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DETAILED SITE PLAN

DSP-03055

Application	General Data
Project Name: Timber Ridge Location: East side of Brandywine Road, adjacent to Den Lee Road Applicant/Address: Timberlake Homes, Inc. 95 Kettering Drive Upper Marlboro, MD 20774	Date Accepted: 11/6/2003
	Planning Board Action Limit: 1/30/2004 (waived)
	Plan Acreage: 254.6
	Zone: R-80, R-R
	Dwelling Units: 289
	Square Footage: NA
	Planning Area: 81A
	Tier: Developing
	Council District: 9
	Municipality: NA
200-Scale Base Map: 214SE06	

Purpose of Application	Notice Dates
289 single-family residences in a Cluster Subdivision	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 8/19/2003
	Sign(s) Posted on Site: 01/16/04

Staff Recommendation		Staff Reviewer: Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 28, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan DSP-03055
Timber Ridge

The Urban Design Staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the recommendation section below.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Section 24-137, Cluster Subdivisions, of the Subdivision Ordinance; Section 27-428, Rural Residential; and Section 27-429, One-family Detached Residential, of the Zoning Ordinance.
- b. The requirements of the Preliminary Plan of Subdivision 4-03003.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral Comments.

FINDINGS

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

- 1. **Request:** The subject application is for a Cluster Subdivision consisting of 289 lots and seven parcels.
- 2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-R and R-80	R-R and R-80
Use	Vacant	Single-family residential
Acreage	233.96	233.96
Lots	0	289
Parcels	0	7
Square footage	NA	NA

Cluster Development Data

R-R Zone

Area within slopes greater than 25%	11.39 acres
Area within preliminary 100-year floodplain	29.4 acres
Cluster net tract area	192.90 acres
Minimum lot size permitted	10,000 square feet
Minimum lot size proposed	10,000 square feet
Number of lots permitted	385
Number of lots proposed	271
Cluster open space required	40 acres
Cluster open space provided	92.95 acres
Mandatory dedication required	0
Mandatory dedication proposed	10.19 acres
Total open space required	26.66 acres
Total open space proposed	92.95 acres
Open space to be conveyed to HOA	82.76 acres
Open space to be conveyed to M-NCPPC	10.19 acres

R-80 Zone

Gross tract area	11.27 acres
Area within slopes greater than 25%	0.85 acres
Area within preliminary 100-year floodplain	0 acres
Cluster net tract area	10.42 acres
Minimum lot size permitted	6,500 square feet
Minimum lot size proposed	10,000 square feet
Number of lots permitted	31
Number of lots proposed	18
Cluster open space required	0 acres

3. **Location:** The subject site is in Council District 9, Planning Area 81A. It is located on the east side of Brandywine Road directly across from Den Lee Road in Clinton.
4. **Surroundings and Use:** The property is bounded on the north by vacant land in the R-R Zone, south by single-family residences in the R-80 Zone, east by Brandywine Road, and west by Branch Avenue.
5. **Previous Approvals:** On June 19, 2003, the Planning Board approved a Preliminary Plan of Subdivision 4-03003 for the subject site (PGCPB No. 03-117).
6. **Design Features:** The applicant is proposing the lots around the open spaces to be dedicated to M-NCPPC and the homeowners association in order to preserve view corridors throughout the

development. Access to the property is from Brandywine Road. The proposed development will have a vehicular connection to the development on the south side. Various recreational amenities like trails, play grounds, and picnic areas are provided throughout the development on HOA land and land to be dedicated to M-NCPPC. The applicant has provided a recreational area with a tot lot, preteen lot, and picnic tables in the open area between the eastern and western portions of the development. A gazebo with seating will be proposed in the open space near the entrance to the subdivision. Conditions regarding submission of a private recreational facilities agreement have also been added. Extensive landscaping and entry features with signage have been provided at the entrance to the subdivision to create a gateway for the proposed subdivision.

