



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

Preliminary Plan 4-07046

Application	General Data
<p>Project Name: THE PRESERVE AT WOODMORE SOUTH</p> <p>Location: West Side of Woodvale Lane, 1000 feet south of its intersection with Woodmore Road</p> <p>Applicant/Address: KB Woodmore Land, LLC 2139 Blue Knob Terrace Silver Spring, MD 20906</p> <p>Property Owner: KB WOODMORE LAND, LLC</p>	Date Accepted: 7/24/07
	Planning Board Action Limit: 11/2/07
	Plan Acreage: 10.29
	Zone: R-E
	Lots: 8
	Parcels: 0
	Planning Area: 74A
	Tier: Developing
	Council District: 06
	Election District: 07
	Municipality: N/A
200-Scale Base Map: 203NE11	

Purpose of Application	Notice Dates
Eight single-family detached lots for eight dwelling units.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 5/4/07
	Sign(s) Posted on Site and Notice of Hearing Mailed 10/1/07

Staff Recommendation		Staff Reviewer: Ivy R. Thompson	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-07046
The Preserve at Woodmore South

OVERVIEW

The property is located on Tax Map 61, Grid E-3, and is known as Parcel 3 and Parcel D. The subject property consists of 10.29 acres of land in the R-E Zone and is located in the southeast quadrant of the intersection of Enterprise Road and Woodmore Road. It is wooded and currently undeveloped. The applicant proposes to subdivide Parcel 3 and Parcel D (NLP 161 @28 and NLP 161 @29) into eight lots for eight single-family detached dwelling units. The subject property has frontage on Woodvale Lane, which is a primary residential road. Access to the eight proposed lots is via an unnamed cul-de-sac.

SETTING

The subject site is located on the west side of Woodvale Lane, approximately 1,000 feet south of its intersection with Woodmore Road. It is surrounded by single-family residences in the R-E Zone, which are part of the Woodmore South development.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-E	R-E
Use(s)	Vacant	Single- Family Residence
Acreage	10.29	10.29
Lots	2 Parcels	8 Lots
Dwelling units	0	8 new
Public Safety Mitigation Fee		No

2. **Subdivision**—This proposed development is located adjacent to the Woodmore South development. The applicant has actively worked with the Woodmore South Homeowners Association (HOA). The applicant has met with the adjacent property owners and the HOA on several occasions and has the full support of both the property owners directly impacted by the proposed development as well as the HOA. The applicant has negotiated with the HOA that the eight proposed new homes are to be annexed into the existing Woodmore South HOA. Should the development become a part of the existing Woodmore South HOA, then all eight homes will be subject to their rules and architectural guidelines (attached). If the development is not accepted as part of the Woodmore South HOA prior to the issuance of the first grading permit, then staff recommends a detailed site plan be required for the entire site.

3. **Environmental**—There are streams, nontidal wetlands and buffers, and a 100-year floodplain found on this property. The site is approximately 70 percent wooded and contains scrub areas on the other 30 percent. The soil series found on this property include Bibb, Collington and Shrewsbury. Shrewsbury and Bibb soils may experience limitations with respect to impeded drainage or seasonally high water. Collington soils pose few problems for development and have a K factor of 0.28. Based on available information, Marlboro clay is not found to occur within 500 horizontal feet of the site. According to the sensitive species protection review area (SSPRA) GIS layer, obtained from the Maryland Department of Natural Resources, Natural Heritage Program, no rare, threatened or endangered species are found to occur in the vicinity. There are no designated historic or scenic roads adjacent to this site. No transportation-related noise impacts have been identified. The property is located in the Northeast Branch watershed of the Patuxent River basin. The property is located in the Developing Tier as reflected in the 2002 *Prince George's County Approved General Plan*. According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site includes regulated areas, evaluation areas, and network gaps along the western two-thirds of the property.

MASTER PLAN CONFORMANCE

The master plan for this area is the Bowie and Vicinity Approved Master Plan and Sectional Map Amendment (February 2006). The site contains a stream and adjacent sensitive areas that connect eastward to Collington Branch, a plan-designated primary corridor. Protection of sensitive environmental areas related to this primary corridor is a priority. This site is not located in the vicinity of any identified special conservation area. No public ownership is proposed for this site. There is no mandatory dedication requirement on this property because all of the proposed lots exceed 40,000 square feet in area.

