

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 April 11, 2019, regarding Detailed Site Plan DSP-17049 for Capital Court, the Planning Board finds:

1. **Request:** The application is for approval of a detailed site plan (DSP) for 260 multifamily dwelling units on 7.72 acres, and Alternative Compliance AC-19004 from Section 4.6 of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). In conjunction with this DSP, the applicant requested a Departure from Parking and Loading Standards, DPLS-460 (PGCPB No.19-47), from the requirements of Section 27-568(a) for a reduction of 32 parking spaces, and a Departure from Design Standards, DDS-650 (PGCPB No.19-46), from the requirements of Section 27-558(a) for a reduction in the non-parallel standard parking space size. The applicant also requested approval of a companion Type 2 Tree Conservation Plan, TCP2-159-04-03.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>APPROVED</b>
Zone	C-O	C-O
Use	Vacant	Multifamily Residential (260 Dwelling Units)
Total Acreage	7.72	7.72
Total Gross Floor Area (GFA) (sq. ft.)	0	311,076
Total Multifamily Dwelling Units	0	260

OTHER DEVELOPMENT DATA

**Parking Requirements:**

Parking Required (1.33 spaces for studio and one-bedroom units plus 0.33 spaces for each bedroom in excess of one per unit)

1.33 x 111 studio and one-bedroom units	148
1.66 x 139 two-bedroom units	231
1.99 x 10 three-bedroom units	20
<b>Total Parking Required:</b>	<b>399</b>

**Parking Spaces Provided:**

Handicap-Accessible Spaces	8
Garage Spaces	60
Standard Spaces	173
Electric Vehicle Spaces	6
Compact Spaces	120
<b>Total Parking Spaces Provided</b>	<b>367</b>

3. **Location:** The overall Capital Court site is located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and I-95/495 (Capital Beltway), on the south side of MD 214. The site is in Council District 6 and Planning Area 73 and is known as Parcel 1 of the Capital Court subdivision, as recorded in Prince George’s County Land Records in Plat Book SJH 248, page 82.
4. **Surrounding Uses:** The property is bounded to the west by the townhouse development within Capital Court, in the Commercial Office (C-O) Zone; to the north by the public right-of-way of MD 214, with vacant and commercially developed land in the Mixed Use-Infill (M-U-I) and Development District Overlay (D-D-O) Zones beyond; to the east by the public right-of-way of Harry S. Truman Drive, with vacant land in the Planned Industrial/Employment Park (I-3) Zone beyond; and to the south by the public rights-of-way of Capital Lane and Capital Court, with the Largo-Kettering Public Library in the C-O Zone beyond.
5. **Previous Approvals:** This property was part of a larger parcel, which was the subject of Preliminary Plan of Subdivision (PPS) 4-86201, approved by the Prince George’s County Planning Board on January 29, 1987. A Detailed Site Plan, DSP-04046, for the subject property was approved by the Prince George’s County District Council on May 9, 2005, for a church with 4,150 seats. Construction of the church and parking lot, consisting of 1,038 parking spaces, had proceeded in approximately 2006, but was never completed. The 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas* (Morgan Boulevard and Largo Town Center Sector Plan and SMA) retained the subject property in the C-O Zone.

Subsequently, a portion of the above referenced property (36.42 acres) became the subject of PPS 4-16031, which was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82). A DSP for infrastructure, DSP-16041, to replace the church development with 307 single-family attached units (townhouses) and a multifamily development, was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86).

The overall Capital Court subdivision is also the subject of an approved Stormwater Management (SWM) Concept Plan, 60156-2016-01, which was approved on March 6, 2017, and is valid through March 6, 2020. The current proposal requires revisions to the SWM concept plan, discussed further in Finding 13h. below.

