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DETAILED SITE PLAN

DSP-04074

Application	General Data
Project Name: Simmons Ridge Location: Approximately 1.5 miles south of the intersection of Brandywine Road and Surratts Road Applicant/Address: Image Development Corporation 6502 Grason Court Bowie, MD 20715	Date Accepted: 1/14/05
	Planning Board Action Limit: Waived
	Plan Acreage: 54.33
	Zone: R-R
	Dwelling Units: 85
	Square Footage: NA
	Planning Area: 81A
	Tier: Developing
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 214SE06

Purpose of Application	Notice Dates
Detailed Site Plan for 85 single-family detached houses	Adjoining Property Owners Previous Parties of Record Registered Associations: 10/18/2004 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 02/17/2005

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

March 16, 2005

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Planner Coordinator, Urban Design Section

SUBJECT: Detailed Site Plan DSP-04074, Simmons Ridge
Type II Tree Conservation Plan, TCPII/22/05

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 4-04021
- 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 85 single-family detached homes.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Residential/Vacant/wooded	Residential
Acreage	54.33	54.33
Number of lots	0	85
Number of parcels	4	4

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Cluster open space (acres)	11.62	21.6 (Dedicated to HOA)
Mandatory dedication	2.8	Private Recreational Facilities
Minimum lot area (square feet)	10,000	10,000
Number of flag lots	-	0

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.)
Berkshire	3,164
Carlyle	3,035
Middleburg	3,387
Overton	2,942
Princeton	2,610
Waterford	2,789
Yorkshire	3,363

LOT SIZE DATA

Size (Sq.Ft.)	Number of Lots	Percentage
10,000–11,000	14	16.5
11,001–15,000	52	61.2
Larger than 15,001	19	22.3
Total	85	100

3. **Location:** The subject property is located on the west side of Brandywine Road, approximately 1.5 miles south of the intersection of Brandywine Road and Surratts Road, in Planning Area 81A and Council District 9.

4. **Surroundings and Use:** The proposed development is bounded to the west by the right-of-way of Brandywine Road. To the north of the property are existing single-family residences in the R-80 Zone and to the south and east are R-R-zoned properties; further across Brandywine Road are existing single-family detached houses in the R-80 Zone. An existing church is identified to the south of the subject property in the R-R Zone fronting on Brandywine Road.
5. **Previous Approvals:** The subject site has an approved preliminary plan of subdivision, 4-04021 (Resolution PGCPB No. 04-143), including a Type I Tree Conservation Plan, TCPI/14/04. The site also has a Stormwater Management Concept Approval, #37990-2003.
6. **Design Features:** The subject property is a linear land area with a narrow frontage onto Brandywine Road to the west. The site is accessed through a major access point off Brandywine Road by a curvilinear internal street with a 60-foot-wide right-of-way, Simmons Lane, running from west to east and connecting to two cul-de-sacs. Simmons Lane will be further connected to three stubbed internal streets in an existing subdivision to the north of the property. Two on-site private recreational facility sites have been proposed in the development in the middle and at the eastern end of Simmons Lane. Two stormwater management ponds also have been shown on the site plan. Pond #1 is located across the street from the first recreational facility site along Dunningan Drive, and Pond #2 is located across the street from the second recreational facility site along Killarne Street at the eastern end of Simmons Lane.

Seven 2-story, single-family detached models have been proposed for the development. The models are mainly of traditional architectural style with varied roof patterns and decorative architectural elements. Each model has a two-car garage as a standard feature and is finished with standard vinyl siding, brick veneer, synthetic limestone, or a combination of these materials. Total base finished area of the models, as indicated in the Architectural Model Data table, varies from 2,610 to 3,387 square feet.

An entrance feature consisting of three segments of brick walls with piers and pre-cast concrete cap has been proposed with this development. The entrance feature is designed in a stepped format with the highest segment in the middle and flanked by two other equal-height segments on both sides. The name of the development, Simmons Ridge, is shown in recessed lettering on the middle segment. But the sign detail sheet does not show the square footage of the face area. A condition of approval has been proposed in the recommendation section of this report.