Low impact development techniques are recommended for this site because of the large lots proposed. No stormwater management concept approval letter was submitted at the time of this review, but a stormwater management concept plan proposes the use of curb and gutter connecting with the existing stormdrain system on Woodvale Lane. The application of curb and gutter to this site represents a lost opportunity to apply low impact development techniques, and is not in conformance with the policies approved in the master plan.

The unnamed tributary, which crosses this site along its western boundary, should be evaluated for existing water quality and stream stability and the impact of the proposed development on stream stability and water quality, specifically related to the proposed stormwater discharge. If degraded water quality or stream instability is determined or projected to occur as a result of development, then a mitigation plan should be developed. Prior to signature approval of the preliminary plan, a report of a stream corridor assessment using the Maryland Department of Natural Resources protocol should be prepared and used to refine the stormwater management concept and develop the technical plan. Outfalls should be carefully placed to ensure stream stability. If indicated, a stream mitigation plan, which includes stream restoration recommendations based on the stream corridor assessment, should be included in the report.

This is a new residential development located within the Developing Tier. The Woodland Conservation Ordinance mandates a woodland conservation threshold of 25 percent for the subject property. The woodland conservation threshold and the woodland conservation requirement will be met on site through retention of existing woodlands and afforestation/ reforestation. Street trees will be provided in accordance with Department of Public Works and Transportation standards, and landscaping materials will be required in accordance with the *Prince George's County Landscape Manual*.

The use of green building techniques and energy conservation techniques should be encouraged as appropriate. The minimization of light intrusion from this site, located in the Developing Tier, onto adjacent Rural Tier areas are a special concern. At the time of detailed site plan, if necessary, the use of alternative lighting technologies and the limiting of total light output should be demonstrated. Full cut-off optic light fixtures should be used on this site to reduce light intrusion. Transportation-related noise impacts are not a concern on this site. This site is not located within a wellhead protection area.

CONFORMANCE WITH THE *COUNTYWIDE GREEN INFRASTRUCTURE PLAN*

Preservation of water quality in this area will be provided through the protection of the Patuxent River primary management area and adjacent priority woodlands and the application of best stormwater management practices. It is recommended that low-impact development stormwater management methods be applied on this site, to the fullest extent possible. Prior to issuance of grading permits, the technical stormwater management plans should demonstrate that low-impact development stormwater management methods are applied on this site to the fullest extent possible.

Environmental Review

The preliminary plan application has a signed natural resources inventory (NRI/038/07) that was included with the application package. The TCPI and the preliminary plan show all the required information in conformance with the signed NRI. No further information is required concerning the NRI.

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because it is greater than 40,000 square feet gross tract area, there are more than 10,000 square feet of existing woodland, and more than 5,000 square feet of woodland clearing is proposed. A Type I Tree Conservation Plan (TCPI/030/07) was submitted with the preliminary plan application and has been reviewed. The woodland conservation threshold for this site is 2.34 acres, based on a 25 percent afforestation threshold. The total amount of required woodland conservation based on the amount of clearing currently proposed is 3.25 acres.

The TCPI as currently designed proposes to meet the requirement with 2.49 acres of on-site preservation and 0.76 acre of afforestation. All preservation and afforestation/reforestation areas have respected a 20-foot-wide side yard width and a 40-foot-wide rear yard width. Reconfiguration of the proposed afforestation areas on Lots 1, 2 and 7 establish logical woodland conservation boundaries. Afforestation is proposed in order to fulfill a portion of the woodland conservation requirements on this site. In order to protect the afforestation areas after planting, so that they may mature into perpetual woodlands, afforestation areas shall be protected by permanent tree protection devices, such as two-rail split fences or equivalent, and all afforestation areas must be placed in conservation easements at time of final plat. Afforestation areas must also be planted prior to building permit issuance to ensure the longevity of the planted areas. The recommended plat note for conservation easements will be revised accordingly.

