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DETAILED SITE PLAN

DSP-05058

Application	General Data
Project Name: Kagle Property Location: South side of Greenbelt Road, approximately 2,000 feet from the intersection of Conservation Road. Applicant/Address: Greenbelt Builders, Inc. 6711 Springshire Way Greenbelt, MD 20770	Date Accepted: 8/25/05
	Planning Board Action Limit: Waived
	Plan Acreage: 1.74
	Zone: R-80
	Dwelling Units: 2
	Square Footage: NA
	Planning Area: 70
	Tier: Developing
	Council District: 4
	Municipality: NA
200-Scale Base Map: 210NE08	

Purpose of Application	Notice Dates
Two single-family detached houses	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 6/22/2005
	Sign(s) Posted on Site and Notice of Hearing Mailed: 10/31/2005

Staff Recommendation		Staff Reviewer: Edward Estes	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 22, 2005

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Edward Estes, Planner Coordinator, Development Review Division
SUBJECT: Detailed Site Plan DSP-05058, Kagle Property

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. The requirements of the Zoning Ordinance in the R-80 Zone.
- b. The requirements of the Landscape Manual.
- c. The requirements of the Prince George's County Woodland Conservation Manual.
- d. Preliminary Plan 4-03142.
- e. Referral comments.

FINDINGS

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

- 1. **Request:** The subject application is for approval of two single-family detached lots on the south side of Glenn Dale Road at the intersection of Baywood Drive. The site consists of 1.74 acres in the R-80 Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-80	R-80
Use(s)	Vacant	Residential
Acreage	1.74	1.74
Lots	2	4
Parcels	2	2
Dwelling Units:	2	2 SFD

Architectural Data:

Model	Base Finished Area (Sq. Ft.)
Fernbrook	2,946 min.

3. **Surroundings and Use:** The proposed residential subdivision is surrounded by residential uses zoned R-80 (one-family detached residential) on the east, south and west, with the NASA complex to the north zoned R-O-S (Reserved Open Space).

4. **Design Features:** Each of the proposed detached-single family residences is a two-story wood frame structure with a gross floor area of 2,946 square feet and a building height of 35.5 feet. The homes are located on the southern and central portion of the lots facing Glenn Dale Road, with a yard on all four sides of the homes. A single driveway provides the access to each individual lot from Glenn Dale Road.

All sides of the homes display a similar level of quality and architectural interest. The majority of the homes’ architectural features and treatments are not restricted to a single facade. The fronts of the homes are articulated through the use of bays, insets, porches, or stoops related to entrances and windows. The homes’ elevations contain windows on all four sides.

The garage door does not comprise more than 50 percent of the total length of the residences’ side facade. The roof forms are designed to correspond and denote the homes elements and functions of the entrances and porch.

The homes achieve unity of design through the use of similar materials and colors with the new structures and the existing structures. The homes are constructed of high-quality building materials that are durable, attractive, and have low maintenance requirements. The homes will have an amount equal to 40 percent of the total net exterior wall area of each home’s elevation, excluding gables, windows, doors, and related trim, of brick or stone. The balance of net exterior wall area will be lap siding (excluding vinyl lap siding). The predominant roof materials are high quality, durable, asphalt shingles.

COMPLIANCE WITH EVALUATION CRITERIA

5. **Zoning Ordinance:** The detailed site plan is in conformance with the applicable requirements of the Zoning Ordinance in the R-80 Zone.

6. **Landscape Manual:** The detailed site plan is in conformance with the applicable sections of the Landscape Manual.

7. **Woodland Conservation Ordinance:** The property on which the subject site is located is exempt from the Woodland Conservation Ordinance. There are also no regulated features on the site.
8. **Preliminary Plan of Subdivision 4-03142:** The property is the subject of Preliminary Plan 4-03142; the resolution of approval PGCPB Resolution 03-222 was adopted on June 10, 2004. The preliminary plan remains valid until June 10, 2006, or until a final record plat is approved.
9. **Referral Comments:** The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:

- a. The subject application was referred to the Subdivision Section and in a memorandum dated September 13, 2005, the Subdivision staff noted that the property is subject to the conditions contained in the resolution of approval. That resolution contains eight conditions. The following conditions could relate to the review of the detailed site plan (DSP). Additional comments are provided where appropriate:

