



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-04011

Application	General Data
Project Name: Henson Valley Cluster Location: Northwest end of Webster Lane, approximately 2,000 feet west of its intersection with Allentown Road Applicant/Address: Henson Valley Enterprisers 105 South Crain Highway, Suite 2 Glen Burnie, MD 21061-3550	Date Accepted: 5/6/04
	Planning Board Action Limit: Waived
	Plan Acreage: 48.10
	Zone: R-R
	Dwelling Units: 61
	Square Footage: NA
	Planning Area: 76
	Tier: Developing
	Council District: 8
	Municipality: NA
200-Scale Base Map: 209SE03	

Purpose of Application	Notice Dates
A Detailed Site Plan for 61 single-family lots	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 3/11/04
	Sign(s) Posted on Site: 6/15/04

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 23, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-04011, Henson Valley Cluster,
Type II Tree Conservation Plan, TCPII/28-04-01

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-R Zone
- b. The requirements of Preliminary Plan of Subdivision 4-03019
- 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 the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan for 61 single-family detached homes.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Vacant/wooded	Residential
Acreage	48.1	48.1
Cluster net tract area	41.22	41.22
Area within existing 100-year floodplain	2.1	2.1
Area of slopes greater than 25%	1.45	1.45
Number of lots	N/A	61 (82 permitted)
Minimum lot area (square feet)	N/A	10,000 (10,000 permitted)
Number of flag lots	N/A	0

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Cluster open space (acres)	11.83	20.85
Mandatory dedication	2.4	Fee-in-lieu

CLUSTER MODIFICATIONS

	STANDARD	ALLOWED	PROPOSED
Net lot coverage	25%	30%	30%
Lot width at building line (ft.)	100	75	75
Frontage along street (ft.)	70	50	50
Frontage along Cul-de-sac (ft.)	60	50	50

ARCHITECTURAL MODEL DATA

Model	Base Finished Area (Sq.Ft.)
Avalon	2,935
Courtland	2,877
Highgrove	3,576
Oberlin	2,632
Victoria	2,439
Waverly	3,189
Zachary	2,249

LOT SIZE DATA

Size (Sq.Ft.)	Number of Lots	Percentage
10,000–11,000	38	62
11,001–15,000	22	36
Larger than 15,001	1	2
Total	61	100

3. **Location:** The subject property is located on the northwest end of Webster Lane, approximately 2,000 feet west of its intersection with Allentown Road, in Planning Area 76 and Council District 8.
4. **Surroundings and Use:** The proposed development is an extension of an approved but yet-to-be developed subdivision—Noah Glen to the east in the R-R Zone. To the north of the property is the Henson Creek Stream Valley Park of M-NCPPC in the R-O-S Zone; to the south are single-family homes in the R-R Zone; and to the west is an undeveloped property owned by the Board of Education in the R-O-S Zone.
5. **Previous Approvals:** The subject site has an approved preliminary plan of subdivision, 4-03019 (Resolution PGCPB No. 03-191), including a Type I Tree Conservation Plan, TCPI/21/03. The site also has a Stormwater Management Concept Approval, #38262-2002-00.
6. **Design Features:** The subject property consists of approximately 48.1 acres of land in the R-R Zone. It is undeveloped and wooded. A small tributary runs across the northern section of the property and a PEPCO easement bisects the property, running from the southeast to the northwest.

The site will be accessed through the extension of the existing Henson Valley Way, which is further connected with four cul-de-sac streets and one stubbed street ending at the boundary line of the Board of Education property between Lots 45 and 43. The proposed 61 single-family detached homes are arrayed along both sides of the internal streets.

Seven 2-story architectural models are proposed for the development. The models are mainly of traditional architectural style with varied roof patterns and decorative elements. Each model has a two-car garage as a standard feature and is finished with either standard vinyl siding or brick veneer. All models will have a brick front elevation. Total base finished area of the models, as indicated in the Architectural Model Data table, varies from 2,249 to 3,576 square feet.