7. **Recreational Facilities:** At the time of Preliminary Plan 4-04021 approval, the Department of Parks and Recreation recommended on-site private recreational facilities in lieu of mandatory park dedication.

Per the current formula for determining the value of recreational facilities to be provided in subdivisions, for 85 dwelling units in Planning Area 81A, a recreation facility package of approximately \$95,500.00 is required. The subject detailed site plan (DSP) shows two recreational facility sites with facilities including two play structures, four picnic tables, two swing structures, and five benches with a total cost estimated (by the applicant) around \$96,500, which is slightly above the required value of the recreational facility package for this development pursuant to the *Parks and Recreation Facilities Guidelines*. However, since the two recreational sites cater to different users (one is a tot lot and the other is a preteen lot), a condition of approval has been proposed in the recommendation section of this report to require the applicant to provide different facility arrangements on the two sites and add additional facilities such as spring animals for the tot lot.

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 4-04021:** Preliminary Plan of Subdivision 4-04021 was approved by the Planning Board on June 17, 2004, subject to 23 conditions. The following conditions are relevant to the subject detailed site plan review:

7. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan, Concept #37990-2003-00, or any approved revisions thereto.**

Comment: The subject application was referred to the Department of Environmental Resources (DER). DER concluded (Nicole to Zhang, February 9, 2005) that the site plan for Simmons Ridge is consistent with approved stormwater management concept plan #37990-2003.

10. **Prior to submittal of the DSP, the applicant shall determine the extent of the land that should be the subject of a Phase I archaeological investigation with the concurrence of the DRD. The applicant shall complete and submit a Phase I investigation with the application for DSP (including research into the property history and archaeological literature) for those lands determined to be subject. At the time of review of the DSP, the applicant shall submit Phase II and Phase III investigations as determined by DRD staff as needed. The plan shall provide for the avoidance and preservation of the resources in place, or shall provide for mitigating the adverse effect upon these resources. All investigations must be conducted by a qualified archaeologist and must follow *The Standards and Guidelines for Archeological Investigations in Maryland (Schaffer and Cole: 1994)* and must be presented in a report following the same guidelines.**

Comment: A draft Phase I Archeological Study has been submitted with this application. A review by the assigned archeologist from the Historic Preservation and Public Facilities Planning Section indicates that the applicant has fulfilled the requirements of the Maryland Historical Trust's requirements for Phase I Archeological Investigation for the subject site and no further archeological study is required.

11. **The applicant, his heirs, successors, and/or assignees shall provide adequate, private recreational facilities in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*.**
12. **The applicant shall allocate appropriate and developable areas for the private recreational facilities on homeowners association (HOA) open space land. The private recreational facilities shall be reviewed by the Urban Design Review Section**

of the Development Review Division (DRD) for adequacy and property siting, prior to approval of the detailed site plan by the Planning Board.

- 13. A site plan shall be submitted to DRD of the Prince George's County Planning Department, which complies with the standards outlined in the *Parks and Recreation Facilities Guidelines*.**

Comment: The recreational facilities shown on the site plans have been reviewed for compliance with the *Parks and Recreation Facilities Guidelines* for adequacy and siting. As discussed in Finding 7 above, the package provided by the applicant is slightly higher in dollar amount than is required for this subdivision. The two recreational sites are also located in appropriate locations that will serve the residents well. But the two sites are for different users, one for toddlers and the other for pre-teens, and should have different facility arrangements. Thus, a condition of approval has been proposed to address this deficiency in order to bring the application into complete compliance with the *Parks and Recreation Facilities Guidelines*.

- 18. A detailed site plan shall be approved prior to the approval of final plats.**

Comment: The subject detailed site plan has been filed in order to fulfill this condition.

