board approved Detailed Site Plan DSP-05035 (PBCPB Resolution No. 06-83) for common design elements within Marlboro Ridge. On February 25, 2010, the Planning Board approved Detailed Site Plan DSP-07058 (PBCPB Resolution No. 10-23) for the adjacent Phase 5. The site also has an approved Stormwater Management (SWM) Concept Plan, 14264-2016-00, which was approved on November 9, 2018 and will remain valid through November 9, 2021.

6. **Design Features:** Marlboro Ridge is designed as a residential recreational community with an equestrian center under the Recreational Community Development use as described in Section 27-444 of the Zoning Ordinance. The subject DSP proposes 88 townhouses and three single-family detached dwellings in Phase 6. Phase 6 is accessed through Phase 5 via North Riding Road and Polo Place, which intersects at a roundabout north of the site. The three-proposed single-family detached lots front on Polo Place just south of the roundabout and are a continuation of the single-family detached dwelling units that were part of Block U of the previously approved Phase 5. Polo Place becomes a private street south of these detached units and leads to an internal looped street with front-loaded townhouses proposed along the perimeter and on the interior of the loop road. Master plan hiker-biker and equestrian trails are proposed south of the development along the Cabin Branch stream valley and connect to the stream valley park to be dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The master planned trail is no longer being proposed in a north-south pattern as shown with previous

approvals and the Planning Board found that a dedicated trail be provided through or around the development to the trails located north of the property along the master-planned roadway (P-617). Therefore, a condition has been included in this approval to require that, prior to certificate approval, a dedicated public trail be provided through or around the development.

Architecture
The architectural models used for the single-family detached units in this DSP will be selected from the umbrella architecture previously approved as Detailed Site Plan DSP-05040, including a variety of models that ranged in size from 2,400 to 4,955 square feet. The architecture proposed for the townhouses included in this DSP consists of ten different models that range in size from 2,082 to 2,901 square feet and have been approved in other sections of the Marlboro Ridge community.

The Toll Brothers models range from a base finished square footage of 2,082 to 2,901, are all 24 feet wide and vary in height from approximately 36 feet to 38 feet. All models feature varied rooflines and roof types and a variety of façade options, including full or partial brick and siding front façades and partial stone façades. Other features include reverse and sloping gables, dormers, specialty windows, and two-car or one-car, front-load garages. Multiple extensions, side entries, and optional decks are also available.

The submitted site plan shows a variety of the proposed house types, but any house type could be built on any lot as long as it fits within the lot width and the required setbacks. All of the proposed models offer several different front elevations with varied roof types and decorative architectural elements, such as shutters and enhanced trim. All of the side elevations provide a minimum of two standard architectural features; however, it is noted that due to visibility of the side elevation of specific dwellings in the community the plan should be revised to include additional endwall features and these lots should be labeled as highly-visible on the DSP. A condition has been included in this approval to revise the DSP to label Lot 38, Block U; Lots 1, 6, 36, 52, 56, 57 and 60, Block TT; and Lots 1,14, 15, and 28 Block SS, as highly-visible lots. The highly visible lots shall include a minimum of four features and first floor brick, stone, or stucco, as conditioned.

Toll Brothers Models	**Base finished square footage**	**Elevations**
Belle View	2,613 sq. ft.	Classic, Country Manor, Fairview, Federal, Georgetown
Belle View Elite	2,613 sq. ft.	Classic, Country Manor, Fairview, Federal, Georgetown
Bluefield	2,613 sq. ft.	Classic, Country Manor, Fairview, Federal, Georgetown
Bluefield Elite	2,613 sq. ft.	Classic, Country Manor, Fairview, Federal, Georgetown

Toll Brothers Models	Base finished square footage	Elevations
Bradbury	2,157 sq. ft.	Aberdeen, Brandywine, Brougham, Carolina, Classic, Colonial, Country Manor, Farmhouse, Fairview, Federal, Georgetown, Georgian, Gettysburg, Glenshire, Greensboro, Heritage, Lexington, Manchester, Manor, New England, Traditional, Virginian,
Ellicott	2,248 sq. ft.	Berkshire, Classic, Georgetown, Heritage
Groveton	2,901 sq. ft.*	Classic, Country Manor, Fairview, Georgetown
Groveton Elite	2,901 sq. ft.*	Classic, Country Manor, Fairview, Georgetown
Portsmouth	2,082 sq. ft.	**
Midland	2,736sq. ft*	Classic, Country Manor, Federal, Fairview, Georgetown
Midland Elite	2,736 sq. ft.	Classic, Country Manor, Fairview, Georgetown

Notes: * It is noted that the square footage provided with the elevations and the square footage shown on the housing templates with the DSP are inconsistent for the Midland, Groveton, and Grovetown Elite models and should be revised for clarification. Therefore, a condition has been included in this approval requiring the applicant to revise the DSP and elevations for the Midland, Groveton, and Grovetown Elite models to be consistent.

** It is noted that no elevations or architecture for the Portsmouth model have been submitted with this application, but it is shown on the DSP. Therefore, a condition has been included in this approval requiring the applicant to submit elevations for the Portsmouth model prior to certification or remove it from the DSP.