6. **Design Features:** The applicant proposes to develop this phase of the Capital Court project, consisting of 7.72 acres, with three multifamily buildings, for a total of 260 dwelling units, five 12-bay garage structures, indoor and outdoor recreation amenities, and associated infrastructure. The dwelling units are proposed as follows:

- 44 studio units
- 67 one-bedroom units
- 139 two-bedroom units
- 10 three-bedroom units

### **Architecture**

The residential buildings will be four stories, with façades containing a combination of brick masonry, cementitious siding, cementitious panels, metal, and glass. Balconies with metal railings are proposed on the majority of the corner units on each building, as well as on a variety of the units within each façade. The middle building, identified as Building 1000 on the plan, will include a leasing office with storefront fenestration and signage to identify the entrance. The main entrances to Buildings 2000 and 3000, as identified on the plan, are centrally located; however, they are not clearly identified or emphasized to be easily identifiable. Furthermore, the entrances are located directly adjacent to roll-up service doors for trash storage and pick up. During the hearing, the applicant agreed to provide architectural enhancements to emphasize the entrance of the buildings and reduce the prominence of the service doors. A condition has been provided in this resolution requiring this revision.

The garage structures are proposed to be single-story, with façades containing cementitious siding and roll-up garage doors. The roofs have an approximately three to one slope and are clad with asphalt shingles. As conditioned, the applicant shall revise the garage architecture to be more consistent with the residential buildings in terms of roofline, colors and material patterns.

### **Signage**

The site plan shows details for a main entrance monument sign and four building-mounted blade signs, two on Building 1000 and two on Building 2000. The monument sign is proposed to be approximately 4 feet high and 10 feet wide and set upon an approximately 1.5-foot-high, 11-foot-long brick base. The face on each side will be a brushed aluminum pattern, with a frosted acrylic back, and illuminated from within. The community name, “Capital Court Largo,” will be mounted on the center of each side with an aluminum cabinet and frosted acrylic lettering.

The building-mounted signs on Building 1000 were proposed to be approximately 29 feet long and 4 feet wide, vertically oriented, and flush against the building. However, the Planning Board included a condition in this resolution requiring the removal of these signs. The building-mounted signs on Building 2000 will be approximately 16 feet long and 2.5 feet wide, vertically oriented boxes, with a pattern to match the entrance sign. “Capital Court Largo” will be on two sides of each box. The Planning Board notes that there is no clear purpose for the sign on the north side of Building 1000, as it will only be visible from within the complex. The Planning Board requires that both signs on Building 1000 be removed.

### **Recreational Facilities**

At the time of PPS 4-16031, it was determined that the mandatory parkland dedication requirement was met for this property, with the prior PPS 4-86201, through the dedication of 11.4 acres of parkland to the Maryland-National Capital Park and Planning Commission. This DSP proposes additional on-site private recreation facilities.

The outdoor recreation area for the multifamily units will be located within the courtyard, on the west side of Building 1000. The notable amenities of the recreation area include a resort-inspired 640-square-foot pool, featuring a wet deck and cabanas; an outdoor grilling kitchen with picnic tables; an outdoor lounge with cushioned chairs, couches, and a fire pit; a yoga lawn; a ping pong table; and an outdoor wet bar. The indoor amenities will include a 24-hour fitness center with locker rooms, a business center, and conference room.

In addition, the applicant is proposing sidewalk circulation throughout the property, a direct sidewalk connection to Harry S. Truman Drive, outside benches, dog waste stations, and bicycle racks. All of the proposed outdoor recreational amenities are located outside of the 65 dBA Ldn noise contours.

### COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-O Zone and the site plan design guidelines of the Zoning Ordinance.

The subject DSP is in conformance with Section 27-461, Uses Permitted in Commercial Zones; Section 27-453, C-O Zone; and Section 27-462, Regulations in Commercial Zones, of the Zoning Ordinance. Multifamily units are permitted in the C-O Zone, pursuant to Footnote 65 of Section 27-461(b), as follows:

#### **Provided:**

- (A) The residential component of Townhouses, Two Family Dwelling Units and Multi-family dwelling units shall be located on a lot(s) or parcel(s) of less than forty (40) acres in size;**

The subject DSP proposes multifamily dwelling units on 7.72 acres, which is a part of the 36.42 acres of the original Capital Court subdivision. Therefore, the DSP conforms to this requirement.