2. **Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures within prescribed noise corridors have been designed to reduce interior noise levels to 45dBA (Ldn) or less.**
3. **Development shall be in conformance with the approved Stormwater Management Concept Plan #42202-2003-00.**
6. **At the time of final plat approval, the applicant shall dedicate a right-of-way along MD 193 (Greenbelt Road) of 60 feet from the centerline of the existing right-of-way.**
7. **The construction of a standard sidewalk along the subject property's entire road frontage of MD 193 is required, per the concurrence of SHA. This sidewalk shall connect to the existing sidewalk along Baywood Drive.**
8. **Prior to the approval of final plats, a detailed site plan shall be approved by the Planning Board. The site plan shall examine the views from adjacent properties, paying special attention to compatibility and technical stormwater management issues.**

Comment: Finding 16 states that at the hearing, residents of adjoining properties testified that there is significant stormwater runoff currently affecting their properties. Citizens also testified that the property is unkempt. Although this is not an issue specifically germane at the subdivision stage, the Planning Board notes that the site needs to be cleaned up to satisfy Health Department requirements. The neighbors also were concerned about the style of homes, the elevation of the construction, and the impact on their properties. A property owner to the east noted that one proposed driveway would be very near his home. Given these issues, a detailed site plan is appropriate and will be required prior to approval of the final plats.

There are no other subdivision issues at this time.

Urban Design Comment: The applicant has provided the stormwater management design features on the detailed site plan necessary to capture the volume of water from the downspouts to control stormwater runoff created by the new homes. The Department of Environmental Resources approved the Stormwater Management Concept with conditions.

The architectural design of the proposed Fernwood model, as described in the design feature section of this staff report, is equal to or better than the adjacent existing homes on either side of each lot and the subdivision of homes located directly south of the subject properties.

The proposed homes will be constructed on a higher elevation than the adjacent existing homes south of the subject property. The staff believes that the close proximity of the homes and the steep slopes that will be created by the new site grading will greatly impact the existing vistas and rear yard environment of the existing homes and deems it necessary to mitigate the impact through the use of additional landscaping indicated in the recommendations of this staff report.

- b. The subject application was referred to the Community Planning Section, and in a memorandum dated August 30, 2005, the Community Planning staff noted that the proposal is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier. The application conforms to the land use recommendations of the 1993 approved Glenn Dale- Seabrook-Lanham and vicinity master plan (Planning Area 70).
- c. The Permit Review Section provided comments concerning the compliance with the applicable regulations and additional information being added to the detailed site plan in a memorandum dated September 16, 2005. The information has been provided and the questions have either been addressed in the review process or included in the Recommendation section of this staff report as conditions.
- d. The subject application was referred to the Transportation Planning Section, and in a memorandum dated August 30, 2005, the Transportation staff noted that the site plan is acceptable.
- e. As of the completion date of this staff report, the Department of Public Works and Transportation of Prince George's County had not provided any comments regarding this case.
- f. In a memorandum dated May 4, 2005, the Department of Environmental Resources/Concept found that the site plan for Kagle Property, DSP-05058, is consistent with the approved Stormwater Management Concept Plan, #42202-2003.
- g. In a memorandum dated September 19, 2005, the City of Greenbelt had no comment to the Kagle Property, DSP-05058.
- h. In a memorandum dated September 8, 2005, the State Highway Administration found that the site plan for Kagle Property, DSP-05058, is now consistent with State Highway guidelines for residential subdivision consisting of five lots or less. Therefore, they have no objection to Detailed Site Plan DSP-05058 approval with conditions.

10. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan generally 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-05058 with the following conditions:

1. The homes on Lots 1 and 3 shall be constructed with 100 percent brick veneer exterior walls and asphalt shingles or equal quality roofing material.
2. No two identical building elevations may be located beside each other.
3. The following architectural models and elevations are approved for the development:

MODEL	ELEVATIONS
Fernbrook	Traditional, Victorian

4. Prior to certification of the detailed site plan:
 - a. The Planning Board’s designee shall approve architectural details and elevations of the optional porch and deck.
 - b. The applicant shall submit a material and color sample board for approval.
5. Prior to certification of the detailed site plan, the site plan shall be revised to:
 - a. Provide the correct legal description to reflect Lots 1–4, not Parcels 12 and 13.
 - b. Provide the percentage of lot coverage for each lot.
 - c. Identify the material of the driveway on the site plan.
 - d. Provide one additional shade tree on Lot 1 per section 4.1 of the Landscape Manual, and revise the 4.1 schedule to reflect the correct amount required.
 - e. Provide additional shade and evergreen trees along the southern property line of each lot to create vertical elements that will screen the undesirable views from the rear of the adjacent existing homes.