Recreational Facilities

At the time of the CSP approval, the on-site recreational facility package was evaluated, and a condition was attached to the approval to ensure that sufficient recreational facilities were provided for the overall development. In addition to the equestrian components, which include an indoor ring and an outdoor ring, pasture, and an equestrian trails system, the CSP also proposed a central park and a community center behind the pasture, to the southeast of the main entrance. Two tennis courts and one swimming pool are shown on the CSP. In addition, five on-site, small-scale, neighborhood outdoor play areas and picnic areas were also required as a part of the CSP approval, triggers for the construction of these facilities were established with the approval of

previous detailed site plans and their construction has been completed. This DSP includes a portion of the 10-foot-wide master planned Cabin Brach Trail, and the 10-foot-wide grass equestrian trail. A master planned trail was previously shown in this area but does not appear to be proposed with this DSP. The equestrian trail is shown and proposed on land to be dedicated to the Prince George's County Department of Parks and Recreation (DPR) and will be constructed to Parks and Recreation Standards. In addition, it is noted that a tot lot is proposed with this DSP and is located in the northern portion of the phase. Details and specifications of the equipment have been provided and are acceptable for the development. However, the timing of construction has not been established and the Planning Board found that the timing for the construction of these facilities must be adequate to serve the needs of the community, but include flexibility for the precise timing of phasing the sequence of construction. A condition has been included in this approval reflecting the timing trigger for the construction of this facility.

Lighting

The photometric plan indicates the use of a decorative lighting fixture along the private streets and details of the proposed lighting fixture and photometrics are provided on the plans. However, the locations shown on the photometric plan do not match those on the landscape plan and no lighting has been provided for the proposed tot lot. A condition has been included in this approval requiring additional lights at the tot lot area and consistency in the location of lighting fixtures.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject DSP application has been reviewed for compliance with the requirements in the R-R and the Military Installation Overlay (M-I-O) Zones and the additional requirements for a Recreational Community Development, as well as the Site Design Guidelines of the Zoning Ordinance as follows:

   a. The subject application is in conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in residential zones. The single-family detached and attached dwelling units are permitted uses in the R-R Zone under the Recreational Community Development provisions in Section 27-444.

   b. This DSP is located within Height Surface E (Conical Right Runway (2:1) of the Military Installation Overlay (M-I-O) Zone. The maximum heights for structures located in Height Surface E of the M-I-O Zone is approximately 424 feet. The proposed single-family residential development falls well below 424 feet.

   c. The subject application has been reviewed in conformance with the requirements of Section 27-442, Regulations, of the Zoning Ordinance, as modified in Section 27-444, Recreational Community Development and is in conformance with the net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density requirements.

d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283. For example, the subject development proposes amenities that are functional and constructed of durable, low-maintenance materials, as conditioned; vehicular and pedestrian circulation patterns are safe, efficient, and convenient; and each townhouse model employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.

8. **Conceptual Site Plan CSP-03005:** Conceptual Site Plan CSP-03005 was the first approval for the entire Marlboro Ridge development and was approved by the Planning Board on July 8, 2004, subject to 13 conditions (PGCPB Resolution No. 04-161). The Prince George's County District Council affirmed the Planning Board's decision on November 22, 2004 with two additional conditions attached to the Order of Approval. Although the CSP included 125 single-family detached lots and no townhouses for this phase, the subject DSP does not affect the previous findings and conditions of CSP-03005, as CSPs are intended to be general in nature, with project details refined as a project goes through the subsequent stages of development. The CSP conditions relevant to the review of this DSP are as follows:

4. Prior to approval of a detailed site plan, the following shall be demonstrated on the plans:

a. The streetscape treatments such as special pavers in crosswalks, special pedestrian lighting, and furnishings including seating elements.

d. Private recreational facilities, such as small-scale neighborhood outdoor play areas and picnic areas in at least five locations, shall be reviewed by the Urban Design Review Section of the Development Review Division (DRD) for adequacy and property siting.

e. Off-street parking and loading areas shall be provided in accordance with Part 11, and sign design shall be in accordance with Part 12 of the Zoning Ordinance.

The streetscape elements, including pedestrian lighting, crosswalk treatments, and street trees, proposed in the subject DSP are consistent with those elements found in other sections of the previously developed phases of Marlboro Ridge. In addition, it is noted that five small-scale neighborhood outdoor play areas were previously completed. The DSP proposes the required number of off-street spaces and is in conformance with these requirements.

5. At the time of detailed site plan approval, the following areas shall be carefully reviewed:

b. The screening and buffering of the rear yards from the views, smell and noise from the equestrian trails.

c. The screening and buffering of the rear yards of the lots that can be seen from Ritchie Marlboro Road and other perimeter lots.

The subject application does not affect previous findings of conformance with these requirements, and due to the location of the equestrian trail in Phase 6, issues related to screening and buffering residential lots do not apply because this trail is located at least 250 feet or more from the closest dwelling. In addition, it is noted that the trail is separated from the dwellings by a large elevation difference and is buffered by existing trees.

