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DETAILED SITE PLAN TCPII/193/92-01

DSP-03094;

Application	General Data
Project Name: BELMONT CREST SUBDIVISION Location: South side of Old Marlboro Pike, approximately 400 feet west of its intersection with Woodyard Road. Applicant/Address: Belmont Crest, LLC. 1600 Trade Zone Avenue, Suite #401A Upper Marlboro, MD. 20772-3650	Date Accepted: 03/08/04
	Planning Board Action Limit: Waived
	Plan Acreage: 62.0
	Zone: R-R
	Lots: 109
	Parcels: 9
	Planning Area: 77
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 208SE09

Purpose of Application	Notice Dates
CONSTRUCTION OF 109 SINGLE-FAMILY DETACHED HOMES	Adjoining Property Owners: (CB-12-2003) 12/08/04
	Sign(s) Posted on Site: 5/24/04
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Wagner, Gary	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 2, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Gary Wagner, Planner Coordinator
SUBJECT: Detailed Site Plan DSP-03094
Belmont Crest Cluster

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. Conformance to the approved Preliminary Plan, 4-03060;
- b. Conformance to Section 24-137 of the Subdivision Regulations, which govern cluster development;
- c. Conformance to Section 27-428 of the Zoning Ordinance, which regulates development in the R-R Zone and the Prince George's County *Landscape Manual*;
- d. Conformance to the Woodland Conservation and Tree Preservation Ordinance;
- e. Referrals.

FINDINGS

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

1. **Request:** The subject application proposes the development of 109 single-family detached homes utilizing the cluster design alternative. The site consists of 62 acres in the R-R Zone. No flag lots are proposed.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Vacant	Single-family detached
Acreage	62	62
Lots	0	109
Parcels	0	7
Square Footage/GFA	N/A	N/A
Dwelling Units:		
Attached	0	0
Detached	0	109
Multifamily	0	0

Cluster Development Data

Gross Tract Area	62.00 acres		
Areas of Slopes Greater than 25%	1.67 acres		
Areas Within Existing 100-Year Floodplain	0.67 acres		
Cluster Net Tract Area (Gross – F.P. – 25% Slope)	59.66 acres		
Number of Lots Permitted at 2.0 du/acre	119 lots		
Number of Lots Proposed	109 lots		
Number of Flag Lots Proposed	0 lots		
Minimum Lot Size Permitted:	10,000 sq. ft.		
Minimum Lot Size Proposed:	10,000 sq. ft.		
Cluster Open Space Required	18.26 acres		
2/3 of the Required Cluster Open Space to be outside of the 100-Year Floodplain and Stormwater Management Facilities	12.23 acres		
Cluster Open Space Proposed Outside the 100-Year Floodplain and Stormwater Management Facilities	13.65 acres		
Total Cluster Open Space Provided	22.44 acres		
Mandatory Dedication Required (Private Recreational Facilities Provided)	0.00 acres		
Open Space to be Conveyed to the Homeowner’s Association	22.44 acres		
Open Space to be Conveyed to MNCPPC	0.00 acres		
Open Space to be Conveyed to Prince George’s County	0.00 acres		
Area of Patuxent Management Area (PMA)	5.00 acres		
<u>Modification in Dimensional Standards Permitted in Cluster</u>	<u>Standard in Zone</u>	<u>Modification Allowed</u>	<u>Proposed</u>
27-442(c) Net Lot Coverage	25%	30%	30%
27-442(d) Lot width at Building Line	80’	75’	75’
Lot Frontage Along Street Line	70’	50’	50’
Lot Frontage Along Cul-de-sac	60’	50’	50’

3. **Location:** The property is located in the southwest quadrant of the intersection of Pennsylvania Avenue (MD 4) and Woodyard Road, and on the south side of Marlboro Pike, approximately 400 feet west of Woodyard Road.

COMPLIANCE WITH EVALUATION CRITERIA

4. **Preliminary Plan of Subdivision, 4-03060:** The detailed site plan is in conformance with Preliminary Plan 4-03060 and applicable conditions. The following conditions of the preliminary plan warrant discussion:
 1. **Prior to signature approval of the preliminary plan:**
 - a. **The plan shall be revised so that all lots along Marlboro Pike Relocated are a minimum of 20,000 square feet, unless it can be demonstrated at the time of Detailed Site Plan that these lots appear as conventional 20,000-square-foot lots, pursuant to Section 24-137(d) of the Subdivision Regulations.**
 - c. **The “Open Play Field” designation for Parcel “F” shall be removed from the plan. Parcel “F” shall be labeled “Use to be Determined at Detailed Site Plan.”**

With regard to condition 1.a. above, the applicant has revised the plan so that the lots along Marlboro Pike Relocated are a minimum of 20,000 square feet.

