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DETAILED SITE PLAN

DSP-06028

Application	General Data
Project Name: Brinkley Road Property Location: 750 feet northwest of the intersection of Brinkley Road and Fisher Road Applicant Name: Jude Burke Elm Street Development 6820 Elm Street, Suite 200 McLean, VA 22101	Date Accepted: 10/24/06
	Planning Board Action Limit: Waived
	Plan Acreage: 15.12
	Zone: R-18C
	Dwelling Units: 74
	Square Footage: N/A
	Planning Area: 76B
	Council District: 8
	Municipality: NA
200-Scale Base Map: 208SE03	

Purpose of Application	Notice Dates
Development of 68 quadruple-attached units and 6 two-family attached units	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 7/25/06
	Sign(s) Posted on Site: 5/21/07

Staff Recommendation		Staff Reviewer: Noushin Rashtian	
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-06028
Brinkley Road Property
Type II Tree Conservation Plan TCPII/83/02-01

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 with conditions of the detailed site plan and TCPII/83/02-01 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 Zoning Ordinance in R-18C Zone;
- b. The requirements of Preliminary Plan of Subdivision 4-05077;
- c. The requirements of the *Landscape Manual*;
- d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- e. Referrals.

FINDINGS

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

1. **Request:** The subject application requests approval of 68 quadruple-attached dwellings and 6 two-family attached dwelling units in the R-18C (Multifamily Medium Density Residential-Condominium) Zone.
2. **Location:** The site is located in Planning Area 76B, Council District 8. The site is located on the north side of Brinkley Road approximately 750 feet northwest of the intersection of Brinkley Road and Fisher Road.
3. **Surroundings and Use:** The subject property is bounded to the north by residential dwelling units in the R-80 Zone, to the east by age-restricted residential units in the R-18C Zone, and to the south by a historic site/farm (Kildare) in the R-R Zone, and to the west by high-rise residential dwelling units in the R-10 Zone.

4. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-18C	R-18C
Use(s)	Vacant	Quadruple-attached and Duplexes
Acreage	15.12	15.12
Lots	74	74
Parcels	1	1
Dwelling Units:		
Quadruple-Attached	N/A	68
Duplex (single-family attached)	N/A	6

ARCHITECTURAL DATA

MODEL	Base Square Footage	Square Footage with Options
Type IV	1,982	2,598
Type I	2,056	2,460
Type II	2,463	3,269
Type III	2,463	3,269

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	152	154
Minimum Green Area	50%	75%
Maximum Building Height (feet)	40	28 to 35
Park Dedication Required (acre)	1.13	0*

* Recreational facilities provided in lieu of mandatory parkland dedication.

5. **Previous Approval:** On February 23, 2006, the Prince George’s County Planning Board approved Preliminary Plan of Subdivision 4-05077 for the site, together with a Type I Tree Conservation Plan (TCPI/13/95-02). The site has an approved Stormwater Concept Plan 37702-2005-00 by the Department of Environmental Resources on April 19, 2006. The stormwater concept plan is valid for three years, or until April 19, 2009.

6. **Design Features:** The proposed site would be accessed from a single point along the property’s Brinkley Road frontage. The westerly side of the Brinkley Road frontage is proposed as tree conservation area and the easterly side is proposed for the landscaped stormwater management pond. The applicant proposes 68 quadruple-attached dwelling units and 6 two-family dwelling units. Architecture for the proposed dwelling units includes the use of vinyl siding, stone and brick veneer, dentils, crown molding, standing seam metal roof, soldier coursing, brick rowlock sill, optional bay windows, closed panel shutters, optional dormer and loft area for the top level, entry features, and metal guard rails. The proposed architecture has employed four architectural models (Type I, Type II, Type III, and Type IV) with different architectural elevation options for each model. The proposed models are mainly neo-classical architectural style with reverse gables, decorative architectural elements, various window treatments and door treatments that provide a variety of architectural designs. Each unit has either a two-car garage or tandem parking in the rear as a standard feature. Units 32-43 have parking in the front. The side elevations for the models generally provide a minimum of two standard architectural features. Total base finished area of the proposed units with all options is between 2,460 square feet and 3,269 square feet.