The subject Detailed Site Plan includes site/grading and landscape and architectural plans for the subdivision. The applicant is proposing the following architectural models for the subdivision:

Model	Square Feet
Willow Oak II	2,740
Chesapeake 2500 House	2,656
Cypress 2434 House	2,434
Patuxent	2,885
White Oak II	3,073
Severn	2,609
Potomac	3,464
Purdue	2,312
Harvard	2,312
Rembrandt	3,102
Princeton	3,048
Oxford I & II	2,440
Emory I & II	2,329
Kingsport	3,442
Hampton	3,176
Monticello	4,284
Exeter	2,372
Radcliffe	2,900
Westminister	3,380

The proposed models have various options like brick facades, shutters, windows, window trim, bay windows, and entrance porches. The proposed design features contribute to the overall superior quality of architecture proposed for this development. The applicant has provided partial elevations for some of the above models. A condition of approval has been added to require the applicant to provide complete elevations for all the models. A condition of approval has also been added to require that at least 50 percent of the proposed houses have a full brick façade to contribute to the superior quality of the entire development.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** Single-family residences are permitted uses in the R-R and R-80 Zones. The applicant has not clearly delineated the zoning line on the cover sheet and the 30-scale sheet. Appropriate notes must be added that demonstrate that the proposed lots meet the zoning standards of the R-80 and R-R Zones. Conditions of approval have been added to require the same.
8. **Preliminary Plan:** The following conditions of Preliminary Plan 4-03003 are applicable to the

subject Detailed Site Plan:

2. *A Type II Tree Conservation Plan shall be approved in conjunction with the approval of the Detailed Site Plan.*

Compliance with this condition is discussed in detail in Finding 11g.

9. *The DSP shall evaluate the relocation of Lots 1 and 2, Block A from the “fringe” of the development, in addition to evaluating the most appropriate location for open space windows throughout the development.*

Since the applicant is providing adequate landscaping and entrance features to create a gateway for the subdivision, Lots 1 and 2, Block A, need not be relocated.

The lot numbers on the Detailed Site Plan do not match the lot numbers on the Preliminary Plan. A condition of approval has been added to require the same.

23. *As part of the Detailed Site Plan, a combined Phase I and Phase II Noise Study shall be submitted. The study shall demonstrate that earthen berms, plant materials, fencing, and/or the establishment of a building restriction line shall provide adequate protection and screening from traffic nuisances. Adequate protection means that the interiors of all residential structures shall experience noise levels of 45 dBA Ldn or less and that all private outdoor activity areas and all HOA recreation facilities shall experience noise levels of 65 dBA Ldn or less.*

Compliance with this condition is addressed in detail in Finding 11g.

25. *Review of the DSP shall include the review of the proposed stormwater management facilities for views and landscaping. The pond at the entrance of the subdivision shall be designed as an amenity to the community.*

The applicant is no longer proposing a stormwater management pond at the entrance to the community. However, there is adequate landscaping proposed along all the proposed stormwater management ponds. A condition of approval has been added to require the applicant to explore access to the areas around the stormwater management ponds so that they can be designed as amenities to the community.

9. **Landscape Manual:** The proposal is subject to the requirements of Section 4.1 (Residential Requirements), Section 4.7 (Buffering Incompatible Uses) and Section 4.6 (Buffering Residential Development from Streets) of the *Landscape Manual*. The applicant has provided landscape schedules for conformance with Section 4.1 of the *Landscape Manual* but has not provided landscape schedules for compliance with Section 4.6 and Section 4.7 of the *Landscape Manual*. A condition of approval has been added to require the same.
10. **Woodland Conservation Ordinance:** Compliance with the requirements of the Woodland Conservation Ordinance is discussed in detail in Finding 11g.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are as follows:

