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DETAILED SITE PLAN

DSP-06084

Application	General Data
Project Name: Gateview Location: Southeast corner of the intersection of Iverson Street and Owens Road Applicant/Address: Shelby Homes, LLC 16916 Queen Anne Bridge Road Bowie, MD 20716	Date Accepted: 2/06/2007
	Planning Board Action Limit: 4/20/2007
	Plan Acreage: 0.89
	Zone: R-18C
	Dwelling Units: 7
	Square Footage: N/A
	Planning Area: 76A
	Tier: Developed
	Council District: 7
	Municipality: N/A
200-Scale Base Map: 206SE06	

Purpose of Application	Notice Dates
One single-family detached and six semidetached units	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 1/6/2007
	Sign(s) Posted on Site and Notice of Hearing Mailed: 03/19/2007

Staff Recommendation		Staff Reviewer: Kendra Wright	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-06084
Gateview

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 as described in the recommendation section of this report.

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-18C Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-06062
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- 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 requests a residential subdivision to develop one single-family dwelling and six semidetached dwellings.
2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-18C	R-18C
Use(s)	Vacant	1 Detached SFD and 6 Semidetached SFD
Acreage	.9039	.9039
Lots	7	7

3. **Location:** The site consists of .9039 acre in Planning Area 76A, Council District 7. More specifically, it is located in the southeast corner of the intersection of Iverson Street and Owens Road.
4. **Surroundings and Use:** The subject property is surrounded to the north, east and south by properties in the R-18 Zone and to the west by property in the R-35 Zone. The subject property is bounded by Iverson Road to the north, vacant property to the east, residentially developed property to the south and Owens Road to the west.
5. **Previous Approvals:** The proposed site for the residential subdivision is the subject of Preliminary Plan of Subdivision 4-06062. The subject site was approved for seven lots subject to conditions. Stormwater Management Concept Plan 27169-2006-00 was approved for the site with conditions on June 26, 2006, to ensure that development does not result in on-site or downstream flooding. The approval will be valid for three years or until June 26, 2009.

The subject site has an approved letter of exemption from the Environmental Planning Section dated June 5, 2006, from the Prince George's County Woodland Conservation Ordinance. The approval will be valid until June 5, 2008.

6. **Design Features:** The proposal includes three different building styles and building sizes. These include a single-family dwelling; two large, semidetached dwellings; and four smaller, semidetached dwellings. The proposed architecture is as follows:

The proposed architecture of the single-family dwelling includes a gable roof with fiberglass shingles. The front elevation consists of brick masonry, vinyl shutters, fypon columns at the steel door entrance, four windows and a metal garage door. The left side elevation consists of vinyl siding, five single-hung windows and a Palladian window. The right side elevation consists of vinyl siding and two single-hung windows. The rear elevation consists of two single-hung windows, two double windows, a deck with wood railing, and two sets of French doors. The building will be 29 feet in height.

The proposed architecture of the large, semidetached dwellings includes a gable roof with asphalt shingles. The front elevation consists of brick veneer masonry, concrete stairs, and a column-supported canopy over each entrance, two single-hung windows with vinyl shutters, six double/multiple windows with vinyl shutters, and two metal garage doors decorated with cornices. The side elevations consist of five single-hung windows and a Palladian window. The windows are located in a balanced arrangement. The rear elevation consists of two levels; each with a set of French doors and a double/multiple window. The upper level also has two single-hung windows. The building will be 29 feet in height.

The proposed architecture of the smaller semidetached units includes a cross gable roof with fiberglass shingles. The front elevation includes brick masonry, two double/multiple windows separated by a panel and surrounded by medium density overlay (MDO) wood paneling, a Bay window, concrete stairs with metal railing leading to the entrance, and a metal garage door. MDO also surrounds the door and Bay window. Each side elevation has three single-hung windows, vinyl siding, and a Palladian window. The rear elevation consists of a deck (optional) for each unit, two sets of French doors, three single-hung windows, vinyl siding, and a chimney.