This proposed development consists of 17 quadruple attached buildings (total of 68 units) and 3 two-family unit buildings (total of 6 units). The development proposes to use brick around the entire first level of the two-family dwellings, not including the rear elevations, and to provide full brick facade for a minimum of two of the units in the quadruple attached building group. The staff recommends that full brick facades should be provided in an alternating pattern to provide a quality appearance for the internal units away from Brinkley Road. However, staff recommends use of full brick veneer for Type I units 10-27 and 74-77 which are facing or visible from Brinkley Road. The proposed Type I model does not provide a minimum of two architectural features for the side elevations. Staff recommends brick side elevations with a minimum of three architectural features (such as bay windows) for side elevations of units 10, 15, 16 and 27. The applicant should provide rear architectural elevations for all of the proposed models.

The applicant proposes double-tier masonry retaining walls fronting Brinkley Road with a 4-foot high black aluminum fence above the second tier. The entrance feature consists of a modular masonry retaining wall with the name of the development in aluminum letters and pre-cast concrete cap. The sign detail sheet needs to indicate the square footage of the face area. A condition of approval has been proposed in the recommendation section of this report. Another retaining wall extends along the eastern edge of the graded area of the site from the southern to the northern property lines with a 4-foot high split-rail wood fence with mesh on top of the modular retaining wall. The applicant proposes “Acorn style with Finial” streetlights for this development.

The subject site plan indicates a pre-school age playground near the western boundary, and a school aged playground in the northeast corner of the subject site and an open space recreational area on “Parcel C” (Homeowners Association) located centrally on the site. The proposed recreational areas will have age-appropriate play equipment for children and adequate landscaping. The proposed open space recreational area includes a circular outdoor paved space with benches and flowers/plants at the center of this space. A stepped down grassed open area is located to the east of circular space which will be landscaped for use of the future residents in this development. The applicant has submitted a list of play equipment and a cost estimate for the proposed recreational facilities.

Preschool-Age Play Area Structures

- A waive slide
- A right-turn slide
- ADA transfer station
- A Bedrock climb
- 9-activity panels
- 4-plat forms
- 2 roof structures
- A Dungeon Castle Playhouse
- 2 Spring Buddies
- A Balance Beam
- 4-seat bouncer

School-Age Play Area

- A wave slide
- An open spiral slide
- A triple rail slide
- An arch bridge
- An ADA transfer station
- A pod climb
- A corkscrew climb
- A block climb
- A track ride
- A 90 degree loop ladder
- 6-activity panels
- 6-platforms
- 2 roof structures
- A ground level crawl tube
- A balance beam
- A double tier timber

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the 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 27-437, which governs permitted uses in residential zones. The proposed quadruple-attached and single-family semi-detached units are permitted in the R-18C Zone. However, Section 27-442(b) permits this type of dwelling units subject to all of the requirements of the R-T Zone. Section 27-441(b) Table of Uses, (6) Residential/Lodging, permits quadruple attached dwelling units subject to Footnote 2 and semidetached dwelling units subject to Footnote 1. Footnote 2 requires that both of the adjoining pair of dwelling units are erected at the same time, and Footnote 1 requires that the quadruple attached dwelling units be subject to all of the requirements of the R-T Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-437, Regulations, regarding additional regulations for development in residential zones.

Sec. 27-433. R-T Zone (Townhouse).

(d) Dwellings.

- (1) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.**

Comment: The quadruple-attached dwelling units proposed in this development conform to the above standards.

- (2) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.**

Comment: The minimum widths of proposed single-family semi-detached and quadruple- attached dwelling units are 22 feet. The staff recommends indicating the width dimension of all proposed units on the site plan.

- (3) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be**

one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.

Comment: The proposed minimum base square footage for the single-family dwelling units is 2,056 square feet and 1,982 square feet to 2,462 square feet for quadruple attached dwelling units.

- (4) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

Comment: The side and rear walls are articulated with windows, optional bay windows, standing seam metal roof architectural treatments. All endwalls have a minimum two architectural features with the exception of Type I models. A condition of approval is included to ensure all lots visible from public spaces, streets, or due to topography shall have additional endwall treatments and have brick or stone elevations.