- (B) The property is located at the intersection between: a roadway with a functional transportation classification of arterial; an expressway; and the Capital Beltway (I-495);**

The overall Capital Court subdivision, of which this site is a part, is located at the intersection of MD 214, an expressway, and I-495. Therefore, the DSP conforms to this requirement.

- (C) A boundary of the property is located within three-quarters (3/4) of a mile from a metro station, and does not include property within the boundaries of a sector plan originally approved after January 1, 2013;**

The subject property is located within three-quarters of a mile of the Largo Town Center Metro Station and is within the boundaries of the Morgan Boulevard and Largo Town Center Sector Plan and SMA. Therefore, the DSP conforms to this requirement.

- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;**

The subject application has been approved, in conformance with this requirement.

- (E) Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family and townhouse dwellings shall not apply. These dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. However, those standards shall include a minimum lot size of 1,200 square feet;**

These multifamily units will be located on a single parcel of 7.72 acres.

- (F) The Detailed Site Plan shall include an architectural review in order to ensure the compatibility of the development with the existing neighborhood. Bike and pedestrian connections to mass transit stations, roadways, parks, and other public facilities, as established by Section 24-124.01 of this Code, shall be evaluated as part of the detailed site plan review and approval; and**

The architectural elevations proposed with the subject application are compatible with the surrounding neighborhood. The design proposes many of the same types of high-quality building materials such as brick, stone, and cementitious siding. The Planning Board finds the DSP architecture review acceptable for the development. Existing sidewalks serve the subject site and provide continuous connections to the Largo Town Center Metro Station, Prince George's Community College, nearby bus stops, and other destinations. Off-site bicycle and pedestrian improvements required by other developments within the Largo Town Center will further enhance and improve the bicycle and pedestrian network. The Prince George's County Department of Public Works and Transportation (DPW&T) also has a Complete and Green Street project for Harry S. Truman Drive and several restriping initiatives that will provide designated bike lanes and further buffer sidewalks from travel lanes.

- (G) The site plan shall include a community facility of two (2) floors with separate access for each floor. The Detailed Site Plan may include any additional standards or requirements for inclusion at the time by the Prince George's County Planning Board or District Council.**

DSP-16041 established the timing of the construction of a two-story clubhouse and the recreational facilities within the townhouse portion of the development. The site plan for the architecture and program elements related to the clubhouse will be the subject of a future amendment to DSP-17048, which will be reviewed for conformance to this requirement.

8. **Preliminary Plan of Subdivision 4-16031:** PPS 4-16031 for the development was approved by the Planning Board on June 15, 2017 (PGCPB Resolution No. 17-82), for the creation of 32 parcels for 260 multifamily dwelling units and 308 single-family attached units, subject to 15 conditions. All of the multifamily dwelling units were approved on a single parcel, identified on the PPS as Parcel 1, which is consistent with this DSP proposed as Parcel 1. Of the 15 conditions, the following are applicable to this application:

2. **Total development within the subject property shall be limited to uses which generate no more than 351 AM and 402 PM peak-hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

This application is proposing only 260 dwelling units. The trip cap was based on a density of 568 units. Pursuant to PGCPB Resolution No. 17-86, DSP-16041 was approved with a density of 307 dwelling units. The approved DSP, plus the current DSP, represent a total of 566 dwelling units, two fewer than the original approved density. Consequently, the trip cap will not be exceeded with this DSP.

5. **At the time of a detailed site plan for the townhouse and multifamily developments (not including infrastructure), a Phase II noise report shall be submitted to demonstrate that the interior of all units can be mitigated to 45 dBA Ldn or less.**

A Phase II noise report was submitted with this application and shows that upgraded windows and doors on select units in Buildings 2000 and 3000 will be required to maintain interior noise levels below 45 dBA Ldn. The report concludes that modifications to the proposed exterior wall construction will not be required on any of the three buildings. The DSP reflects the unmitigated 65 dBA Ldn; however, the mitigated 65 dBA Ldn line is not shown and should be delineated, in accordance with the Phase II noise study.