The unapproved stormwater management plan proposes the use of curb and gutter along with two infiltration trenches to address the stormwater management requirements for the site. No stormwater management concept approval letter was submitted. Prior to signature approval of the preliminary plan, the applicant should revise the preliminary plan and TCPI to show the location of any stormwater management elements required for the development of the site, providing bioretention ponds, filter strips, and other low impact development techniques to the greatest

extent possible. Prior to signature approval of the preliminary plan, a copy of the approved stormwater management concept approval letter and associated plans, showing the application of low impact development methods to the greatest extent possible, should be submitted for review by the Environmental Planning staff.

Streams and 100-year floodplains are found to occur on this property. These features and the associated buffers comprise the Patuxent River primary management area (PMA) on the subject property in accordance with Section 24-101(b) (10) of the Subdivision Regulations. The elements that comprise the Patuxent Primary PMA have been fully and correctly identified on the TCPI and preliminary plan in accordance with the signed natural resources inventory.

The Subdivision Regulations mandates that the PMA be preserved to the fullest extent possible. Staff generally recommends approval of PMA impacts for unavoidable impacts such as the installation of public road crossings and public utilities, if they are designed to preserve the PMA to the fullest extent possible. Staff generally does not recommend approval of PMA impacts for lots, structures or septic field clearing and grading when alternative designs would reduce or eliminate the impacts. The plans as submitted show no proposed impacts to the PMA and no letter of justification for impacts was submitted. No additional information is required with regard to impacts to the PMA at this time.

The site contains significant natural features, which are required to be protected under Section 24-129 and/or 24-130 of the Subdivision Regulations. At time of final plat, a conservation easement should be described by bearings and distances. The conservation easement should contain the delineated Patuxent River PMA and all proposed afforestation/reforestation areas, and should be reviewed by the Environmental Planning Section prior to approval of the final plat. A note detailing the conservation easements should be placed on the plat.

The site contains streams and may contain wetlands that may be impacted and may be regulated by federal and state requirements. Prior to the issuance of any permits that impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

The soils found on this property include soils that may have limitations with respect to 100-year floodplain or seasonally high water tables. During the review of building permits the Department of Environmental Resources may require a soils study addressing the soil limitations with respect to the construction.

Water and Sewer

The water and sewer service categories are water and sewer category 3 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003 and the property will, therefore, be served by public systems. Water and sewer lines in Woodvale Lane abut the property. Water and sewer line extensions are required to service the proposed subdivision and must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat.

3. **Community Planning**—This application is located in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. This application is not inconsistent with the 2002 General Plan Development Pattern

policies for the Developing Tier. This application conforms to the recommendations of the 2006 Approved Master Plan for Bowie and Vicinity for residential low-density land uses. The proposed land use is for residential, low-density development. Residential, low-density development areas are intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square feet to one acre in size and retirement or planned residential development. The Approved Sectional Map Amendment for Bowie and Vicinity retained the R-E Zone for the property.

4. **Parks and Recreation**—In accordance with Section 24-134(a) of the Prince George’s County Subdivision Regulations, the subject subdivision is exempt from mandatory dedication of parkland requirements because the lots are an acre or larger in size.
5. **Trails**—There are no master plan trails issues identified in the adopted and approved Bowie and Vicinity Master Plan. A variety of road cross sections currently exist in the vicinity of the subject site including roads with no sidewalks, roads with sidewalks along one side of the road, and roads with sidewalks along both sides. The subject application includes large lots, all of which are over one acre in size. Existing Woodvale Lane (which will connect to proposed Road A) includes a sidewalk along one side
6. **Transportation**—The application is a preliminary plan of subdivision for a development consisting of eight single-family dwelling units. The eight dwelling units would generate 6 AM and 7 PM peak-hour vehicle trips as determined using *The Guidelines for the Analysis of the Traffic Impact of Development Proposals*. The property is located south of Woodmore Road and east of Enterprise Road, approximately 2,900 feet east of the Woodmore Road/Enterprise Road intersection.

The traffic generated by the proposed preliminary plan would impact the signalized intersection of Enterprise Road (MD 193) and Woodmore Road.