- (5) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

Comment: All above grade foundation walls will have stone or brick veneer. No exposed foundation walls of unclad or unfinished concrete are proposed for the dwelling units. A condition of approval is included in the recommendation section of this report to provide stone or brick veneer for all above-grade foundation walls.

- (6) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

Comment: A condition of approval is included in the recommendation section of this report to address this requirement.

(f) Access to individual lots

- (C) Each right-of-way shall contain a sidewalk at least six (6) feet wide which connects parking areas with the individual lots. The maximum grade of the sidewalk shall generally be not more than five percent (5%). However, when the normal grade of the land**

exceeds five percent (5%), ramps or steps may be utilized to remain consistent with that grade.

Comment: The plan indicates five-foot-wide sidewalks. The staff recommends the plans be revised prior to signature approval to provide for six-foot-wide sidewalks in all areas, except the lead walks.

8. **Preliminary Plan of Subdivision, 4-05077:** The Planning Board approved Preliminary Plan 4-05077 (PGCPB 06-51) on February 23, 2006. The following conditions of approval apply to the review of the subject detailed site plan:

2. A Type II tree conservation plan shall be approved with the detailed site plan.

Comment: In a memorandum dated May 9, 2007, the Environmental Planning Section has recommended approval of the Tree Conservation Plan TCP/83/02-01. If the Planning Board approves the Type II tree conservation plan pursuant to this recommendation, Condition 2 of the Preliminary plan of subdivision will be fulfilled.

3. Development of this site shall be in conformance with the approved stormwater management concept plan, and any subsequent revisions.

Comment: In comments dated May 9, 2007, the Environmental Planning Section stated the stormwater management facilities shown on the Type II Tree Conservation Plan are consistent with Stormwater Management Concept Plan, CSD #37702-2005-00; however, the portion of the stream where the stabilization work is required by Condition 1 of CSD #37702-2005-00, needed to be indicated on the TCP. The Environmental Planning Section has approved the amended TCP for the subject property.

4. The applicant and the applicant's heirs, successors, and/or assignees shall construct an eight-foot-wide sidewalk along the subject site's entire frontage of Brinkley Road and construct a standard sidewalk along at least one side of the entrance road leading into the subject site from Brinkley Road unless modified by DPW&T.

Comment: The applicant is proposing to construct a five-foot-wide sidewalk along the subject site's entire frontage of Brinkley Road and to construct a standard sidewalk along one side of the entrance road leading into the subject site from Brinkley Road. The above requirements will be enforced by DPW&T at time of issuance of relevant permits. A condition of approval is included in the recommendation section of this report for construction of an 8-foot-wide sidewalk along the subject's entire frontage of Brinkley Road.

12. The applicant, his heirs, successors and/or assignees shall submit three original recreational facilities agreements (RFA) to DRD for construction of recreational facilities on homeowners land, for approval prior to the submission of final plats. Upon approval by DRD, the RFA shall be recorded among the county land records.

Comment: Staff has reviewed plans for private recreational facilities on the site and determined that they are adequate and properly sited. For a more detailed description, please see the design features section of this report.

15. The review of the detailed site plan shall include but not be limited to:

a. **Assessment by the Historic Preservation staff for views from the Kildare Historic Site (76B-007).**

Comment: The Historic Preservation and Public Facilities Planning Section stated the proposed townhouses recall early 19th century architectural precedents and are compatible with the scale and character of the historic site. However, several proposed features of the new construction should be adjusted to enhance the overall compatibility of the developing property. The Historic Preservation Section recommended use of traditional “red” brick colors for the subject dwelling units. Although the applicant is proposing to use brick or stone veneer for the foundation, a condition of approval is included in the recommendation section of this report to provide red brick façade and foundations for Lots 10-27 and Lots 74-77, which are facing or visible from Brinkley Road. A condition of approval is included in the recommendation section of this report to limit use of random-ashlar stone veneer as a foundation or sheathing material to units not facing or visible from Brinkley Road.

b. **Adequate open space for the placement of private on-site recreational facilities. This review could result in a loss of lots if it is determined that additional open space is necessary for siting of the required facilities.**

Comment: The applicant is providing a pre-school age and school age outdoor play area for children and providing open space recreational area on 11.53 acres dedicated to the HOA. Staff has reviewed placement of the proposed open space for private on-site recreational facilities and found it to be adequate.