With regard to condition 1.c. above, the applicant has provided private recreational facilities consisting of a school-age playground with two benches, trails, and a picnic area in Parcel F. Parcel F is a large open space that can be used for open play activities as well.

Additionally, the applicant has provided two tennis courts with four benches, trails and a picnic area in Parcel G of the development. The two open space areas are linked by six-foot-wide asphalt trails. The amount of recreational facilities required by this development, based on the “Formula for Determining the Value of Recreational Facilities to be Provided in Small Subdivisions (for Populations up to 1000),” for 109 dwelling units in Planning Area 77 is \$137,662. The amount of recreational facilities provided for the development, based on the recommended bond amounts for recreational facilities by the Department of Parks and Recreation, is \$213,000, broken down as follows:

1 double tennis court	\$85,000.00
1 school-age playground	\$60,000.00
2 picnic areas (\$7,000.00 ea.)	\$14,000.00
6 benches (\$600.00 ea.)	\$3,600.00
1,440 LF 6’ wide asphalt trail	\$50,400.00

All recreational facilities should be constructed prior to the issuance of the 90th building permit.

4. **At the time of the detailed site plan, a Type II Tree Conservation Plan shall be approved. The TCP II shall show the planting of the buffer around the perimeter of Parcel F with planting stock a minimum of one-inch caliper and the placement of a permanent split-rail fence or equal adjacent to the lots whose rear lots lines abut the afforestation areas on Parcel F.**

The Environmental Planning Section recommends approval of the Type II tree conservation plan and that the TCPII shows the planting of the buffer around the perimeter of Parcel F with planting stock a minimum of one-inch caliper and the placement of a permanent split-rail fence adjacent to the lots whose rear lot lines abut the reforestation areas on Parcel F.

8. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan #12974-2003-00, or any revisions thereto.

Because of the reconfiguration of the lots along Marlboro Pike to be 20,000 square feet, the applicant was required to submit a revised conceptual stormwater management plan to DER. Prior to certification, the applicant should provide evidence that the detailed site plan is in conformance with the revised conceptual stormwater management plan.

9. The applicant, the applicant's heirs, successors, and/or assigns shall provide the following:

- a. **A public use hiker/equestrian easement, 75 feet wide where feasible, from Marlboro Pike at its intersection with the Charles Branch Tributary south, through Parcels "D" and "E" to the southern property line, where it will connect to the existing trail easement in the Windsor Park subdivision. The easement may narrow where necessary. The easement shall be marked and labeled on the preliminary plan and final plat.**
- b. **Standard sidewalks on both sides of all internal roads, per the concurrence of DPW&T.**

With regard to 9.a. above, the hiker/equestrian easement should also be shown on the detailed site plan.

With regard to 9.b. above, standard sidewalks have been shown on both sides of all internal roads on the detailed site plan.

11. At the time of the Detailed Site Plan, a determination shall be made as to the use of Parcel "F."

As mentioned above, private recreational facilities have been provided in Parcel F.

14. MD 223 at MD 4 EB Off-Ramp: Prior to the approval of the detailed site plan, the applicant shall submit an acceptable traffic signal warrant study to SHA and, if necessary, DPW&T for the intersection of MD 223 at the MD 4 EB Off-Ramp. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property and install it at a time when directed by the appropriate permitting agency.

A traffic signal warrant study has been submitted to Transportation Planning staff, SHA, and DPW&T.

- 16. For all lots fronting on the future Marlboro Pike, access to each lot shall either be directed to the minor street, or the applicant shall provide driveways with a turnaround capability in order to minimize the need for vehicles accessing each lot to back onto the future Marlboro Pike.**

This condition has not been met. The detailed site plan should be revised to provide vehicular turnaround capability for all lots with frontage on Marlboro Pike Relocated.

- 5. Section 24-137, Cluster Regulations:** The Detailed Site Plan is in conformance with the cluster regulations of the Subdivision Ordinance and meets the criteria for approval in Section 24-137 (g).