COMPLIANCE WITH EVALUATION CRITERIA:

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the Multifamily Medium Density Residential Condominium (R-18C) 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, which governs permitted uses in residential zones. The proposed residential subdivision is a permitted use in the R-18C Zone.
8. **Preliminary Plan of Subdivision 4-06062:** The following conditions (in boldface type) included in this approval are relevant to the subject site, followed by staff comment.
4. **A Detailed Site Plan shall be approved by the Planning Board for Lots 1–7 in accordance with Part 3, Division 9 of the Zoning Ordinance. The detailed site plan shall include, but not be limited to:**
- a. **Landscaping, buffering, and screening between the proposed dwellings, and the adjacent multifamily apartments.**
 - b. **The need for Alternative Compliance approval on Lots 1 and 2, to provide the required “B” bufferyard in accordance with Section 4.7 of the *Landscape Manual*.**
 - c. **Should the applicant wish to avoid Alternative Compliance, or if Alternative Compliance is not supported at the time of detailed site plan, the applicant may have the ability to combine Lots 1 and 2, and delete the semidetached dwellings proposed on these lots, to provide one building lot with one single-family detached dwelling that has adequate land area available to provide the landscape bufferyard and building setback required by the *Landscape Manual*.**

Comment: In a memorandum dated April 11, 2007, the alternative compliance committee recommended approval of the applicant’s alternative compliance application AC-06021. The Planning Director's recommendation regarding the alternative compliance had not been received at the time the staff report was written, but will be provided at the Planning Board hearing.

9. ***Landscape Manual:*** The proposed development is subject to Section 4.7 for buffer yards. The alternative compliance committee recommended approval of AC-06021, Gateview.

The applicant requested alternative compliance for Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. In a memorandum dated April 11, 2007, the alternative compliance committee recommended approval of AC-06021, Gateview. The alternative compliance committee offered the following:

Background

The site, which lies in the R-18C Zone, is currently undeveloped. Detailed Site Plan DSP-06084 proposes to build a residential subdivision with single-family detached and duplex housing. The

property to the south of the site is zoned R-18 and used for multifamily (senior assisted living). The proposed use of Lot 1, which lies directly adjacent to the multifamily, is proposed as duplex housing. The bufferyard required on Lot 1, along the southern boundary is therefore a Type “A” bufferyard.

Required: Section 4.7 Buffering Incompatible Uses, along the southern property line

Length of buffer yard:	103 feet
Building setback:	20 feet
Landscape yard:	10 feet
Fence or wall	yes
Plant materials @ 40 PUs/100 LF:	21 plant units (after 50 percent reduction for six-foot-high fence)

Provided

Building setback:	10 feet
Landscape yard:	10 feet
Plant materials:	50 plant units (with six-foot-high board on board fence)

Justification of Recommendation:

A Type “A” bufferyard, as defined by Table IV in Section 4.7 of the *Landscape Manual*, requires a building set back of 20 feet. The applicant is providing between 10 and 25 feet of building setback.

The applicant proposes to meet the screening requirements of the Type “A” buffer within the available space by providing a six foot-high board-on-board fence and planting Pin Oak and Pine trees. The proposed number of plant units in this bufferyard is 238 percent of the normal requirement.

The committee is of the opinion that the proposed fencing and additional trees are equal to or better than the regular compliance with the requirements of the *Landscape Manual*.

Recommendation:

The Alternative Compliance Committee recommends approval of alternative compliance pursuant to Section 4.7 of the *Landscape Manual* for the building setback required along the southern property line.

10. **Woodland Conservation Ordinance:** There are no previously approved tree conservation plans associated with this property. The property is not subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the property is less than 40,000 square feet in area and has no previous TCP approvals. A standard letter of exemption has been issued for this site and will be valid for two years through June 5, 2008.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Subdivision: In a memorandum dated April 4, 2007, Subdivision staff offered the following:

The property is the subject of Preliminary Plan 4-06062, approved by the Planning Board on November 9, 2006. The resolution of approval, PGCPB Resolution 06-251 was adopted on November 30, 2006. Therefore, the preliminary plan remains valid until November 30, 2008, or until a final record plat is approved. The DSP shows a lotting pattern and access in conformance with the approved preliminary plan.