9. ***Landscape Manual:*** The proposed development is subject to Sections 4.1, Residential Requirements, and 4.7, Buffering Incompatible Uses.

In regard to Section 4.1 of the *Landscape Manual*, the plans indicate the minimum number of trees for the development is 112 shade trees and 83 ornamental or evergreen trees. The plant schedule is in compliance with the requirements of Section 4.1 *Landscape Manual*.

The Urban Design staff reviewed the proposed Landscape Plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.

10. **Woodland Conservation Ordinance:** The proposed development is subject to the Woodland Conservation Ordinance since the site has an approved TCP. In a memorandum dated May 9, 2007, the Environmental Planning Section stated that there are streams, wetlands and 100-year floodplain on the property associated with Henson Creek in the Potomac River watershed. There are some areas of steep slopes with highly erodible soils and severe slopes on the property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. No designated scenic or historic roads are affected by this proposed development. The site is in the Developed Tier according to the approved General Plan. The plan proposes clearing 13.35 acres of the existing 17.79 acres of upland woodland and clearing 0.17 acres of woodland within the 100-year floodplain. The worksheet calculates the woodland conservation requirement for this proposal as 7.41 acres. The plan proposes to meet this requirement by providing 3.45 acres of on-site preservation, 0.75 acres of on-site planting and 3.21 acres of off-site mitigation. An additional 0.86 acres of woodland will be preserved on-site but not part of any requirement. The design of the woodland conservation areas is in conformance with TCPI/13/95-02. Further, the Environmental Planning Section reported that

they had reviewed and were recommending approval of DSP-06028 and TCPH/83/02-01. Therefore, it can be said that the proposed project is in conformance with the requirements of the Woodland Conservation Ordinance.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation: In a memorandum dated November 7, 2006, the Historic Preservation and Public Facilities Planning Section offered the following:

The subject detailed site plan application includes 15.12 acres, zoned R-18C, on Brinkley Road, north of Kildare (Historic Site 76B-007), located at 2505 Brinkley Road, Oxon Hill. The developing property was the subject of Phase I archeological investigation, and the findings of the investigation were reviewed by Planning Department staff. No further archeological investigation of the developing property is necessary. The property was the subject of a Preliminary Plan 4-05077 and the Planning Board Resolution for that Preliminary Plan (PGCPB Res. No. 06-51) includes the following detailed site plan condition:

15. The review of the detailed site plan shall include but not be limited to:

- a. **Assessment by the Historic Preservation staff for views from the Kildare Historic Site (76B-007).**

Findings

- (1) Kildare (Historic Site 76B-007) was built c.1859 and enlarged c.1900. The historic site is a two-part gable-roof farmhouse consisting of a two-and-one-half story, side-gabled brick dwelling and a two-story frame addition to the west, with a brick veneer. George S. Tolson built the original section of the house before 1850. In 1854, the property was purchased by Dr. Peter H. Heishkell, whose son Jesse built the west wing around 1900. Kildare was part of a 420-acre estate before the construction of nearby Rosecroft Raceway in 1949.
- (2) The application for detailed site plan review includes a "Historic Site Section" designed to address the views to and from the historic site and the developing property, by establishing relative elevations for finished building heights on both properties and the roadway separating them.
- (3) The applicant has submitted architectural elevations for townhouses to be constructed within the developing property. The elevations depict three-and-one-half story townhouses with traditional Colonial Revival or Federal-style details including symmetrically arranged, multilight, double-hung sash windows with lintels and sills, multipanel entry doors with decorative pediments (either at grade or at the first story) and front-gable or shed-roof dormers. Proposed sheathing materials include brick, random-ashlar stone, and horizontal-board siding.

