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SPECIFIC DESIGN PLAN

SDP-0419

Application	General Data
Project Name: CHADDSFORD, RECREATIONAL CENTER Location: SOUTHWEST CORNER OF CHADDS FORD DRIVE AND GENERAL LAFAYETTE BLVD. Applicant/Address: WASHINGTON HOMES OF MARYLAND 1, LLC 1802 BRIGHTSEAT ROAD LANDOVER, MD 20785	Date Accepted: 11/10/2004
	Planning Board Action Limit: NA
	Plan Acreage: 11/10/2004
	Zone: R-M
	Dwelling Units: 0
	Square Footage: NA
	Planning Area: 85A
	Tier: Developing
	Council District: 09
	Municipality: NA
200-Scale Base Map: 219SE06	

Purpose of Application	Notice Dates
CONSTRUCTION OF RECREATIONAL CENTER	Adjoining Property Owners Previous Parties of Record Registered Associations: 9/17/2004 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 12/08/04

Staff Recommendation		Staff Reviewer: GREENE, DAVID	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 19, 2005

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: David Greene, Senior Planner, Urban Design Section, Development Review Division
SUBJECT: Specific Design Plan SDP-0419 Chaddsford Recreation Center

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

EVALUATION

The specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. Zoning Ordinance for the R-M Zone.
- b. Zoning Map Amendment A-9878.
- c. Comprehensive Design Plan CDP-0102/01.
- d. Preliminary Plan of Subdivision 4-01045.
- e. Woodland Preservation Ordinance.
- f. Referral Comments.

FINDINGS

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

1. **Request:** The request is for a private community center and associated recreational facilities for the Chaddsford residential community along US 301.

Development Data Summary

	EXISTING	PROPOSED
Zone(s)	RM	RM
Use(s)	Vacant	Community Recreation
Acreage	2.03	2.03
Lots	0	1

3. **Location:** The site is in Planning Area 85A, Council District 9, and is located in the southwest corner of Chaddsford Drive and the future General Lafayette Boulevard. The property is located west of US 301 in Prince George’s County just north of Charles County.
4. **Surroundings and Use:** The proposed recreational facilities and community building are surrounded by other sections of the Chaddsford development: a large lake and future townhouses to the north across Chadd Ford Drive, future single-family detached dwellings across the stream valley to the west, and future commercial retail and employment to the east and northeast across the future General Lafayette Boulevard.
5. **Previous Approvals:** This property has previously been approved for Zoning Map Amendment A-9878, Comprehensive Design Plan CDP-0102/01, and Preliminary Plan for Subdivision 4-03080.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The community building and recreational facilities are permitted uses in the R-M Zone and are in conformance with all applicable regulations in the R-M Zone.
7. **Zoning Map Amendment A-9878:** The current R-M Zone was created for the 212-acre residential part of the original property in November 1993 under Zoning Application A-9878. The recreation site along the stream valley was part of this larger residential development. The proposed development is in conformance with applicable standards and conditions of the basic plan.
8. **Comprehensive Design Plan CDP- 0102/01:** The comprehensive design plan designated the subject site for a community center with the associated facilities as proposed. The CDP included one condition applicable to this community center. Condition 2 of PGCPB No. 04-13 set forth requirements for bonding and completion of the “Pod K Community Recreation Facilities.” To ensure that these requirements are fulfilled, they are carried forward in the proposed conditions below.
9. **Preliminary Plan of Subdivision 4-03080:** The subject application is in conformance with the Preliminary Plan of Subdivision 4-03080.
10. **Woodland Conservation Ordinance:** The property is subject to the Prince George’s County Woodland Conservation Ordinance because there are existing woodlands and there are previously approved Type I and Type II tree conservation plans. The revised Type II tree conservation plan submitted with this application, TCPII/126/98-04, conforms to TCPI/47/96-02, which was approved in conjunction with Comprehensive Design Plan CDP-0102/01. A few technical changes are needed on the TCP II.
11. **Environmental Features:** A small stream valley with designated wetland and floodplain border the site. The land slopes gradually to the stream at about three to four percent. There are no wetlands on the site and no restrictive environmental features. The site will be flattened to accommodate the swimming pool and tennis courts.

12. **Design Features:** The proposal has 2.03 acres dedicated to a community building, tennis court, swimming pool and “kiddie pool,” and children’s playground. The building will include a meeting room, office, kitchen and restrooms. The exterior of the building will be clad with hardi-plank siding with a water table of cultured stone. The community fireplace chimney will also be faced with cultured stone.