The property is subject to the conditions contained in the resolution of approval. That resolution contains four conditions, some requiring revisions to the Type I Tree Conservation Plan and the preliminary plan prior to signature approval. Of particular note is Condition 4. Your review of this application should ensure the applicant's conformance to this condition. Subdivision staff has no other comments at this time.

Community Planning: In a memorandum dated March 6, 2007, the Community Planning section offered the following:

This application is not inconsistent with the 2002 General Plan Development Pattern policies for Developed Tier Centers. This application is in general conformance with the Urban Land Use recommendation of the 2000 *Approved Master Plan and Sectional Map Amendment for The Heights and Vicinity (Area 76A)*.

Transportation: In a memorandum dated February 12, 2007, the Transportation Planning Section offered the following:

The Transportation Planning Section has reviewed the detailed site plan referenced above. "Owens Road and Iverson Street have 80-foot existing rights-of-way. There are no transportation-related conditions that require attention at DSP. Rights-of-way along Owens and Iverson are acceptable as shown. In general, the DSP is acceptable."

Trails: In a memorandum dated April 4, 2007, the trails planner stated: "There are no master plan trails issues identified in the 2000 Adopted and Approved Heights Master Plan that impact the subject site. There are existing sidewalks along the subject site's frontage of both Iverson Street and Owens Road. There are no master plan trails recommendations."

Permits: In a memorandum dated March 2, 2007, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.

Environmental Planning: In a memorandum dated March 13, 2007, the Environmental Planning Section recommended approval of Detailed Site Plan DSP-06084 subject to one environmental condition.

The Environmental Planning Section has reviewed the above-referenced Detailed Site Plan DSP-06084, stamped as received by the Environmental Planning Section on February 9, 2007. Because the site is less than 40,000 square feet in area, a standard letter of exemption was issued on June 5, 2006. The plans as submitted have been found to require additional information and/or revisions as noted below before a complete review of the proposal can be conducted. The Environmental Planning Section reserves the right to make additional comments once the requested information and revisions have been submitted.

Background

The Environmental Planning Section has no records of any previous applications for this property. The subject property is currently undeveloped and is less than 40,000 square feet in area. A Preliminary Plan of Subdivision 4-06062 was approved by PGCPB. No.06-251. This application proposes the construction of a single-family detached and six semidetached units, on a parcel totaling 0.89 acres in the R-18C Zone.

Site Description

This 0.89-acre site is located on the southeast intersection of Iverson Street and Owens Road. A review of the available information indicates that streams, wetlands, severe slopes, and areas of steep slopes with highly erodible soils are not found to occur on this property. There is no 100-year floodplain that is associated with the site. Iverson Street and Owens Road are both collector roadways and generally not regulated for noise impacts. The predominant soil types found to occur on this site according to the Prince George's County Soil Survey are Iuka and Aura. These soil series have limitations with respect to steep slopes, high shrink swell potential, impeded drainage, high water table, seasonally high water table and poor stability but will not affect the site layout. According to available information, Marlboro clay does not occur on this property. According to information obtained from the Maryland Department of Natural Resources Wildlife and Heritage Service, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads in the vicinity of this application. This property is located in the Lower Northwest Branch watershed of the Anacostia River basin and in the Developed Tier as reflected in the approved 2002 General Plan. The site is within a network gap as part of the Countywide Green Infrastructure Plan.

Environmental Issues Addressed in the Heights and Vicinity Master Plan

There are few specific recommendations pertaining to the environmental elements pertaining to the subject property. The environmental planning elements pertaining to the subject property are stormwater management and woodland conservation and will be addressed in the Environmental Review section below. There are no specific environmental requirements or design standards that require review for conformance.

Countywide Green Infrastructure Plan

This site is within a network gap as part of the *Countywide Green Infrastructure Plan*. The site is located on the south side of Iverson Road and on the east side of Owens Road. This portion of the network gap is also associated with an evaluation area also located on the east side of Owens Road. The associated regulated areas are located on the opposite side of both roads. Although it is the intent of the *Countywide Green Infrastructure Plan* to connect network gaps with the regulated areas and evaluation areas, the existing road will impede any possible connection to those areas and there are no environmental features available to make this connection.