7. **Recreational Facilities:** At the time of Preliminary Plan 4-03019 approval, the Department of Parks and Recreation recommended a fee-in-lieu of park dedication be required because the size and location of land available for dedication is unsuitable for park purposes.

The subject detailed site plan (DSP) shows a tot lot adjacent to Lot 53. One multifunction play structure, two spring buddies, one double bay swing with two sling seats and two tot buckets, and two benches have been proposed on the tot lot.

A sanitary sewer connection has also been shown on the property of the Henson Valley Stream Valley Park to the north. But no connection in the form of either a pedestrian path or trail from the subject property to the Henson Valley Stream Valley Park has been shown on the DSP. Because a master plan trail has already been built on the park property north of the subject site, the Urban Design Section believes that a connection to the existing master plan trail from the subject subdivision is vital. Because the proposed sewer connection is on park property, the Department of Parks and Recreation's comments will govern this issue.

COMPLIANCE WITH EVALUATION CRITERIA

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed single-family detached dwellings are a permitted use in the R-R Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density.
9. **Preliminary Plan of Subdivision 4-03019:** Preliminary plan of subdivision 4-03019 was approved by the Planning Board on December 4, 2003, subject to 11 conditions. The following conditions are relevant to the detailed site plan review:

2. A detailed site plan shall be approved prior to approval of the final plat.

Comment: This detailed site plan was filed in order to fulfill this condition.

3. At the time of detailed site plan review, the following shall be provided:

- a. **Appropriate landscaping shall be provided along the Pepco Power lines. The area between Lots 22 and 26 and the power lines shall be landscaped with tall, fast growing shade and evergreen trees to buffer the front yards of those lots from the power lines.**
- b. **All corner lots shall have adequate lot frontages that will allow equal building setbacks on each street while keeping a private and usable rear yard.**
- c. **Adequate yard areas shall be provided on lots with required bufferyards.**

Comment: The lotting pattern shown on the subject DSP is different from what Condition 3.a. described. Condition 3.a. is no longer relevant except for Lot 22. Shade trees such as Green Ash and Oak and evergreen trees such as Colorado spruce have been proposed on the open space between Lot 22 and the PEPCO easement to buffer the front yard of Lot 22. The subject DSP is in general compliance with the above conditions regarding corner lots and adequate yard areas as well.

10. **Landscape Manual:** The proposed development is subject to Section 4.1, Residential requirements, and Section 4.7, Buffering incompatible uses, of the *Landscape Manual*.

- a. Section 4.1(e) requires, for cluster development in the R-R Zone, a minimum of three major shade trees and two ornamental or evergreen trees for each lot. For a total of 61 single-family detached lots, a total of 183 shade trees and 122 evergreen or ornamental trees is required for this subdivision. The landscape plan proposes 183 major shade trees, 58 ornamental trees, and 64 evergreen trees and complies with the requirements of Section 4.1(e).
- b. A PEPCO easement runs from the southeast to the northwest of the subject property and is adjacent to Lots 23, 24, 26, 27, 28, 35, 36, and 37. A PEPCO easement is defined as a “medium” impact use by the *Landscape Manual*. Per Section 4.7, a Type “C” bufferyard is required with a minimum 40-foot building setback and a 30-foot-wide landscaped strip to be planted with 120 plant units per 100 linear feet of property line. The landscape plan shows the required Section 4.7 bufferyard and the schedules and complies with the

requirements of Section 4.7. Lot 25 is, however, not adjacent to the PEPCO easement; it should be removed from the Section 4.7 Schedule.

11. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there is a previously approved Type I tree conservation plan, TCPI/21/03.

- a. The detailed forest stand delineation (FSD) was submitted and approved during the review of the preliminary plan of subdivision, 4-03019. No further information is required with this DSP application.
- b. The Type II Tree Conservation Plan submitted with this DSP was found to require revisions before a complete review of the proposal could be conducted. The applicant submitted revised plans in response to the comments of the Environmental Planning Section. A review of the revised plans by the Environmental Planning Section indicates that the submittals are in conformance with the requirements of the Woodland Conservation Ordinance.