6. At the time of the applicable detailed site plan, the applicant and the applicant's heirs, successors and/or assignees shall provide the following trail-related information with the site plans:

a. A composite trails map showing the connection to the regional trail network, multiuse master plan trails, equestrian trails, bikeways, and sidewalks shall be submitted with the first DSP. Trails widths and surface types should be indicated on that plan.

A condition of this approval requires that the composite trails map be updated in accordance with this approval.

b. A multiuse, hiker-biker-equestrian trail along the subject site's entire length of Cabin Branch. This trail should be constructed to DPR standards and guidelines.

The portions of the Cabin Branch Trail located within the land area of Phase 6 are included on a plan, and enforcement of the bond and trail construction by DPR, will ensure that the trail will be constructed in accordance with DPR's standards and guidelines, in accordance with this subcondition.

e. A paved master plan trail running from the Cabin Branch stream valley trail to the northern property line, as indicated on the master plan.

The portions of the Cabin Branch Trail located within the land area of Phase 6 are shown on the DSP, but it does not appear to continue through the site. Therefore, a condition has been included in this approval and is discussed in Finding 9 below.

f. The proposed trail network shall be expanded to include the portions of the subject site north of the Cabin Branch.

This expansion will be complete as conditioned.

g. All equestrian trails shall meet the standards provided in Figure 3 of the Incorporated and Approved Melwood-Westphalia Master Plan. Main trails should have a minimum ten-foot-wide trail width (with a two-foot-wide buffer on each side) and a minimum head clearance of 12 feet. Feeder trails, or trails receiving less volume, should meet the subdivision park trail standard, with a minimum trail width of six to eight feet, with a two-foot-wide buffer on each side. In order to accommodate equestrians, a minimum head clearance of 12 feet is recommended on these trails as well. All trails on land to be dedicated to the Department of Parks and Recreation should meet all DPR standards and guidelines.

The equestrian trails located within the subject DSP are shown and will be installed in accordance with the standards established in Figure 3 of the 1994 *Approved Melwood-Westphalia Master Plan and Sectional Map Amendment* (Melwood-Westphalia Master Plan and SMA). The equestrian trails located on land to be dedicated to DPR will also be constructed to DPR's standards.

h. Due to the density of the proposed development, standard sidewalks shall be provided along both sides of all internal roads, subject to concurrence by DPW&T.

Sidewalks are generally proposed along both sides of all internal roads. However, in keeping with these policies, the Planning Board found that an additional segment of sidewalk should be constructed along the east side of 'Road B' between Lots 45 and 46. Not only will this sidewalk fulfill this condition, but it will also serve the on-street parking on the east side of the road at that location. Therefore, this condition has been included in this approval to continue a five-foot-wide sidewalk on the eastern side of 'Road B' between Lots 45 and 46.

11. All subsequent plan submittals for this property shall reflect the location of the unmitigated 65 dBA Ldn noise contour on the plans. Subsequent plan submittals shall not show any residential lots within the unmitigated 65 dBA Ldn noise contour unless a Phase II noise study is included with the submittal and all interior and exterior noise impacts are mitigated so as not to exceed the State of Maryland noise standards. All mitigation measures shall be shown on future preliminary plans of subdivision and associated tree conservation plans.

The subject DSP for Phase 6 of the larger Marlboro Ridge development is located away from Ritchie Marlboro Road and there are no traffic-related noise impacts to any proposed residential lot in this phase of development.

12. Prior to issuance of the 530th building permit, the facilities such as community clubhouse, swimming pool, and tennis courts that serve the entire Recreational Community Development shall be completed and open to the residents.

The community clubhouse and associated recreational facilities have already been completed and are open for use in accordance with this condition.

13. Prior to issuance of the 300th building permit, the main equestrian facility shall be developed.

The main equestrian facility has already been completed and is open for use in accordance with this condition.

9. **Preliminary Plan of Subdivision 4-04080:** Preliminary Plan of Subdivision (PPS) 4-04080 was approved by the Planning Board on October 28, 2004 with 1,058 lots and 36 parcels for 686 single-family detached and 370 single-family attached dwellings as well as two existing dwellings, subject to 32 conditions (PGCPB Resolution No. 04-255). The PPS included 588.63 acres for the overall Marlboro Ridge Subdivision. The instant DSP application proposes 88 single-family attached dwellings and three single-family detached dwelling units for Phase 6. The proposed development does not exceed the total lots or dwelling units approved with the PPS and is found to be in substantial conformance.

Per Section 27-444(b)(12) of the Zoning Ordinance, in recreational community developments, all lots which are located along the perimeter of the community and that abut property or streets not within the community are limited to one-family detached dwellings. However, this excludes lots separated from the project boundary by intervening homeowner association-owned land, and this exclusion applies to this case.

The conditions attached to the approval of PPS 4-04080 that are relevant to the review of this DSP are discussed as follows:

3. The detailed site plan and the Type II tree conservation plan shall refine the proposed trail alignment to follow proposed and existing alignments for other infrastructure components to the extent reasonable based in the type of trail proposed.

The proposed master plan trail alignment was reviewed and approved in the previously approved Detailed Site Plan DSP-07058. The final portion of the trail network is designed to be consistent with other phases in Marlboro Ridge.