9. **Detailed Site Plan DSP-16041:** DSP-16041 was approved by the Planning Board on June 22, 2017 (PGCPB Resolution No. 17-86), with three conditions, of which only one is relevant to the subject application, as follows:

**2. At the time of a full-scale detailed site plan, on-site active recreational facilities shall be included.**

On-site recreational facilities have been proposed with the application, as described in Finding 6 above.

10. **2010 Prince George's County Landscape Manual:** The proposed residential development is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; 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 correct schedules are provided on the landscape plans, demonstrating conformance to all of these sections, except Section 4.6, for which Alternative Compliance, AC-19004, was submitted. The Planning Board approved the alternative compliance, as follows:

REQUIRED: Section 4.6(c)(1)(B)(i), Buffering Development from a Major Collector or Arterial Road, along Harry S. Truman Drive

Length of bufferyard	669 feet
Minimum bufferyard width	50 feet
Shade Trees (6 per 100 l.f.)	42
Evergreen Trees (16 per 100 l.f.)	108
Shrubs (30 per 100 l.f.)	201
Total Plant Units	1,161*

**Note:** \*Plant units without reduction. The applicant provides a retaining wall and a decorative metal fence that will reduce the required plant units up to 50 percent (580 plant units).

PROVIDED: Section 4.6(c)(1)(B)(i), Buffering Development from a Major Collector or Arterial Road, along Harry S. Truman Drive

Length of bufferyard	669 feet
Minimum bufferyard width	19.7 feet
Shade Trees (6 per 100 l.f.)	21
Evergreen Trees (16 per 100 l.f.)	54
Shrubs (30 per 100 l.f.)	426
Total Plant Units	906

REQUIRED: Section 4.6(c)(1)(B)(ii), Buffering Development from a Freeway or Expressway, along MD 214 (Central Avenue)

Length of bufferyard	483 feet
Minimum bufferyard width	75 feet
Shade Trees (8 per 100 l.f.)	39
Evergreen Trees (20 per 100 l.f.)	97
Shrubs (40 per 100 l.f.)	194
Total Plant Units	1,069

PROVIDED: Section 4.6 (c) (1)(B)(ii), Buffering Development from a Freeway or Expressway, along MD 214 (Central Avenue)

Length of buffer	483 feet
Minimum buffer width	33 feet
Shade Trees (6 per 100 l.f.)	22
Evergreen Trees (16 per 100 l.f.)	50
Shrubs (40 per 100 l.f.)	405
Total Plant Units	875

**Justification**

The applicant requested alternative compliance from Section 4.6(c)(1)(B)(i), Buffering Development from a Major Collector or Arterial Road, along Harry S. Truman Drive, where it is proposed to reduce the bufferyard from the required 50 feet to 19.7 feet and reduce the total plant units from 1,161 to 906. The applicant also proposed a retaining wall, with a varied height from 2 to 10 feet, along Harry S. Truman Drive, along with a 4-foot-high decorative fence. Section 4.6(c)(1)(D) of the Landscape Manual permits the use of a 6-foot-high decorative, opaque fence or wall to reduce the requirement for plant materials by 50 percent. For the section of the retaining wall that is higher than 6 feet, the required plant units can be reduced by 50 percent. The applicant proposed to meet the plant material requirement by providing 78 percent of the plant units along the frontage of Harry S. Truman Drive, for a total of 906 plant units. In addition, the Planning Board requires and conditions a decorative metal fence of 6 feet in height be provided north of the stairs, and a similar decorative metal fence a minimum of 4 feet in height be provided south of the stairs, to earn a reduction for the plant units for this bufferyard. With the combination of the retaining wall, the decorative metal fence, and 15 percent more plant units, the alternative design option will be equally effective as normal compliance with Section 4.6.

The applicant requested alternative compliance from Section 4.6(c)(1)(B)(ii) where it is proposed to reduce the bufferyard width from the required 75 feet to a varying width of 33 to 66 feet, in addition to reducing the total number of plantings from 1,069 to 875 due to the presence of a Washington Suburban Sanitary Commission (WSSC) easement. The applicant also proposed plantings in the WSSC easement, based on the consensus of WSSC in this area. However, it is of the opinion of the Planning Board that the applicant should provide the required total number of



plant units in the bufferyard and a minimum 10 percent additional plant units to offset the impact of the reduced landscape yard. A condition has been included in this resolution, requiring that the applicant provide a minimum of 10 percent more plant units than what is normally required, for the entire bufferyard along MD 214.