The cluster regulations require the review of the architectural elevations for exterior finish materials for the purpose of eliminating monotony of front elevations and to encourage a variety of architectural styles. The applicant is proposing the following architectural models by Charleston Homes and Equity Homes:

House Type	Square Footage with all options*
<u>Charleston Homes</u>	
The Charlotte	3,100 sq. ft.
The Atlanta	3,200 sq. ft.
Chapel Hill	3,100 sq. ft.
<u>Equity Homes</u>	
Coventry	3,039 sq. ft.
Oxford	3,004 sq. ft.
Preston	4,254 sq. ft.
Lancaster	4,325 sq. ft.
Sheffield	3,158 sq. ft.
Dorset	3,643 sq. ft.
Ashleigh	3,897 sq. ft.
Kentwell II	4,078 sq. ft.
Newport	3,970 sq. ft.
Manchester	4,088 sq. ft.

*Finished square footage

All of the above models offer a variety of architectural details and exterior finish materials such as brick, siding, stucco or stone. Each model offers several different front elevations with a variety of roof pitches and styles, and all offer two-car garages. Three-car garages are offered as an option on some of the models. In order to ensure quality development, staff recommends that a minimum of 50 percent of the dwelling units have brick front elevations.

- 6. Zoning Ordinance:** The detailed site plan is in conformance to the requirements of Section 27-428 of the Zoning Ordinance, which regulates development in the R-R Zone and is also in conformance with the applicable sections of the Prince George's County *Landscape Manual*.

REFERRALS

7. In a memorandum dated April 19, 2004 (Stasz to Wagner), the Environmental Planning Section offered the following comments:

Background

The Environmental Planning Section previously reviewed a Type II Tree Conservation Plan, TCPII/193/92, for a portion of the subject property. A Preliminary Plan of Subdivision, 4-03060, and a Type I Tree Conservation Plan, TCPI/45/03, were approved by PGCPB. No. 03-217 on November 13, 2003. This Detailed Site Plan is required by Condition #7 of PGCPB. No. 03-217.

Site Description

The 62.00-acre property in the R-R Zone is on the south side of Old Marlboro Pike, approximately 400 feet west of its intersection with Woodyard Road. There is a stream and associated wetlands on the property that drain into Charles Branch in the Patuxent River watershed. Current air photos indicate that about one-quarter the site is forested. The *Mellwood-Westphalia Master Plan* does not show any Natural Reserve on the property. No scenic or historic roads are affected by this proposal. There are no nearby sources of traffic-generated noise. The proposed use is not expected to be a noise generator. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Croom, Westphalia and Woodstown series. Marlboro Clay does not occur in this area. The site is in the Developing Tier according to the adopted *General Plan*.

Environmental Review

1. This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and it has more than 10,000 square feet of woodland. A Type I Tree Conservation Plan, TCPI/45/03, was approved by PGCPB. No. 03-217.

A Type II Tree Conservation Plan, TCPII/193/92-01, was submitted with this application. The plan proposes clearing 9.17 acres of the existing 15.03 acres of upland woodland and clearing 0.16 acre of the existing 0.63 acre of floodplain woodland. The woodland conservation requirement for this proposal has been correctly calculated as 19.54 acres. The plan proposes to meet the requirement by providing 4.88 acres of on-site preservation, 8.83 acres of on-site planting, and 5.83 acres of off-site conservation for a total of 19.24 acres. An additional 0.98 acre of woodland is proposed to be preserved but not used to meet any requirement.

The layout of the woodland conservation areas is consistent with Tree Conservation Plan TCPI/45/03. It is apparent that the site has been designed to preserve all of the priority woodland on site to the extent practicable. Afforestation of unwooded portions of the Patuxent River primary management area preservation area will provide added protection to the stream valley. The proposed plantings on the HOA parcels "A," "B," "I," and "J" that are adjacent to Old Marlboro Pike will serve to visually buffer the development from traffic.

Condition 4 of PGCPB. No. 03-217 reads:

“At the time of the detailed site plan, a Type II Tree Conservation Plan shall be approved. The TCPII shall show the planting of the buffer around the perimeter of Parcel F with planting stock a minimum of one-inch caliper and the placement of a permanent split-rail fence or equal adjacent to the lots whose rear lots lines abut the afforestation areas on Parcel F.”