This intersection is not programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program:

The subject property is located within the Developing Tier as defined in the *Prince George’s County Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better;

Unsignalized intersections: The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

The table below identifies the intersection on which the proposed development would have the most impact:

EXISTING CONDITION		
Intersection	AM LOS/delay	PM LOS/delay
Woodmore Road/Enterprise Road	B/1140	D/1377

Staff's research of background developments revealed six developments that could potentially affect the referenced intersection. With the inclusion of trips from these developments, the analysis revealed the following results:

BACKGROUND CONDITION		
Intersection	AM LOS/CLV	PM LOS/CLV
Woodmore Road/Enterprise Road	C/1175	D/1420

Citing the trip generation rates from the guidelines, the proposed development would generate 6 AM and 7 PM peak-hour vehicle trips. By combining site-generated trips with background traffic, the results are as follows:

TOTAL CONDITION		
Intersection	AM LOS/CLV	PM LOS/CLV
Woodmore Road/Enterprise Road	C/1177	D/1421

The results of the analyses showed that adequate transportation facilities would continue to exist if this application is approved. Regarding site layout and on-site circulation, staff has no issue.

TRANSPORTATION STAFF CONCLUSIONS

The Transportation Planning Section concludes that adequate transportation facilities will exist as required by Section 24-124 of the Prince George's County Subdivision Regulations if the application is approved.

- Police Facilities**—The subject property is located in Police District II. The standard for emergency calls response is 10 minutes and the standard for nonemergency calls is 25 minutes. The times are based on a rolling average for the proceeding 12 months. The preliminary plan was accepted for processing by the Planning Department on July 25, 2007.

Reporting Cycle	Previous 12-Month Cycle	Emergency Calls	Nonemergency
Acceptance Date: July 25, 2007	6/06-6/07	10 minutes	18 minutes
Cycle 1	7/06-7/07		
Cycle 2	8/06-8/07		
Cycle 3	9/06-9/07		

The response time standards of 10 minutes for emergency calls and 25 minutes for nonemergency calls were met July 31, 2007. The Police Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005. Pursuant to CR-69-2006, Prince George's County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn police personnel staffing levels.

8. **Fire and Rescue Services**—The Historic Preservation and Public Facilities Planning Section has reviewed this preliminary plan of subdivision plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance. Public Facilities staff have determined that this preliminary plan is within the required seven-minute response time for the first due fire station, Glenn Dale Company 18, using the Seven-Minute Travel Times and Fire Station Locations Map provided by the Prince George’s County Fire Department. Pursuant to CR-69-2006, the Prince George’s County Council and the County Executive suspended the provisions of Section 24-122.01(e)(1)(A, B) regarding sworn fire and rescue personnel staffing levels. The Fire Chief has reported that the department has adequate equipment to meet the standards stated in CB-56-2005.
9. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this preliminary plan for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded the following.

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster 3	Middle School Cluster 2	High School Cluster 2
Dwelling Units	8 DU	8 DU	8 DU
Pupil Yield Factor	.24	.06	.12
Subdivision Enrollment	1.92	.48	.96
Actual Enrollment	4,900	6,782	10,542
Completion Enrollment	230.40	117	234
Cumulative Enrollment	73.44	18.36	36.96
Total Enrollment	5,205.76	6,917.84	10,813.92
State-Rated Capacity	4,838	6,356	10,254
Percent Capacity	107.60	108.84	105.46

Source: Prince George’s County Planning Department, M-NCPPC, January 2007

County Council bill CB-31-2003 establishes a school facilities surcharge in the amount of \$7,000 per dwelling if a building is located between I-495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings. Council bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$7,870 and \$13,493 to be paid at the time of issuance of each building permit.

The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes. The Historic Preservation and Public Facilities Planning Section finds that this preliminary plan meets the adequate public facilities policies for school facilities contained in Section 24-122.02, CB-30-2003 and CB-31-2003 and CR-23-2003.

10. **Public Utilities Easement**—The applicant has shown the ten-foot public utilities easement on the preliminary plan as requested.