- a. In a memorandum dated December 1, 2003, the Permits Review Section has requested minor changes to the site plan. Conditions of approval have been added to require the same.
 - b. In a memorandum dated December 29, 2003, the Community Planning Division has stated that there are no master plan or General Plan issues related to this Detailed Site Plan.
 - c. In a memorandum dated January 16, 2004, the Department of Environmental Resources has stated that the proposal is consistent with approved stormwater concept #22245-2002.
 - d. In a memorandum dated December 12, 2003, the Washington Suburban Sanitary Commission has stated that there is an approved SEP project within the limits of the site.
 - e. In a memorandum dated December 31, 2003, the Transportation Planning Section has stated that the master plan recommends that Brandywine Road be designated as a Class III bikeway with appropriate signage. Conditions requiring financial contribution for placement of signage and requiring standard sidewalks along the internal roadways have been addressed at the Preliminary Plan stage.
 - f. In a memorandum dated November 26, 2003, the Subdivision Section has identified relevant conditions of approval of Preliminary Plan 4-03003 with which compliance is required.
 - g. In a memorandum dated February 6, 2004, the Environmental Planning Section has stated that this site was previously reviewed during the preliminary plan stage. There are streams, wetlands and 100-year floodplains on the property. The Subregion VI master plan indicates a large area of natural reserve on the site. No designated scenic or historic roads are affected by the proposal. The proposed use is not a noise generator. There are no rare, threatened or endangered species on the property. Marlboro clay does not occur on this area. The site is in the Developing Tier according to the General Plan. The site is subject to the provisions of the Woodland Conservation Ordinance. A Type II Tree Conservation Plan TCPII/196/03 has been submitted. The proposed stormwater management details conform to CSD 22245-2002-00 approved by the Department of Environmental Resources. A forest stand delineation study was submitted and reviewed. The woodland conservation requirement for this proposal is 68.63 acres. The applicant is proposing 59.10 acres of on-site preservation and 10.91 acres of on-site reforestation/replacement. The Section has recommended approval of TCPII/196/03 with minor conditions of approval. Issues regarding sensitive environmental features were addressed at preliminary plan stage. A soils report may be required during the permit review process.
 - h. In a memorandum dated January 26, 2004, the Transportation Planning Section has stated that the subject site plan is acceptable from the standpoint of access and circulation. The property was the subject of a 2003 traffic study and was approved pursuant to a finding for adequate public facilities during the preliminary plan stage. The basis of those findings remains valid at this time.
12. With the proposed conditions, Detailed Site Plan SP-03055 represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-03055 and TCPII/196/03 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan:
 - a. The applicant shall revise the site/grading, landscaping and architectural drawings to show the following:
 - (1) A maximum 30 percent lot coverage for all the lots.
 - (2) House templates to include dimensions of bay windows and fireplaces and to indicate that areaways are below grade. If above grade, dimensions shall be added.
 - (3) All existing building and structures identified.
 - (4) All existing buildings to be removed identified.
 - (5) All structures from the public right-of-way of road 'A' removed.
 - (6) Sign details to include the cobblestone ring denoting the lettering area.
 - (7) Landscaping at the base of the gateway sign.
 - (8) The gateway signs set back from the roadway to maintain unobstructed lines of vision for 500 linear feet in all directions of travel.
 - (9) A note providing information about the specimen tree candidates.
 - (10) A lot size table.
 - (11) A list of open space parcels, the acreage and to whom they are to be dedicated.
 - (12) The 65 dBA noise contour labeled.
 - (13) Complete elevations for all the proposed architectural models.
 - (14) The zoning line clearly delineated on the cover sheet and the 30-scale sheets.
 - (15) Notes regarding compliance of the proposed lots with the development standards of the R-R and R-80 Zones.
 - (16) The lot numbers matching the lot numbers on Preliminary Plan 4-03003.
 - (17) Landscape schedules that show compliance with Section 4.6 and Section 4.7 of the *Landscape Manual*.
 - (18) At least 50 percent of the proposed houses with a full brick façade.
 - b. The applicant shall provide passive recreational amenities like trails around the stormwater

management ponds subject to the approval of the Department of Environmental Resources.

- c. The Type II Tree Conservation Plan shall be revised to:
 - (1) Remove the TCP notes on Sheet 1 of 1.
 - (2) Provide a Type II TCP approval block on each sheet.
 - (3) Have the revised plan signed and dated by the qualified professional who prepared the plan.

2. Prior to a submission of the first final plat of subdivision, the applicant shall enter into a private recreational facilities agreement (RFA) with the Development Review Division for the construction of the recreational facilities. Upon approval by the Development Review Division, the RFA shall be recorded among the land records of Prince George's County. The recreational facilities agreement shall include a list of recreational facilities and show the facilities bonded prior to approval of the first grading permit and constructed prior to issuance of a building permit for the 200th unit in the development.