Conclusions

- (1) Based on the submitted Historic Site Section, both the historic site and the high point of the developing property share the approximate elevation. Because the intervening

roadway is at a lower elevation, a substantial portion of the developing property will be visible from the historic site.

- (2) The proposed architectural elevations for the developing property display many features that are found in historic buildings throughout the county. Although the proposed townhouses recall early 19th century architectural precedents, rather than the mid-nineteenth and turn-of-the-twentieth-century character of Kildare, the new houses are compatible with the scale and character of the historic site.
- (3) However, several proposed features of the new construction should be adjusted to enhance the overall compatibility of the developing property. Specifically, if random-ashlar stone veneer is to be used as a foundation or sheathing material, its use should be limited to units not readily visible from or facing Brinkley Road. Further, those units should be sheathed in brick of a traditional red color common to local 19th century houses, and predominantly brick facades should be facing or readily visible from Brinkley Road. The applicant should consult with the Historic Preservation and Urban Design Sections on the selection of brick to be approved by staff prior to the issuance of building permits.

Recommendation

The applicant should revise the submitted plans to stipulate that townhouses within the developing property, either readily visible from or facing Brinkley Road, shall be sheathed in traditional red brick common to local dwellings of the 19th century. Further, if random-ashlar stone veneer is to be used as a foundation or sheathing material, its use shall be limited to interior dwelling units not readily visible from or facing Brinkley Road. The applicant shall consult with the Historic Preservation and Urban Design Sections on the selection of brick to be approved by staff prior to the issuance of building permits.

Comment: A condition of approval is included in the recommendation section of this report.

Archeological: In a memorandum dated November 8, 2006, the archeology planner stated: “Phase I archeological survey has already been completed on this property and the results presented in a final report entitled, *A Phase I Archeological Survey of the Brinkley Road Property: A 15m 12-Acre Parcel located on Brinkley Road in Prince George’s County, Maryland (Development Case No.4-05077)*. These investigations did not identify any archeological sites on this 15.12-acre property. Paula Bienenfield, archeology consultant, concurred with the findings of these investigations and recommended that no further archeological work is necessary on this property. Staff agrees with these findings. However, Section 106 review may require archeological survey for state or federal agencies. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites. This review is required when state or federal monies or federal permits are required for a project.”

Community Planning: In a memorandum dated November 21, 2006, the Community Planning Southwest Section stated this application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developed Tier. This application conforms to the residential, high-density land use recommendation in the 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment.

The 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment

designates the subject property for residential, high-density land use at a density up to 48 dwelling units per acre in the Developed Tier. The sectional map amendment retains the existing R-18C (Multifamily Medium Density Residential-Condominium) Zone that allows many types of dwelling units at substantially lower development densities. Since there is no minimum density recommended by the master plan, this proposal conforms to land use policies for the site.

The 2006 Approved Henson Creek-South Potomac Master Plan recommends downgrading Brinkley Road (MC-701) between St Barnabas Road and Fisher Road to a four-lane, divided, major collector facility within 80 to 116-foot right-of-way.) It also recommends a continuous sidewalk and dedicated bike lane along Brinkley Road. The Green Infrastructure Plan designates the eastern edge of the subject property as regulated area

Transportation: In a memorandum dated December 1, 2006, the Transportation Planning Division offered the following:

There is an approved subdivision for the site. There are several transportation-related conditions on the underlying subdivision, and the statuses of these conditions are summarized below:

4-05077:

Condition 4: Requires the provision of sidewalks along Brinkley Road and along the entrance roadway into the site. It appears that the needed sidewalks are shown on the plan. Nonetheless, the adequacy of what is shown on the plan should be confirmed with the trails coordinator.

Comment: See trails recommendation, which is included in the recommendation section of this report.

Condition 16: OK. The required transportation improvements along Brinkley Road adjacent to the site are enforceable at the time of building permit, and this condition will be enforced at that time.

Condition 17: OK. The site plan is consistent with the preliminary plan in terms of the quantity of development proposed, and so this trip cap condition is not violated.

Vehicular and pedestrian access within the site is acceptable. Brinkley Road is a master plan major collector, and the plan reflects adequate dedication of 50 feet from centerline.