The parking lot has 54 spaces with three handicapped spaces.

The proposed plan has satisfied the *Landscape Manual* Section 4.3 requirements for a landscape strip along parking lots next to a public right-of-way. The shade trees proposed should be a minimum of 2½ to 3 inches caliper.

13. **Referral Responses:**

- a. Permit Review Section had several questions and comments that were either corrected in the course of the review or have been included in the recommended conditions below.
- b. The Department of Parks and Recreation (Asan to Greene, 01/04/05) provided comments in regard to fulfillment of previously approved conditions, especially those relating to construction of the master plan trail and proposes conditions to ensure that trail construction is completed in accordance with conditions.
- c. The Environmental Planning Section (Stasz to Greene, 12/20/04) provided comments indicating that the site is subject to the Woodland Conservation Ordinance and that the proposed TCPII is recommended for approval with one condition. The section also states that streams, wetlands, floodplain and associated buffers are found throughout the property as a whole. The impacts to these features shown on SDP-0419 are consistent with those previously approved. Traffic-generated noise may impact portions of the larger Chaddsford property. However, the two roads adjacent to the subject site, Chadds Ford Drive and General Lafayette Boulevard, should not be significant sources of traffic-generated noise.
- d. The Transportation Planning Section has indicated that since the subject development does not include construction of any dwelling units, it will have no impact on previous findings of adequacy of transportation facilities.

The trails planner in the Transportation Planning Section (Shaffer to Greene, 12/20/04) indicated that the submitted plans adequately address all conditions of previous approvals.

The applicant provides plans for construction of the eight-foot-wide hiker/biker trail in the M-NCPPC stream valley park from the northern to the southern end of the subject property, per condition 5 of A-9878. The applicant has provided construction drawings for the trail construction on parkland in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*, per condition 3 of CDP0102/01. The applicant has also shown standard sidewalks along both sides of all internal roads, which will be provided unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

- e. The Historic Preservation and Public Facilities Planning Section (Izzo to Lareuse, 01/19/05) indicates that public facilities for fire and rescue are not adequate based on the

Approved Public Safety Master Plan (1990) and the Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities. An automatic sprinkler system is required to address the inadequacy.

REQUIRED FINDINGS (for approval of a specific design plan in accordance with Section 27-528 of the Zoning Ordinance).

14. As explained in more detail in Finding 8 above, the plan conforms to the approved Comprehensive Design Plan CDP-0102/01 and the applicable standards of the *Landscape Manual*.
15. As explained in Finding 13 above, the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.
16. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties as evidenced by approved Stormwater Management Concept Approval 19377-2004-00.
17. The plan is in conformance with Tree Conservation Plan TCPII/126/98-04, which is recommended for approval

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that Specific Design Plan SDP-0419 and TCPII/126/98-04 for the Chaddsford Recreational Center be approved with the following conditions:

1. Prior to certificate of approval for Specific Design Plan SDP-0419, the applicant shall make the following revisions or submit the required information:
 - a. Revise all shade trees to be 2½ to 3 inches caliper.
 - b. Show a total of 58 parking spaces.
 - c. Correct the parking schedule to show the total number and type of spaces for the handicapped.
 - d. Landscape Bufferyard “C” shall be correctly shown as a partly commercial and industrial landscape strip and partly a parking lot landscape strip.
 - e. Show the 42-inch tall rail (BOCA Code) for retaining walls.
 - f. Show the face on the freestanding sign.
 - g. Show all details of the sign measurements, building measurements, fence and play equipment details.
 - h. Change the scale to graphically show 1inch=30 feet (currently shows 60 feet).
2. Prior to construction of the trail on dedicated parkland, the location of the trail shall be flagged in the field and reviewed and approved by DPR staff.

3. Prior to signature approval of the specific design plan, the tracking chart on Sheet 5 of 5 of TCPII/126/98-04 shall be revised to include all clearing previously approved.
4. Prior to submission of the record plat for the subject property, the applicant shall submit a private recreational facilities agreement covering the proposed facilities. The facilities shall be bonded prior to the issuance of the building permit for Pod K and shall be completed prior to issuance of the building permit for the 290th unit in the development.
5. Prior to certificate approval, the applicant shall submit to DPR for review and approval revised and corrected construction drawings for the master plan trail, including a grading plan, limits of disturbance, and complete construction details.
6. Construction drawings for the master plan trail on parkland shall be in accordance with standards outlined in the *Parks and Recreation Facilities Guidelines*.