4. During the review of the detailed site plan, all PMA impacts approved by this plan shall be evaluated in order to further minimize the number and extent of the proposed PMA impacts. This shall include documentation that identifies the impacts as approved by this plan and the revised impact as proposed by the detailed site plan.

Impacts to the primary management area (PMA) were approved with the preliminary plan and are grandfathered for this project; however, this application shows new impacts to the PMA. An exhibit was provided to compare the proposed impacts to the impacts approved with the preliminary plan review.

With this application, the right-of-way access to Phase 6 from the southwestern section of Phase 5 has shifted to the west from where it was previously approved with the preliminary plan. This results in a change to the section of stream being impacted, increasing the overall impact from 0.92 acre to 0.94 acre. The Planning Board supported this proposed revision to the PMA, since the right-of-way configuration was approved with DSP-07058-01 for Phase 5, and there are no reasonable alternatives to access the site.

Other changes in impacts as a result of the site reconfiguration include an increase of 0.21 acre for a revised sewer alignment and a 0.33-acre reduction from a reconfiguration of the proposed waterline. The proposed trails to be installed throughout the site will impact 0.69 acre of PMA. The PPS does not quantify the area of impact for trails; however, the proposed plan is consistent with the previously approved impacts for the trail system. The Planning Board approved the proposed minor PMA impact changes.

13. The mitigated and unmitigated 1.5 safety factor lines shall be shown on the Type II tree conservation plan and the detailed site plan. All residential lots shall be located beyond the limits of the final mitigated 1.5 safety factor line as determined by the slope stability analysis as approved by the Department of Environmental Resources, Permits and Review Division, and a minimum 50-foot building restriction setback from the final mitigated 1.5 slope safety factor line shall be provided, unless a lesser setback is approved by DER.

A study titled "Report of Geotechnical Exploration" for Marlboro Ridge Phase 6, dated June 10, 2018 was prepared by Geo-Technology Associates, Inc. (GTA) and submitted with the subject application. A slope stability analysis of the existing topography indicated three slope areas, located in the southwest, southeast, and northeast portions of the site have a safety factor less than 1.5 and the associated unmitigated 1.5 safety factor lines were approximated on the plan. Global stability analyses were performed for the three proposed slopes, and based on the proposed grading of the site, a mitigated 1.5 safety factor line was established for the southeastern slope. Based on the final site

grading plans, GTA concludes that the mitigated 1.5 safety factor line for the southeastern slope occurs outside the limits of the lots and at least 50 feet from the proposed buildings.

The Type II tree conservation plan (TCPII) and the DSP both show the mitigated 1.5 safety factor line on the southeastern section of the proposed development and includes the 50-foot building restriction setback. The geotechnical report also identified two other slopes, the northeast and southwest, with unmitigated 1.5 safety factor lines; however, the mitigated lines and the 50-foot building restriction lines are not shown. Because the mitigated 1.5 safety factor line is based on proposed grading, it is possible that there is no safety factor line for the northeast and southwest areas, or that the Marlboro clays will not be impacted during the development of these areas, in which case confirmation by GTA is required.

In the Recommendations section of the report, GTA indicates that the design and grading in several portions of the site will be impacted by the presence of Marlboro clays and other soils with a moderate to high plasticity, as well as soils with high moisture contents. The report offers support for the proposal, provided recommendations for preparation of the subgrade and fill compaction, utility backfill, and restrictions regarding weather conditions are followed during grading and construction. These recommendations are outlined in the report.

14. The final plat of subdivision shall show all 1.5 safety factor lines with a minimum 50-foot building restriction line (BRL), unless a lesser setback is approved by DER, that shall be labeled "1.5 Safety Factor BRL." The location of the 1.5 safety factor lines shall be reviewed and approved by the M-NCPPC Environmental Planning Section and the Prince George's County Department of Environmental Resources. The final plat shall contain the following note:

> **"No part of a principal structure may be permitted to encroach beyond the 1.5 safety factor building restriction line. Accessory structures may be positioned beyond the BRL, subject to prior written approval of the Planning Director, M-NCPPC and DER."**

This condition was met during the review of the plats for the previous layout and must continue to be met for all future plat reviews.

15. At the time of detailed site plan, the applicant, the applicant's heirs, successors and/or assignees shall provide the following trail-related information with the site plans:

a. A composite trails map showing the connection to the regional trail network, multiuse master plan trails, equestrian trails, bikeways, and sidewalks shall be submitted with the first DSP. Trails widths and surface types should be indicated on that plan.

A condition of this approval requires that an updated composite trail map be provided in accordance with this subcondition.

b. A multiuse, hiker/biker/equestrian trail along the subject site's entire length of Cabin Branch. This trail should be constructed to DPR standards and guidelines.

The portions of the required Cabin Branch Master Plan Trail located within Phase 6 are shown on the subject DSP. The trail alignment and associated connector trails are acceptable as shown. The design of the actual stream valley trail was addressed via prior approvals.

e. A paved master plan trail running from the Cabin Branch stream valley trail to the northern property line, as indicated on the master plan.

f. The proposed trail network shall be expanded to include portions of the subject site north of the Cabin Branch.