11. **Stormwater Management**—Stormwater Management Concept Plan 27185-2007-00 was approved August 9, 2007, with conditions. Development of the site must be in accordance with this approved plan and any revisions.
12. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for the Preserve at Woodmore South. A raze permit is required prior to the removal of any of the structures on site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on site must be removed and properly stored or discarded prior to the structure being razed. Any abandoned well found within the confines of the subject property must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative from the Health Department as part of the grading permit. Any abandoned septic tank found within the confines of the subject property must be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit.
13. **Archeology**—A tributary to Northeast Branch runs along the west boundary of the subject property. Prehistoric sites have been found in similar settings. Several prehistoric sites have been identified to the east and west of the subject property. The probability of encountering prehistoric archeological resources on this property is moderate.

There are six currently known historic and prehistoric archeological sites within a one-mile radius of the subject property. Two of these sites are historic and four are prehistoric. In addition, there are three historic sites, Holy Family Church and Cemetery (74A-4), Locust Grove/Slingluff House (74A-2), and Warrington Barn/Newton White Mansion (73-6) within a one-mile radius of the subject property.

The 1861 Martenet Map shows the house of C. Hill very near the subject property. Members of the Hill family in Prince George's County held numerous slaves in the antebellum period. A house appears on the property in the 1938 aerial photographs and was abandoned by the 1990s.

A Phase I archeological investigation was completed on the Preserve at Woodmore South property. Staff concurs with the recommendations of the report that no additional archeological investigations are necessary.

14. **Historic Preservation** —This subdivision has no effect on historic resources.

RECOMMENDATION

APPROVAL of Preliminary Plan 4-07046 and Tree Conservation Plan TCPI/030/07 subject to the following conditions:

1. Prior to signature approval of the preliminary plan, revise the preliminary plan and TCPI to show the location of any stormwater management elements required for the development of the site, providing bioretention ponds, filter strips and other low impact development techniques to the greatest extent possible.
2. Prior to signature approval of the preliminary plan, a copy of the approved stormwater management concept approval letter and associated plans, showing the application of low impact development methods to the greatest extent possible, shall be submitted.

3. Prior to signature approval of the preliminary plan, a stream corridor assessment using the Maryland Department of Natural Resources protocol shall be prepared and used to refine the stormwater management concept and develop the technical plan. Outfalls shall be carefully placed to ensure stream stability. If indicated, a stream mitigation plan that includes stream restoration recommendations based on the stream corridor assessment shall be included in the report. The stream restoration plan shall be approved in conjunction with approval of the TCPII prior to the issuance of grading permits.
4. The following note shall be placed on the preliminary plan and all future tree conservation plans:

“NOTE: All lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.”
5. The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/030/07), or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.”
6. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated Patuxent River primary management area and all proposed afforestation/reforestation areas and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
7. Prior to issuance of grading permits, the technical stormwater management plans shall demonstrate that low impact development stormwater management methods be applied on this site to the fullest extent possible.
8. Prior to the issuance of any permits that impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
9. Afforestation and associated permanent protection fencing shall be installed prior to the issuance of building permits for adjacent lots and prior to the issuance of the building permit for each lot. A certification prepared by a qualified professional shall be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

10. The applicant or the applicant's heirs, successors, and/or assignees shall provide a standard sidewalks along both sides of the internal cul-de-sac (Road A) unless modified by DPW&T.
11. Development of this site shall be in conformance with an approved stormwater management concept plan 27185-2007-00 and any subsequent revisions.
12. A raze permit is required prior to the removal of any of the structures on site. Any hazardous materials located in any structures on site must be removed and properly stored or discarded prior to the structure being razed.
13. Any abandoned well found within the confines of the subject property must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative from the Health Department as part of the grading permit. Any abandoned septic tank found within the confines of the subject property must be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit.
14. Prior to signature approval of the preliminary plan, the applicant shall submit a final report of the completed Phase I archeological investigations conducted on the subject site.
15. Prior to the issuance of the first grading permit, the applicant must demonstrate that the subject site was legally annexed into the Woodmore South Homeowners Association. If the applicant is not able to demonstrate the legal annexation of the property into the Woodmore South Homeowners Association, a detailed site plan shall be conducted for the entire subject site.

STAFF RECOMMENDS APPROVAL OF THE TYPE I TREE CONSERVATION PLAN TCPI/030/07.