The subject property was the subject of a 2005 traffic study, and was given subdivision approval pursuant to a finding of adequate transportation facilities made in 2005 for Preliminary Plan of Subdivision 4-05077. From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan in Section 27-285.

Subdivision: In a memorandum dated November 21, 2006, the Subdivision Section stated the lotting pattern and open space configuration is consistent with the approved Preliminary Plan 4-05077, although the lot numbering scheme is somewhat different (1-74 on the PPS vs. 4-77 on the DSP).

“Development of the property is subject to the conditions contained in the resolution of approval. That resolution contains two conditions that impact the review of the detailed site plan:

15. The review of the detailed site plan shall include but not be limited to:

- a. **Assessment by the Historic Preservation staff for views from the Kildare Historic site (76B-007).**
- b. **Adequate open space for the placement of private on-site recreational facilities. This review could result in a loss of lots if it is determined that additional open space is necessary for siting of the required facilities.”**

Comment: The Historic Preservation staff should assess the applicant’s compliance with Condition 15a. Urban Design review of the proposed recreational facilities should assess whether additional open space is necessary.

Comment: The Historic Preservation section recommended the units facing or visible from Brinkley Road be sheathed in traditional red brick common to local dwellings of the 19th century. A condition of approval is included in the recommendation section of this report. The applicant is providing adequate open space and located private on-site recreational facilities to the northeast and southwest section of the site which will be accessible to the future residents in this development.

Trails: In a memorandum dated November 21, 2006, the trails planner offered the following:

The approved Henson Creek-South Potomac Master Plan identified walkability and pedestrian connections as important community priorities, particularly in the vicinity of Oxon Hill Core Area. Continuous sidewalks, wide sidewalks, pedestrian safety measures, and sidewalk or trail connections between communities and to public facilities are especially important.

Several strategies and goals in the preliminary plan relate to the subject site and its road frontages:

- Provide continuous sidewalks and designated bike lanes along Brinkley Road (strategy under Policy 1)
- Provide neighborhood sidewalks connections to schools, parks, and activity centers (strategy under Policy 3)
- Provide wide sidewalks in locations with high pedestrian activity (strategy under Policy 3)

A variety of road cross sections currently exist along Brinkley Road. Some areas are open section, while other segments are closed section with either a sidewalk or wide sidewalk (or sidepath). In subdivisions to both the east and west of the subject site (Brinkley Overlook and Rosecroft Terrace II), road improvements along Brinkley Road have included the provision of an eight-foot-wide shopping center, the existing Henson Creek Trail, and the Oxon Hill Regional Center (less than 1 mile to the west). Due to these factors, staff recommends the construction of an eight-foot-wide sidewalk along the subject site’s frontage of Brinkley Road. This wide sidewalk will also serve the anticipated high level of pedestrian traffic generated from the surrounding high-density residential development, including many multifamily units. Designated bike lanes or wide outside curb lanes can be accommodated through road re-stripping or as part of a road improvement project by the Department of Public Works and Transportation. The submitted detailed site plan reflects only a four-foot-wide sidewalk along Brinkley Road, and this should be replaced with the eight-foot wide sidewalk. This recommendation was included in

Condition 4 of approved Preliminary Plan 4-0577 for the subject property.

SIDEWALK CONNECTIVITY:

Staff supports the sidewalk network as proposed on the submitted site plan with one addition. Direct access to the internal sidewalk network is provided for most lots shown on the site. Access in from the lot to the sidewalk directly on the road frontage in front of or adjacent to the town house. The exception to this is Lots 66-73. These lots have no direct access to sidewalk or trail connections without forcing the pedestrian to walk within the roadway or cross the residential road front of the units. Staff recommends that standard sidewalk be extended along this road across the frontage of these lots to the proposed recreation area to the south, where a standard sidewalk is already proposed. Although this is a short sidewalk connection, this additional segment will allow all residents to access the sidewalk network without walking in the roadway or making an unnecessary crossing. Staff also recommends the provision of a standard sidewalk along at least one side of the entrance road leading from Brinkley Road to the townhouse development. This will accommodate pedestrian walking from the site to the wide sidewalk along Brinkley Road.