The portions of the required Cabin Branch Master Plan Trail located within the land area of Phase 6 are shown on the subject DSP. However, the trail along Polo Place as required by subcondition (e) above needs to be included on the DSP. The Planning Board found that the applicant should revise the DSP to replace a standard sidewalk on the site plan with a shared use sidepath or wide sidewalk on one side of Polo Place. This trail will serve the residents north of Cabin Branch. No public use easement is required for this trail at this time because it will be along a private road and public access to the stream valley trail will be provided along the publicly dedicated North Riding Road just to the east of Phase 6.

g. All equestrian trails shall meet the standards provided in Figure 3 of the incorporated and approved Melwood-Westphalia Master Plan. Main trails should have a minimum ten-foot-wide trail (with a two-foot-wide buffer on each side) and a minimum head clearance of 12 feet. Feeder trails, or trails receiving less volume, should meet the subdivision park trail standard, with a minimum trail width of six to eight feet, with a two-foot-wide buffer on each side. In order to accommodate equestrians, a minimum head clearance of 12 feet is recommended on these trails as well. All trails on land to be

dedicated to the Department of Parks and Recreation should meet all DPR standards and guidelines. Due to the density of the proposed development, standard sidewalks shall be provided along both sides of all internal roads, subject to concurrence by DPW&T.

The equestrian trails located within Phase 6 are shown on the subject DSP and will connect to the overall equestrian network that exists on the larger Marlboro Ridge development.

21. Private recreational facilities, such as small-scale neighborhood outdoor play areas and picnic areas in at least five locations, shall be reviewed by the Urban Design Section of the Development Review Division (DRD) for adequacy and property siting at the time of detailed site plan.

Phase 6 contains approximately 2,245 linear feet of the ten-foot-wide asphalt hiker/biker trail and 1,649 linear feet of the ten-foot-wide grass equestrian trail in accordance with this requirement. Five small neighborhood outdoor play and picnic areas were provided in the previously approved sections of the larger Marlboro Ridge development, and one is proposed in this DSP, meeting the requirements of this condition.

22. A Type II tree conservation plan shall be approved at the time of detailed site plan.

A revised TCPII was submitted and approved with this application, with conditions. Therefore, the application is in conformance with this requirement.

23. Prior to the issuance of any building permit on the subject property, the following improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:

a. MD 4/Westphalia Road Intersection

(1) Construct an additional left turn lane (approximately 200 feet in length) for the northbound approach, to provide a double left, a shared through-left, and a right turn lane.

(2) Construct an additional right turn lane (approximately 300 feet in length) for the southbound approach, to provide a double right, a through, and a left-turn lane.

b. Ritchie Marlboro Road/Westphalia Road

(1) Construct a northbound left turn lane from Ritchie Marlboro Road onto Westphalia Road.

(2) Conduct a traffic signal warrant study and install traffic signal(s) if deemed necessary.

c. Ritchie Marlboro Road/Site Access Points

(1) Construct auxiliary turn lanes to provide a left lane and a through lane on the northbound approaches to both site access 1 and site access 2.

(2) Construct auxiliary turn lanes to provide a right turn lane and a through lane on the southbound approaches to both site access 1 and site access 2.

(3) Conduct a traffic signal warrant study and install traffic signal(s) if deemed necessary.

d. Ritchie Marlboro Road/Brown Road

Conduct a traffic signal warrant study and install traffic signal if deemed necessary.

The Planning Board found that Subsections (a) and (b) of the above condition are still applicable and will be addressed, as necessary, at the time of permitting. Work required by Subsection (c) was completed, and the applicant will need to submit evidence of completion of a signal warrant study at the time of permitting, as required by Subsection (d).

10. **Detailed Site Plan DSP-05035:** Detailed Site Plan DSP-05035 was approved for Phase I, Parts B and C of the Marlboro Ridge development, and established the design of signage, streetscape and entry monument character, as well as locations for special paving at the equestrian facilities and intersections throughout the entire development. The approval of DSP-05035 ensures that a high-quality, harmoniously-built environment is created for the development, based on equestrian components, signage, and images, as originally approved with Conceptual Site Plan CSP-03005. No new signage is proposed in this DSP. Any future proposed signage will be subject to DSP-05035 for community character requirements.

11. **2010 Prince George's County Landscape Manual:** The proposal is subject to Section 4.1, Residential Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements, and Section 4.10, Street Trees Along Private Streets of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The required plantings and schedules in conformance with these requirements are generally provided on the submitted

landscape plan. However, no schedule or notes are provided for Section 4.7, Buffering Incompatible Uses; and should be shown for clarification. Therefore, a condition has been added to this approval requiring the appropriate schedules be added to the plan, or a note should be provided indicating conformance.

The applicant filed a request for Alternative Compliance, AC-18014, to seek relief from Section 4.10(c)(5), Street Trees Along Private Streets, which requires street trees to be located a minimum of ten feet from the point of curvature of residential driveway entrances and Section 4.10(c)(10), which requires a minimum soil surface of 150 square feet for isolated trees, along both Polo Place and 'Road B.'