Review of Previously Approved Condition

The following text addresses previously approved environmental conditions related to the subject applications. The text in **BOLD** is the actual text from the previous cases or plans.

PGCPB No. 06-251, File No. 4-06062

- 2. Development of this site shall be in conformance with the Stormwater Management Concept Plan, 27169-2006-00 and any subsequent revision.**

The concept plan shows dry wells that are not shown on the detailed site plan. The DSP must be revised to show implementation of the concept.

Required Revision: Submit revised plans in conformance with the approved Stormwater Management Concept Plan.

Environmental Review

As revisions are made to the plans submitted the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. The detailed site plan application has a signed natural resources inventory (NRI/069/06), dated June 4, 2006, which was included with the application package. The detailed site plan shows all the required information correctly.

Comment: No revisions are required for conformance to the NRI.

2. This property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance because the site is less than 40,000 square feet in area, and it has no previous approved tree conservation plan. A standard letter of exemption from the ordinance was issued by the Environmental Planning Section, Countywide Planning Division on June 5, 2006.

Comment: No further action is needed at this time as it relates to woodland requirements. The letter of exemption should accompany all future application for plans and permits.

Department of Environmental Resources (DER): The subject site has an approved Stormwater Management Concept Approval, 27169-2006-00. As of the writing of this report no comment was received from DER.

Fire Department: The Fire/EMS Department had not responded to the referral request at the time the staff report was written.

Department of Public Works and Transportation (DPW&T): In a letter dated March 21, 2007, DPW&T provided the following:

In response to the Detailed Site Plan No. 06084 referral, the Department of Public Works and Transportation offers the following:

- Right-of-way dedication and frontage improvements in accordance with DPW&T's urban collector road standards are required for Iverson Street and Owens Road.
- Any existing roadway construction that is not conforming to current standards or is in disrepair requires removal and replacement.
- Full-width, two-inch mill and overlay for all county roadway frontages are required.
- Compliance with DPW&T's utility policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with the established "DPW&T Policy and Specification for Utility Installation and Maintenance Permits" are required.
- Conformance with DPW&T's street tree and street lighting standards is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 230135 of the County Road Ordinance.
- All storm drainage systems and facilities are to be in conformance with county requirements.
- Site development technical plan approval is required in accordance with county requirements.

Washington Suburban Sanitary Commission (WSSC): In a memorandum dated March 5, 2007, WSSC offered the following comments:

"Water and sewer will be required. Project # DA4636Z07 is an approved project within the limits of this site. Additional rights-of-way are required. Revise and delineate the proposed 22-foot-wide WSSC water and sewer easement to a minimum 30-foot width. The proposed sewer main should be extended to the property line of proposed lot 6. Delineate and label private right-of-ways on proposed lot 6 to serve lots 5 & 7."

City of Forest Heights: A referral request was sent to the above municipality, which is within one mile of the subject site. At the time of the writing of this report, no comment was received.

12. As required by Section 27-285(b) of the Zoning Ordinance, 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 of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-06084, Gateview, and Alternative Compliance AC-06021 subject to the following conditions:

1. Prior to certificate approval, the following modifications or revisions shall be made to the detailed site plan, or the following information shall be provided:
 - a. Revise and delineate the proposed 22-foot-wide WSSC water and sewer easement to a minimum 30-foot width.

- b. The proposed sewer main shall be extended to the property line of proposed Lot 6.
 - c. Delineate and label private right-of-ways on proposed lot 6 to serve Lots 5 and 7.
 - d. Correct the minimum street frontage note for a corner lot to 120 feet.
 - e. Correct the minimum allowable yard area note to 800 square feet per lot. Include the minimum allowable yard area in the table.
 - f. Revise “semi-detached #7” to read “building coverage.”
 - g. Provide *all actual* lot and yard calculations.
 - h. As revisions are made to the plans submitted the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.
2. Prior to certificate approval, the applicant shall submit revised plans in conformance with the approved stormwater management concept plan that includes the dry wells not shown on the detailed site plan. The DSP shall be revised to show implementation of the concept.
3. Provide garage dimension on typicals for semidetached unit.