The Planning Board finds that, given the proposed fencing and additional planting units, as conditioned, the applicant's proposal is equally effective as normal compliance with Section 4.6 for frontages along both Harry S. Truman Drive and MD 214.

The Planning Board approved Alternative Compliance AC-19004 from the requirements of the 2010 *Prince George's County Landscape Manual* for Section 4.6(c)(1)(B)(i), Buffering Development from a Major Collector or Arterial Road, along Harry S. Truman Drive; and Section 4.6(c)(1)(B)(ii), Buffering Development from a Freeway or Expressway, along MD 214 (Central Avenue), for Capital Court, subject to the conditions listed in the this resolution.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the applicable Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet and contains more than 10,000 square feet of existing woodland. A companion Type 2 Tree Conservation Plan, TCP2-159-04-03, has been submitted for review and is approved.

Since this DSP is part of a larger subdivision, the woodland conservation worksheet was completed for the overall subdivision. The 35.23-acre site contains 12.49 acres of existing woodland on the net tract and 0.18 acre of woodland within the 100-year floodplain. The site has a woodland conservation threshold of 5.25 acres, or 15 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 9.74 acres. The TCP2 will meet this requirement by providing 1.46 acres of on-site woodland preservation, 0.49 acre of reforestation, 0.46 acre in landscape credits, and the remaining 7.31 acres in off-site woodland conservation credits.

The TCP required technical revisions, which were addressed through revised plans.

12. **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 on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule, demonstrating conformance to these requirements through the provision of new plantings on the subject property.
13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the following agencies and divisions. The referral comments are summarized as follows:

- a. **Archeological Review**—The Planning Board adopted herein by reference a memorandum dated January 28, 2019 (Stabler to Burke), which stated that there are no historic sites or resources on, or adjacent to, the subject property. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This application will not impact any historic sites or resources or known archeological sites.
- b. **Community Planning**—The Planning Board adopted herein by reference a memorandum dated February 19, 2019 (Umeozulu to Bishop), which indicated that master plan conformance is not required for this application.
- c. **Transportation Planning**—The Planning Board adopted herein by reference a memorandum dated March 13, 2019 (Burton to Burke), which provided the following summarized comments:

The site layout appears to be very similar to the one presented in the approved PPS and presents acceptable vehicular circulation and access points.

The applicant submitted two departure requests pertaining to on-site parking, DDS-650 and DPLS-460. While these departures are separate requests, the amount of parking proposed for the subject site is contingent upon approval of both departure requests.

- d. **Trails**—The Planning Board adopted herein by reference a memorandum dated March 6, 2019 (Shaffer to Burke), which provided the following summarized comments:

Bike parking has been included at each of the proposed buildings in appropriate locations. The applicant revised the plans to include additional sidewalk connections on the site. In addition to sidewalks between each of the buildings and to the surface parking, sidewalks are provided directly to Harry S. Truman Drive and Capital Court. Internal pedestrian access is accommodated, as modified by the applicant, and no additional sidewalk connections are recommended. DPW&T is currently developing design options for a Complete and Green Street project along Harry S. Truman Drive. Any frontage improvements by the subject application need to be coordinated with this project.

Bicycle and pedestrian access are adequately accommodated on the plans, and no additional master plan trail or sidewalk recommendations are necessary for the subject application.

- e. **Subdivision Review**—The Planning Board adopted herein by reference a memorandum dated January 24, 2019 (Turnquest to Burke), which provided the following summarized comments:

Plat Note 1 (SJH 248-82) states that:

**Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on June 22, 2017, DSP-16041, or as amended by any subsequent revisions thereto.**

The plat note was based on the DSP, which was approved for infrastructure and not approved for the development of this site (Parcel 1). The instant DSP must be reflected on the record plat prior to building permit. The applicant shall file a minor final plat, to be approved by the Planning Director, to correct the DSP number (reflecting DSP-17049), if approved. Two subdivision conditions are included in this resolution.