Section 4.10, Street Trees Along Private Streets

REQUIRED: 4.10 Street Trees Along Private Streets, along Polo Place

Length of street frontage	1,273 feet
Street trees (1 per 35 linear feet)	37

PROVIDED: 4.10 Street Trees Along Private Streets, along Polo Place

Length of street frontage	1,273 feet
Street trees (1 per 35 linear feet)	37*

* Approximately 26 trees, or 70 percent, do not have the required minimum soil surface area. An additional approximately 59 ornamental/shade trees, or 150 percent, are provided on the townhouse lots adjacent to the sidewalk.

REQUIRED: 4.10 Street Trees Along Private Streets, along 'Road B'

Length of street frontage	1,710 feet
Street trees (1 per 35 linear feet)	48

PROVIDED: 4.10 Street Trees Along Private Streets, along 'Road B'

Length of street frontage	1,710 feet
Street trees (1 per 22 linear feet)	48*

* Approximately 11 trees, or 23 percent, do not have the required minimum soil surface area. An additional approximately 31 ornamental/shade trees, or 64 percent, are provided on the townhouse lots adjacent to the sidewalk.

Justification

The applicant is requesting alternative compliance from Section 4.10, Street Trees Along Private Streets, along the above-noted private streets. The Landscape Manual requires that street trees be located at a minimum of ten feet from the point of curvature of residential driveway entrances, and soil surface areas with a minimum of 150 square feet be provided for isolated trees. All of the proposed townhouse units are accessed directly from Polo Place and 'Road B' and the applicant proposes a minimum of 35 square feet of soil surface area for street tree plantings, with the trees located a minimum of two feet from the point of curvature of residential driveways.

In regards to Polo Place, a total of 37 street trees are required and the application provides 37 shade trees, of which approximately 26 do not have the minimum soil surface area. The submitted landscape plan shows approximately 59 additional ornamental and shade trees on the townhouse lots, adjacent to the sidewalks along Polo Place. In regards to 'Road B,' a total of 48 street trees are required and the application provides 48 shade trees, of which approximately 11 do not have the minimum soil surface area. The submitted landscape plan shows approximately 31 additional ornamental and shade trees on the townhouse lots, adjacent to the sidewalks along 'Road B'. The additional trees on the lots will have more soil surface area, and therefore, be more likely to survive and reach maturity, while still contributing to the streetscape. In addition, the Alternative Compliance (AC) Committee has identified five additional places with sufficient soil area along 'Road B' and Polo Place where the applicant should provide shade trees to supplement the street tree plantings. Therefore, a condition is included in this approval requiring these trees be added.

The Planning Board finds the proposed alternative compliance measures to be equally effective as normal compliance with the requirements of Section 4.10 of the Landscape Manual along Polo Place and 'Road B.' From functional and aesthetic perspectives, the AC Committee finds that the additional trees provided by the applicant on the lots, in addition to the five shade trees as conditioned, will be equally effective in providing a mature tree canopy to establish a safe, pedestrian-friendly streetscape along the private streets, fulfilling the purposes of Section 4.10 of the Landscape Manual.

The Planning Board approved Alternative Compliance AC-18014, Marlboro Ridge, Phase 6, from the requirements of Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual* for Polo Place and 'Road B,' for the purposes of placing street trees less than ten feet from the point of curvature of residential driveway entrances, where necessary, as well as a reduction in the soil area proposed from a minimum of 150 square feet to a minimum of 35 square feet of soil area per isolated tree in specific areas, as noted above, subject to one condition, which has been included in this approval.

12. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This site is subject to the provisions of the Woodland Conservation Ordinance because several TCPIs and TCPIIs were previously approved. A revised Type II Tree Conservation Plan (TCPII-083-05-13) was submitted with the current DSP application and approved by the Planning Board with conditions.

The woodland conservation worksheet shown on the TCPII as submitted, shows the Woodland Conservation Threshold (WCT) for the overall 588.96-acre property is 20 percent of the net tract area or 99.74 acres. The total woodland conservation requirement, based on the amount of clearing currently shown on the TCPII, is 136.77 acres. The woodland conservation requirement is proposed to be met entirely on-site with a combination of preservation and reforestation. The plan requires technical revisions to be in conformance with the Woodland Conservation and Tree Preservation Ordinance.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance, such as the subject development. Properties zoned R-R are required to provide a minimum of 15 percent of the gross tract area in TCC, which is 13.89 acres, or 605,048 square feet, for the subject property. The appropriate schedule has been provided on the landscape plan, and the applicant is providing the required amount of tree canopy coverage.

14. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

    a. **Historic Preservation—** The Planning Board adopted herein by reference a memorandum dated October 12, 2018 (Stabler to Bishop), which noted that a Phase I and II archeological survey were conducted on the subject property in 2004 and 2005. Four archeological sites (18PR791, 18PR794, 18PR854 and 18PR885) were identified in the Phase I survey. A Phase II evaluation of 18PR791 and 18PR794 was completed in 2005 and due to the lack of intact subsurface deposits within these sites, no future work was recommended. Additionally, it was noted that this proposal will not impact any historic sites, historic resources, or significant archeological sites, and Conditions 18 and 19 of PPS 4-04080 (PGCPB Resolution No. 04-255) have been satisfied.

    b. **Community Planning**—The Planning Board adopted herein by reference a memorandum dated November 9, 2018 (Wooden to Bishop), which provided an in-depth discussion of the DSP's conformance with the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*, which recommends residential low land uses on the subject property. Additionally, it was noted that the General Plan locates the property in the Established Communities growth policy area and recommends context-sensitive infill and low- to medium-density development; however, master plan and general plan conformance is not required with this DSP.

    c. **Transportation Planning**—The Planning Board adopted herein by reference a memorandum dated November 02, 2018 (Burton to Bishop), which noted that the application is part of the overall Marlboro Ridge subdivision and was the subject of the previously approved PPS 4-04080. This application proposes 88 townhouses and

three single family houses. The original PPS was tested for transportation adequacy based on 1,058 dwelling units. With the current application the overall total being built or proposed within Marlboro Ridge has been reduced to 990 units, and the proposed lot configuration will not exceed the original transportation adequacy threshold on which the original PPS was approved. The Planning Board found that on-site traffic circulation for Phase 6 is acceptable and the DSP is deemed acceptable from the standpoint of transportation.

d. **Subdivision Review—**The Planning Board adopted herein by reference a memorandum dated November 16, 2018 (Turnquest to Bishop), which provided an analysis of the DSP for conformance with the approved PPS and noted minor technical corrections to the site plan, which have been incorporated into this approval.

e. **Prince George's County Department of Parks and Recreation (DPR)—**The Planning Board adopted herein by reference a memorandum dated November 15, 2018 (Sun to Bishop), DPR provided an analysis of the DSP's conformance with the previous conditions of approval, and recommends approval of the DSP subject to conditions that have been incorporated into this approval, as appropriate.

f. **Permit Review—**The Planning Board adopted herein by reference, a memorandum dated October 9, 2018 (Linkins to Bishop), with several permit-related comments that have been either addressed through revisions to the plans or have been included as conditions of approval of this detailed site plan.

g. **Trails—**The Planning Board adopted herein by reference a memorandum dated November 14, 2018 (Shaffer to Bishop), which stated that the site was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (area Master Plan) in order to implement planned trails, bikeways, and pedestrian improvements, and conditions of approval have been included in this approval.

The submitted site plan complies with the previously approved conditions of approval for Condition 15 of PPS 4-04080. The master plan trail along Cabin Branch and the associated connector trails are correctly reflected on the site plan. The proposed road layout includes standard sidewalks along both sides of all roads and is consistent with the Complete Street policies of the MPOT. The Planning Board found that the comprehensive trails plan for the overall Marlboro Ridge development should be updated to reflect the trails approved in Phase 6 consistent with Condition 15(a) of PPS 4-04080. Also, trail access needs to be reflected along Polo Place consistent with the exhibit for the Special Purpose DSP and Condition 15(e) of PPS 4-04080. An additional sidewalk segment was also found to be consistent with Condition 6(h) of the Conceptual Site Plan (CSP).

h. **Environmental Planning—**The Planning Board adopted herein by reference a memorandum dated November 15, 2018 (Burke to Bishop), that included the following comments:

Natural Resources Inventory
An approved Natural Resource Inventory Equivalency Letter (NRI-120-16) was submitted with the review package, which was approved on June 10, 2016. The letter was issued because the site has a previously approved and implemented TCPII (TCPII-083-05-13).

Specimen Trees
The current application is grandfathered with respect to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010, and therefore does not require a variance for specimen tree removal. However, it should be noted that the proposal shows the removal of additional trees and the preservation of trees previously approved for removal, resulting in a net increase of nine specimen trees to be removed. The Planning Board supported the removal of the additional trees based on the location and condition of the trees.

Stormwater Management
An approved SWM concept plan and approval letter, (14264-2016-00), dated November 9, 2018, was submitted with the subject application. The overall stormwater requirements include a one-year attenuation, with easements required for surface drainage, floodplain and storm drain. A stormwater management fee payment in lieu of providing on-site attenuation/quality control measures has also been approved. The approval letter states that at the time of building permit a geotechnical report is required to determine the underground water table. No further information pertaining to stormwater management is required.

i. **Prince George's County Fire/EMS Department—**In an e-mail dated October 8, 2018 (Reilly to Bishop), adopted herein by reference, the Prince George's County Fire/EMS Department provided recommendations which have either been addressed on the plan or included as conditions in this approval.

j. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail dated October 19, 2018 (Kiaki to Bishop), adopted herein by reference, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC's separate permitting process.

k. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE provided comments in the SWM concept plan and approval letter (14264-2016-00) related to the development of this site and are adopted herein by reference. The approved stormwater management plan will ensure that the development of this site will not result in any on-site or downstream flooding. Additional comments

related to permits and stormwater management will be addressed through DPIE's separate permitting process.

l. **Prince George's County Health Department**— As of the writing of this this approval, the Health Department did not offer any comments on the subject application.

m. **Verizon**—As of the writing of this approval, Verizon did not offer any comments on the subject application.

n. **Potomac Electric Power Company (PEPCO)**—As of the writing of this approval, PEPCO did not offer any comments on the subject application.

15. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

16. The requirement of Section 27-285(b)(4) of the Zoning Ordinance regarding regulated environmental features is not applicable to the subject DSP as it has a Preliminary Plan of Subdivision approval, PPS 4-04080, prior to September 1, 2010.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-083-05-13 and APPROVED Alternative Compliance AC-18014, and further APPROVED Detailed Site Plan DSP-17026 for the above described land, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:

a. Identify and provide the dimensions of the garage spaces on the townhouse lots.

b. Identify the required handicapped accessible spaces.

c. Provide the location of fire hydrants on the DSP. Hydrants shall be provided so that no exterior portion of a building is more than 500 feet away, as a hose would be laid.

d. Dimension the private streets, which shall have a minimum width of 22 feet.

e. Provide an auto-turn exhibit showing that a Prince George's County emergency service vehicle with a 43-foot bumper swing can negotiate all proposed private streets.

f. Update the composite trails map to include the trails incorporated into Phase 6. The composite trail map shall include connections to the regional trail network, multiuse master plan trails, equestrian trails, bikeways, and sidewalks as approved throughout the

Marlboro Ridge development. Trails widths and surface types should be indicated on that plan.

g. Provide a standard five-foot-wide sidewalk along the east side of 'Road B' between Lots 45 and 46.

h. Replace the standard sidewalk on one side of Polo Place with the hiker/biker trail (or six-foot-wide sidewalk), as previously approved with Condition 15(e) of Preliminary Plan of Subdivision 4-04080.

i. Provide the appropriate schedules or notes on the landscape plans showing conformance to Section 4.7 of the 2010 *Prince George's County Landscape Manual*.

j. Label Lot 38, Block U; Lots 1, 6, 36, 52, 56, 57 and 60, Block TT; and Lots 1,14, 15, and 28, Block SS, as "highly-visible."

k. Submit elevations showing the architecture for the Portsmouth model, or remove it from the DSP.

l. Revise the DSP and elevations for the Midland, Groveton, and Grovetown Elite townhouse models to be consistent.

m. Revise the parking schedule to show the number of parking spaces provided for the single-family detached dwellings.

n. Show the northeast and southwest unmitigated 1.5 safety factor lines and, if applicable, a mitigated 1.5 safety factor line. All residential lots shall be located at higher elevations than those of the final mitigated 1.5 safety factor line and a minimum 50-foot building restriction setback from the final mitigated 1.5 slope safety factor line shall be provided, unless an alternate setback is approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). If these features do not have a safety factor line, or Marlboro clays will not be impacted in the development of these areas, a footnote on the TCPII is required indicating the findings for these two areas.

o. Clearly label bearings and distances.

p. Show the required ten-foot-wide public utility easements parallel and contiguous to all public and private rights-of-way on all sheets, as required in accordance with the Subdivision Regulations, or a variation will be needed at the time of final plat.

q. Provide the recording references and acreage of all property included in the DSP in the general notes.

r. Finish riser structures or headwalls with stone veneer, if proposed on parkland as part of planned stormwater management ponds and provide details on the DSP to be approved by the Prince George's County Department of Parks and Recreation (DPR).

s. Revise the DSP to show the location of the proposed gas pipeline easement.

t. Provide lights at the tot lot area and show light locations consistently on the landscape and photometric plans.

u. Revise the landscape plan and schedules to provide five additional shade trees along private streets, to be located in a five-foot-wide strip between the street curb and sidewalk, where spacing allows.

2. Prior to certificate approval of this detailed site plan (DSP), the applicant shall revise the Type II tree conservation plan as follows:

a. Revise all tables, notes, and the woodland conservation worksheet as necessary to ensure the areas reflected in each are consistent in all locations on the plan. The Tree Preservation Areas chart does not add to the area represented as the total, 103.69 acres and 104.09 acres, respectively.

b. Correct the worksheet to show all calculations adding properly. The worksheet provided shows 0.00 acre for "woodland saved on this phase but not counted", on phases 5 and 6, but the area calculations leave 0.51 acre and 1.34 acre, respectively.

c. Show the two areas of an unmitigated 1.5 safety factor line for Marlboro clay, identified on the June 20, 2018 Geotechnical Report, Appendix A, Figure 4.

d. Correct the boundary identification for this phase of development to clearly label areas as "Phase 6", instead of "Future Phases."

e. Correct the Specimen Tree Table to show specimen tree (ST-311) to be removed.

f. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.

g. Provide a digital color copy of the plan.

h. Show the extent of Woodland Conservation that is to be placed on the revised Parcel JJJ (to be dedicated to M-NCPPC). The applicant shall obtain written consent of the Prince George's County Department of Parks and Recreation for any Woodland Conservation, or any other utility easements, on land to be dedicated to M-NCPPC (Parcel JJJ as amended).

3. Prior to issuance of the 66th single-family attached building permit within Phase 6, the proposed tot lot shall be constructed and open to the residents. This timing shall be incorporated into a recreational facilities agreement and may be adjusted by written permission of the Prince George's County Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to engineering necessity. An increase in the number of permits allowed to be released prior to construction of any given facility shall not exceed 10 percent over the number originally approved by the Planning Board.

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

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, December 13, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of January 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:gh