RECOMMENDATION:

In conformance with the Approved Henson Creek-South Potomac Master Plan and approved Preliminary Plan 4-05077, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:

1. Construct an eight-foot-wide sidewalk along the subject site's entire frontage of Brinkley Road, unless modified by DPW&T.

Comment: A condition of approval is included in the recommendation section of this report.

2. Construct a standard sidewalk along at least one side of the entrance road leading into the subject site from Brinkley Road, unless modified by DPW&T.

Comment: The applicant proposes to construct standard sidewalk along one side of the entrance road leading into the site from Brinkley Road.

3. Provide a standard sidewalk along the road frontage of Lots 66-73. This sidewalk should connect to the sidewalk proposed along the frontage of the recreation area.

Comment: The applicant revised the site plan to provide standard sidewalk along the road frontage of Lots 66-73.

Parks: In a memorandum dated October 27, 2006, the Department of Parks and Recreation (DPR) stated: "At the time of preliminary plan review, DPR staff recommended private recreational facility on-site. Proposed recreational facility on-site should be reviewed by the Urban Design staff for adequacy and property siting."

Comment: The Urban Design staff has reviewed the proposed recreational facilitation and found them to be adequate for this development.

Permits: In a memorandum dated December 1, 2006, the Permits Section offered comments which have been addressed or are included in the recommendation section of this report.

Environmental Planning: In a memorandum dated May 9, 2007, the Environmental Planning Section offered the following:

The Environmental Planning Section has reviewed the revised limited detailed site plan the Brinkley Road Property, DSP-06028, and the revised Type II Tree Conservation Plan, TCPII/83/02-01, stamped as received by the Environmental Planning Section on April 30, 2007. The Environmental Planning Section recommends approval of DSP-06028 and TCPII/83/02-01.

Background

The Environmental Planning Section has previously reviewed applications Preliminary Plan 4-89084, Preliminary Plan 4-89164, Tree Conservation Plan TCPI/3/95, Preliminary Plan 4-96090, Preliminary Plan 4-01061, TCPI/13/95-01 and TCPII/83/02 for the subject property. Preliminary Plan 4-89084, Preliminary Plan 4-89164, TCPI/3/95 and Preliminary Plan 4-96090 were all withdrawn before being heard by the Planning Board. TCPI/13/95 was assigned to SE-4176. TCPI/3/95-01 and Preliminary Plan 4-01061 were approved by PGCPB. Res. No. 01-254. TCPII/83/02 was approved as part of a building permit application. TCPI/3/95-02 and Preliminary Plan 4-05077 were approved by PGCPB. Res. No. 06-51. The proposal is for 76 lots and one parcel in the R-18C Zone. Condition 15 of PGCPB Res. No. 06-51 requires this limited detailed site plan.

Site Description

The 15.12-acre property in the R-18C Zone is located on the north side of Brinkley Road approximately 750 feet northwest of its intersection with Fisher Road. There are streams, wetlands and 100-year floodplain on the property associated with Henson Creek in the Potomac River watershed. There are some areas of steep slopes with highly erodible soils and severe slopes on the property. There are no nearby sources of traffic-generated noise. The proposed development is not a noise generator. According to the "Prince George's County Soil Survey" the principal soils on the site are in the Bibb, Fallsington and Sassafras series. Marlboro clay is not found to occur in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. No designated scenic or historic roads are affected by this proposed development. The site is in the Developed Tier according to the approved General Plan.

Environmental Issues Addressed in the Henson Creek Master Plan.

The Henson Creek Master Plan shows a regulated natural area in the eastern portion of the site and is associated with the stream and its buffers. The Type I and Type II tree conservation plans show preservation of the regulated area.

Countywide Green Infrastructure Plan

According to the Green Infrastructure Plan, none of the property is in or near any designated element of the plan.

Review of Previously Approved Conditions

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. The plain text

provides the comments on the plan's conformance with the conditions.

PGCPB No. 06-51, File No. 4-05077

2. A Type II tree conservation plan shall be approved with the detailed site plan.

Comment: A Type II Tree Conservation Plan was submitted with this application and is discussed in detail in the Environmental Review section below.