In conformance with Condition 4 of PGCPB No. 03-217, the TCPII shall shows the planting of the buffer around the perimeter of Parcel F with planting stock a minimum of one-inch caliper and the placement of a permanent split-rail fence adjacent to the lots whose rear lots lines abut the afforestation areas on Parcel F.

Recommended Action: The Environmental Planning Section recommends approval of TCPII/193/92-01.

2. This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. Wetlands, minimum 25-foot wetland buffers, streams, minimum 50-foot stream buffers, all areas with severe slopes, and all areas with steep slopes containing highly erodible soils are shown on the detailed site plan and the Type II tree conservation plan. The Patuxent River primary management area (PMA) preservation area as defined in Section 24-110 of the Subdivision Regulations is correctly shown.

A letter of justification for impacts to the PMA was reviewed with Preliminary Plan 4-03060. Of the total area of the PMA on the site, only those areas associated with the master plan realignment of Old Marlboro Pike and the stormwater management pond outfall approved by Stormwater Management Concept Plan 12974-2003-00 will be impacted. In approving 4-03060, the Planning Board found that the Patuxent River PMA would be preserved in its natural state to the fullest extent possible.

Comment: No further action regarding sensitive environmental features is required with regard to this detailed site plan review.

3. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Croom, Westphalia and Woodstown series. Croom and Westphalia soils are highly erodible and require special attention in the design of erosion/sediment control measures in areas with steep slopes. Woodstown soils can have impeded drainage and seasonally high water tables.

Discussion: This information is provided for the applicant's benefit. No further action is needed as it relates to this preliminary plan of subdivision review. A soils report may be required by the Prince George's County Department of Environmental Resources during the permit process review.

4. A Stormwater Management Concept Plan, CSD #12974-2003-00, was approved by the Prince George's County Department of Environmental Resources on May 27, 2003. The plan indicates the use of two on-site ponds to provide water quality and quantity controls.

Comment: No further action regarding stormwater management is required with regard to this Detailed Site Plan review.

8. In a memorandum dated May 10, 2004 (Masog to Wagner), the Transportation Planning Section offered the following comments:

Review Comments

There are a number of transportation-related conditions on the underlying subdivision, and the status of these are summarized below:

4-03060:

Condition 12—Requires transportation improvements at the intersection of MD 223 and Marlboro Pike. This condition is enforceable at the time of building permit. OK.

Condition 13—Requires transportation improvements at the intersection of MD 223 and Dower House Road. This condition is enforceable at the time of building permit. OK.

Condition 14—Requires the study of signalization at the intersection of MD 223 at the MD 4 eastbound off-ramp and subsequent bonding and installation if the signal is warranted. This condition requires that the study be submitted to the State Highway Administration (SHA) prior to the approval of the detailed site plan, with subsequent actions to occur at a later stage. The transportation staff has received a copy of a study that was submitted to SHA and DPW&T

Condition 15—Requires dedication along the future alignment of Marlboro Pike. The plan fully conforms to the preliminary plan, which showed correct right-of-way. OK.

Condition 16—Requires all lots fronting onto future Marlboro Pike to direct driveway access to a lesser street or show driveways with a turnaround capability. Only 11 lots have frontage on future Marlboro Pike. All driveways should either be directed to the minor streets or show a turnaround capability, and curb cuts along this collector facility should be minimized.

Vehicular and pedestrian access within the site is acceptable. Adequate right-of-way in accordance with the master plan is shown along future Marlboro Pike.

The subject property was the subject of a 2003 traffic study, and was given subdivision approval pursuant to a finding of adequate transportation facilities made in 2003 for Preliminary Plan of Subdivision 4-03060. Insofar as the basis for those findings is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities that are existing, programmed, or which will be provided as a part of the development if the development is approved.

9. The detailed site plan 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.

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-03094 and TCPII/193/92-01, subject to the following conditions:

1. Prior to certification the following revisions shall be made to the detailed site plan:
 - a. All lots with frontage on Marlboro Pike Relocated shall provide vehicular turnaround capability.
 - b. The hiker/equestrian easement, referenced in condition 9.a of Preliminary Plan 4-03060 shall be shown on the detailed site plan.
2. A minimum of 50 percent of all dwelling units shall have brick front elevations.
3. All recreational facilities shall be completed prior to the issuance of the 90th building permit.