12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated June 10, 2004, the Community Planning Division noted that the proposed subdivision conforms to the land use policy of the 1981 master plan for Subregion VII for low suburban residential land use.
- b. The Transportation Planning Section, in a memorandum dated July 13, 2004, concluded that the application is in general compliance with the approved subdivision plans. The site plan as presented is acceptable.

In a separate memorandum from the Transportation Planning Section dated June 16, 2004, on detailed site plan review for master plan trail compliance, the trails planner noted that no master plan trails impact the subject site. The staff recommends a trail connection to the existing Henson Creek stream valley trail from Henson Creek Way per the standards of the Department of Parks And Recreation.

- c. In a memorandum dated July 6, 2004, the Subdivision Section staff listed one condition of approval of 4-03019 that is applicable to the review of this detailed site plan. The staff also summarized the findings the Planning Board made in determining that the property was appropriate for cluster development.
- d. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated June 1, 2004, the staff noted that the site plan is consistent with approved stormwater management concept plan #38262-2002-01.
- e. The Environmental Planning Section, in a memorandum dated July 23, 2004, indicated that the plans as submitted have addressed the environmental constraints for the site. The staff recommended approval of this application.
- f. The Permit Section, in a memorandum dated May 19, 2004, identified several revisions to the subject detailed site plan regarding compliance with both the *Landscape Manual*

and Zoning Ordinance. The suggested revisions have been either addressed by the applicant or incorporated into the Recommendation section of this report as conditions of approval.

- g. The Department of Parks and Recreation (DPR), in a memorandum dated July 14, 2004, summarized the applicable conditions attached to the approval of preliminary plan of subdivision 4-03019. The DPR staff recommends approval of this DSP subject to one condition that has been incorporated into the Recommendation section of this report and two findings as follows:
 - “1). Approval of the Detailed Site Plan DSP-04011 does not imply that the extension of any utility connections through existing parkland will be approved. Such utility connections are subject to review and approval by the Department of Parks and Recreation (DPR). In those instances when the applicant needs water and sewer line extensions or connections through existing parkland in order to develop the property, the applicant shall obtain from M-NCPPC a “permit to construct” prior to signature approval of the detailed site plan. Prior to issuance of permits to install the sewer lines through parkland, M-NCPPC shall be named as an additional obligee on the performance bond and labor and material bond for restoration of the affected parkland. The impact fee for the sewer line through park property shall be determined by DPR. A reforestation plan shall be developed and approved by DPR.
 - “2). If the outfalls require drainage improvements on adjacent parkland, the DPR shall review the construction drawings and approve the location and design of these facilities prior to detailed site plan approval. The DPR may require a performance bond and easement agreement if necessary prior to issuance of grading permits. Storm drain outfalls shall be designed to avoid adverse impacts on parkland owned by the M-NCPPC.”
 - i. The Department of Public Works and Transportation (DPW&T), in a memorandum dated July 2, 2004, provided standard comments regarding right-of-way dedication, frontage improvement, sidewalks, street tree and lighting, storm drainage facilities and systems, traffic impact, and soil investigation.
 - j. The Board of Education of Prince George’s County had not responded to the referral request at the time the staff report was written.
13. As required by Section 27-285 (b), 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE detailed site plan DSP-04011 for Henson Valley Cluster and Type II Tree Conservation Plan TCPII/28/04-01, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Revise the Section 4.7 schedule to exclude Lot 25.
 - b. Label the Section 4.7 bufferyard on the plans.
 - c. Provide details of the proposed retailing wall including material and height.
 - d. Provide information on lot coverage and maximum height of the architectural models.
 - e. Provide a site plan legend.
 - f. Show a trail connection from the subject subdivision to the existing master plan trail to the north on the park's property in conjunction with the proposed sewer connection.
2. At the time of final plat of subdivision, the applicant shall dedicate to M-NCPPC and record a 20-foot-wide public access right-of-way on HOA land to ensure trail connection to the parkland.
3. No two units located next to or right across the street from each other may have identical front elevations.
4. The developer, his heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.