- 20. A Type II Tree Conservation Plan shall be approved in conjunction with the detailed site plan.**

Comment: A Type II Tree Conservation Plan, TCPII/22/05, has been submitted with this detailed site plan application and will be heard and approved together with the detailed site plan by the Planning Board.

10. ***Landscape Manual:*** The proposed development is subject to Section 4.1, Residential Requirements, Section 4.6, Buffering Residential Development from Streets, 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 85 single-family detached lots, a total of 255 shade trees and 170 evergreen or ornamental trees is required for this subdivision. The landscape plan uses the wrong ratio and thus does not provide the required numbers of trees. A condition of approval has been proposed in the recommendation section to require the applicant revise the landscape plan to provide the required trees and the corresponding schedule pursuant to Section 4.1(e).
 - b. Section 4.6, Buffering Residential Development from Streets, requires the rear yard of any one-family detached or attached dwelling be buffered from the view of a street classified as a collector or higher. The rear yard of Lot 1 is adjacent to Brandywine Road, which is a collector by classification. Per Section 4.6, a minimum 35-foot-wide bufferyard is to be planted with four shade trees, 15 evergreen trees, and 30 shrubs per 100 linear feet of right-of-way. The landscape plan does not provide the aforementioned bufferyard but shows a 35-foot-wide linear open space in between Lot 1 and the right-of-way of Brandywine Road. A condition of approval has been proposed in the recommendation section to require the applicant to provide the bufferyard and corresponding landscape schedule pursuant to Section 4.6 of the *Landscape Manual*.

- c. An existing church fronting on Brandywine Road is located to the south of the subject property. Per Section 4.7, a church or similar place of worship is a medium-impact use and a Type C bufferyard is required when a church is adjacent to a single-family development. A Type C bufferyard includes a minimum 40-foot building setback and a 30-foot-wide bufferyard to be planted with 120 plant units per 100 linear feet of property line. The landscape plan provides a 30-foot-wide landscape strip on the subject property, with a combination of a six-foot-high wood fence, 595 plant units, and the existing woodland and thus complies with Section 4.7 of the *Landscape Manual*. But no fence details have been shown on the landscape plan. A condition of approval has been proposed in the recommendation section to require the applicant to provide fence details on the landscape plan.

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/14/04.

- a. The detailed forest stand delineation (FSD) was submitted and approved during the review of the Preliminary Plan of Subdivision, 4-04021. 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 can be conducted. The applicant submitted revised plans in response to the comments of the Environmental Planning Section. A review by the Environmental Planning Section indicates that the revised plans are in general 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. The Community Planning Division, in a memorandum dated March 22, 2005, found that the application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and conforms to the recommendations of the 1993 Subregion V Master Plan for Low-Suburban residential land use (up to 2.6 dwelling units per acre).
- b. The Transportation Planning Section, in a memorandum dated February 14, 2005, concluded that the application is acceptable from the standpoint of transportation.

In a separate memorandum from the Transportation Planning Section dated February 24, 2005, on detailed site plan review for master plan trail compliance, the trails planner noted that the master plan designates Brandywine Road as a master plan bicycle/trail corridor. Since bikeway signage has been recommended for the property immediately to the south of the subject site, no additional signage is needed in the vicinity of the subject site. The trails planner recommends a standard sidewalk along the site frontage of Brandywine Road and a standard sidewalk along both sides of internal roadways. The site plan does not show any sidewalk along the site's frontage and has a sidewalk only on one side of the internal streets. A condition of approval has been proposed in the recommendation section of this report.