- f. **Environmental Planning**—The Planning Board adopted herein by reference a memorandum dated February 4, 2019 (Schneider to Burke), which included technical issues which were addressed through plan revisions. It should be noted that the TCP2 covers the overall 35.23 acres, which includes the adjacent townhouse development. No specimen trees or regulated environmental features were identified on the subject 7.72-acre parcel.
- A Subtitle 25 Variance was approved with PPS 4-16031 to remove two specimen trees. Primary management area impacts to the stream buffer for a sewer line and two small isolated wetlands for infrastructure were approved with PPS 4-16031.
- A SWM concept approval letter (60156-2016-01) was submitted with the subject application, with conditions of approval requiring the use of the existing pond, infiltration, extended detention, and submerged gravel wetlands. The concept approval expires on March 6, 2020.
- g. **Prince George's County Fire/EMS Department**—The Planning Board adopted herein by reference a memorandum dated January 24, 2019 (Reilly to Burke), the Fire/EMS Department provided comments relative to the water supply for hydrants, hydrant location and access, fire department connection location, fire vehicle access, and grills in amenity spaces.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board adopted herein by reference a memorandum dated February 4, 2019 (Giles to Bishop), in which DPIE provided comments regarding the adjacent public roadways and required frontage improvements, stated no objections to the DDS, and indicated that the SWM concept is not consistent with the DSP, relative to the specific building layout. Therefore, a condition is included in this resolution requiring that a revised approved stormwater concept plan be submitted prior to certification.
- i. **Prince George's County Police Department**—The Police Department did not provide any comments on the subject application.

- j. **Prince George's County Health Department**—The Planning Board adopted herein by reference a memorandum dated February 6, 2019, in which the Health Department provided the following comments:
- (1) Health Department permit records indicate there are five existing carry-out/convenience store food facilities and one market/grocery store within a one-half-mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes. The applicant should consider setting aside retail space for a tenant that would provide access to healthy food choices in the area.
  - (2) The site is within 500 to 1000 feet of I-495/I-95 and MD 214 which are major arterial roadways. Residential units are sited within the 65 dBA Ldn zone(s). Noise can be detrimental to health with respect to hearing impairment, sleep disturbance, cardiovascular effects, psycho-physiologic effects, psychiatric symptoms and fetal development. Sleep disturbances have been associated with a variety of health problems such as functional impairment, medical disability, and increased use of medical services even amongst those with no previous health problems. Published scientific reports have found that road traffic, considered a chronic environmental stressor, could impair cognitive development in children, such as reading comprehension, speech intelligibility, memory, motivation, attention, problem-solving, and performance on standardized tests. The plans should depict the noise area boundary, but further modifications/adaptations/mitigation are required to minimize the potential adverse health impacts of noise on the susceptible population.
  - (3) There is an emerging body of scientific evidence indicating that fine particulate air pollution from traffic is associated with childhood asthma.
  - (4) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
  - (5) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

There are no commercial spaces proposed with this application. Noise levels and fine particulates from air pollution are being mitigated through the use of architectural treatments and landscaping, and noise and dust created during construction will be regulated at the time of development of the site.

14. Based on the foregoing and as required by Section 27-285(b)(11) 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.
15. As required by Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

**The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The preservation of environmental features was found with the approval of DSP-16041 and TCP2-159-04-01 and continues to be found with the subject application. Therefore, the Planning Board notes that the regulated environmental features have been preserved and/or restored to the fullest extent possible.

#### ADDITIONAL COMMUNITY BENEFITS

16. At the Planning Board hearing, the applicant offered to provide the following additional community benefits:
  - (1) The applicant will allow the Largo Civic Association to use the business conference center in the leasing office for their general membership meetings.
  - (2) The applicant will provide a Largo Civic Association community sign on the subject property along Harry S. Truman Drive. A condition included in this resolution requires the provision of the sign location and details in accordance with Applicant's Exhibit #2.
  - (3) The applicant will provide enhanced lighting in the parking lot, towing service, and landscape improvements on the adjacent Largo-Kettering Branch Library property, as described in Applicant's Exhibit #4.

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 TCP2-159-04-03 and APPROVED Alternative Compliance AC-19004, and further APPROVED Detailed Site Plan DSP-17049 for the above described land, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall submit additional documentation and revise the plans, as follows:
  - a. Provide a revised stormwater management concept plan and approval letter that is consistent with the DSP.
  - b. Revise the architecture on all buildings to emphasize the main entrance doors and to reduce the prominence of the service doors, which may include the use of trim, varying façade depths, different materials, or different door styles.
  - c. Remove the building-mounted signs on Building 1000.
  - d. Indicate the building-mounted sign locations on the site plan.
  - e. Label the material and illumination method for the building-mounted signs.
  - f. Show wheel stops for all parking spaces adjacent to sidewalks.
  - g. Show the sidewalk extension to the entrance door to the north of the trash room door on Building 1000.
  - h. Provide a symbol in the legend for the unmitigated 65 dBA Ldn noise contour and show the mitigated noise contour on the site plan.
  - i. Revise all plans, notes, and schedules to be consistent in the detail of the screen fence provided along Harry S. Truman Drive.
  - j. Provide handicap-accessible ramps where sidewalks intersect roadways.
  - k. Correct the entrance monument sign note to reference the landscape and lighting plan, detail Sheet 2.10.
  - l. Label the disposition of the chain-link fence and split-rail fence identified on the site plan as “to be removed.”
  - m. The site plan has “SIGNS” shown on the property, west of Harry S. Truman Drive. Provide the disposition as “to be removed” or describe what this note means.
  - n. Remove the detail for “Retaining Wall System - Option 2.”
  - o. Provide building heights on the elevations.
  - p. Demonstrate fire truck maneuverability and revise the curb radii, if necessary.

- q. Correct the Parking Table on the plan to provide an additional 0.33 parking space for each three-bedroom unit, resulting in 20 spaces for the three-bedroom units, and a total of 399 required parking spaces.
- r. On the landscape and lighting plan:
  - (1) Show the building-mounted sign locations.
  - (2) Verify that the quantities of plantings shown on the plan matches the quantities described on the planting schedule, and in Alternative Compliance AC-19004.
  - (3) Identify the retaining walls on all sheets.
  - (4) Relocate plantings off of the sidewalks on Sheet L1.00.
  - (5) Correct the site bench on Sheet L1.01 to refer to detail Sheet L2.02.
  - (6) Identify the rectangles on either side of the courtyard entrance.
  - (7) Graphically demonstrate the proposed number of plant units on the landscape plan.
  - (8) Provide a decorative metal fence, 6 feet in height, along the retaining wall fronting Harry S. Truman Drive, north of the stairs.
  - (9) Provide a decorative metal fence, a minimum of 4 feet in height, fronting Harry S. Truman Drive, south of the stairs.
  - (10) Revise the Section 4.6 schedule to reflect the reduction in plant units due to provision of the retaining wall and fence.
  - (11) Provide a minimum 10 percent more plant units than what is normally required, for the entire bufferyard along MD 214 (Central Avenue) and revise the Section 4.6 schedule accordingly.
- s. Revise the garage architecture to be consistent with the residential buildings in terms of roofline, colors, and material patterns.
- t. Revise the site plan to show the location and details for the Largo Civic Association community sign along Harry S. Truman Drive, in accordance with Applicant's Exhibit #2.
- u. Revise the building architecture to provide additional brick and enhancements to the garage doors, in accordance with Applicant's Exhibit #3.

2. Prior to approval of a building permit, a minor final plat of correction, in accordance with Section 24-108 of the Subdivision Regulations, shall be approved by the Planning Director which revises Plat Note 1. Reference to Detailed Site Plan DSP-16041 shall be replaced with DSP-17049, with the appropriate approval date.

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

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Geraldo, and Hewlett voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, April 11, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of May 2019.

Elizabeth M. Hewlett  
Chairman

By Jessica Jones  
Planning Board Administrator

EMH:JJ:TB:gh