- c. In a memorandum dated February 9, 2005, the Subdivision Section staff noted that Detailed Site Plan DSP-04074 conforms to the approved Preliminary Plan of Subdivision, 4-04021.
 - d. The subject application was also referred to the Department of Environmental Resources (DER). In a memorandum dated February 9, 2005, the staff noted that the site plan for Simmons Ridge is consistent with approved stormwater management concept plan #37990-2003.
 - e. The Environmental Planning Section, in a memorandum dated March 15, 2005, recommended approval of this application subject to two conditions that have been incorporated into the recommendation section of this report.
 - f. The Permit Section, in a memorandum dated February 4, 2005, provided 11 comments on the site plan regarding compliance with both the *Landscape Manual* and Zoning Ordinance. All relevant comments have been incorporated into the recommendation section of this report as conditions of approval.
 - g. The Department of Parks and Recreation (DPR), in a memorandum dated January 24, 2005, provided no comments on this application.
 - i. The Public Facilities and Historic Preservation Planning Section, in a memorandum dated February 17, 2005, indicated that a draft Phase I Archeological Survey has been submitted for review with this application. No further archeological work is required.
 - j. The Department of Public Works and Transportation (DPW&T), in a memorandum dated March 10, 2005, provided standard referral comments on issues such as frontage improvement, right-of-way- requirements street tree and street lighting, sidewalks, storm drainage systems and facilities, access study, minimum cul-de-sac standards, and soil study for the proposed subdivision streets. These requirements will be enforced by both DPW&T and the Department of Environmental Resources (DER) at time of issuance of relevant permits.
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-04074 for Simmons Ridge and Type II Tree Conservation Plan TCPII/22/05, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Provide a standard sidewalk along the site's frontage of Brandywine Road if approved by DPW&T.
 - b. Provide a standard sidewalk on both sides of the internal streets if approved by DPW&T.

- c. Show building setbacks (front, sides and rear) graphically on the site plan.
- d. Provide lettering area calculation for the proposed gateway sign.
- e. Provide details of the proposed board-on-board fence on the detail sheet.
- f. Provide a site plan note as follows:
 - “The gateway sign has been set back from the roadway to maintain unobstructed lines of vision for 500 feet in all directions of travel.”
- g. Provide landscaping around the gateway sign to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
- h. Provide a landscaped bufferyard and the corresponding schedule along Lot 1’s side yard fronting Brandywine Road pursuant to the requirement of Section 4.6 of the *Landscape Manual*.
- i. Provide the required trees and corresponding landscape schedule for the development pursuant to Section 4.1(e) of the *Landscape Manual*.
- j. Delineate the location of the proposed gateway signs on the site plan.
- k. Show different facility arrangements on the two recreational sites for different age groups and add spring animals on the tot lot.
- l. Revise the Type II Tree Conservation Plan as follows:
 - (1) Use distinct patterns to indicate all areas with severe slopes and steep slopes containing highly erodible soils on the plan and in the legend.
 - (2) Add the following notes:
 - “All Virginia pines (*Pinus virginiana*) greater than six inches in diameter within 25 feet of the final proposed limit of disturbance or the boundary of the property shall be removed by hand during the clearing of the site.”
 - “Each area where Virginia pines are removed shall be subsequently evaluated by a qualified professional to determine the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed.”
 - (3) Provide two-rail split rail or other permanent fencing and signage for planting areas and replace the detail showing the fence type.
 - (4) Provide a table showing species and numbers in each planting area.
 - (5) Show the placement of larger caliper stock to be used at the edge of planting areas.

- (6) Have the revised plan signed and dated by the qualified professional who prepared the plan.
2. At time of building permit, the applicant shall:
 - a. Show exact building footprints on the site plan.
 - b. Provide the elevation for each house.
 - c. Provide lot coverage information on the coversheet of the site plan.
3. Prior to issuance of a sign permit for the gateway sign, the applicant shall provide a maintenance agreement approved by the Department of Environmental Resources.
4. The following note shall be placed on the final plat:

“All tree planting for woodland replacement, reforestation or afforestation will be completed prior to the issuance of the tenth building permit exclusive of Lots 4, 5, 20 and 26.”
5. No two units located next to or immediately across the street from each other may have identical front elevations.
6. 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.