3. Development of this site shall be in conformance with the approved stormwater management concept plan, and any subsequent revisions.

Comment: The stormwater management facilities shown on the Type II Tree Conservation Plan are consistent with Stormwater Management Concept Plan, CSD #37702-2005-00; however, the portion of the stream where the stabilization work required by Condition 1 of CSD #37702-2005-00, needs to be indicated on the TCPII.

15. The review of the detailed site plan shall include but not be limited to:

- a. Assessment by the Historic Preservation staff for views from the Kildare Historic Site (76B-007).**
- b. Adequate open space for the placement of private on-site recreational facilities. This review could result in a loss of lots if it is determined that additional open space is necessary for siting of the required facilities.**

Comment: These issues will be addressed by other reviewers.

Environmental Review

- 1. The site contains streams, wetlands and 100-year floodplain. The buffers are correctly shown on the Type II Tree Conservation Plan. Impacts to significant environmental features that are required to be protected by Section 24-130 of the Subdivision Regulations are proposed. The design should avoid any impacts to streams, wetlands or their associated buffers unless the impacts are essential for the development as a whole. Impacts to sensitive environmental features require variations to the Subdivision Regulations.

The Preliminary Plan proposed an impact to the expanded stream buffer to install the stormwater outfall to serve the proposed development. This will disturb a minimal area of the expanded stream buffer and the variation request was approved by the Planning Board as part of Preliminary Plan 4-05077. The details of construction will be reevaluated by the Department of Environmental during the review of the construction permits to further reduce impacts.

Discussion: No additional information with regard to identification of sensitive environmental features is required for the review of this limited detailed site plan.

- 2. A Type I Tree Conservation Plan, TCPI/13/95-01 was approved with Preliminary Plan 4-01061. A Type II Tree Conservation Plan, TCPII/83/02 covering the entire area of TCPI/13/95-01 was approved as part of a permit application. TCPI/3/95-02 and Preliminary Plan 4-05077 were approved by PGCPB. Res. No. 06-51. The Type II Tree

Conservation Plan submitted with this application is a major revision to the previously approved TCPII because of the significant change to the proposed development concept. The revised Type II Tree Conservation Plan, TCPII/83/02-01, has been reviewed. The plan proposes clearing 13.35 acres of the existing 17.79 acres of upland woodland and clearing 0.17 acres of woodland within the 100-year floodplain. The worksheet calculates the woodland conservation requirement for this proposal as 7.41 acres. The plan proposes to meet this requirement by providing 3.45 acres of on-site preservation, 0.75 acres of on-site planting and 3.21 acres of off-site mitigation. An additional 0.86 acres of woodland will be preserved on-site but not be part of any requirement. The design of the woodland conservation areas is in conformance with TCPI/13/95-02.

Comment: The Environmental Planning Section recommends approval of TCPII/83/02-01

3. According to the “Prince George’s County Soils Survey” the principal soils on this site are in the Bibb, Fallsington and Sassafras series. Bibb soils are associated with floodplains. Fallsington soils are indicative of high water table areas that typically contain wetlands. Sassafras soils pose no special problems for development. No development is proposed in areas containing Fallsington or Bibb soils.

Discussion: This information is provided for the applicant’s benefit. The Prince George’s County Department of Environmental Resources may require a soils report during the permit process review.

Summary

The Environmental Planning Section recommends approval of DSP-06028 and TCPII/83/02-01.

Fire Department: In a memorandum dated January 21, 2007, the Prince George’s County Fire Department had no objection to the proposed development.

Departments of Public Works and Transportation (DPW&T): In a memorandum dated November 7, 2006, the DPW&T offered the following:

- The property is located on the north side of Brinkley Road, approximately 750 feet northwest of Fisher Road. Right-of-way dedication and frontage improvements in accordance with DPW&T’s urban arterial road standards are required for Brinkley Road.
- Full-width, two-inch mill and overlay for all county roadway frontage is required.
- Compliance with DPW&T’s utility policy is required. Based upon the plans submitted, proper temporary and final patching and related mill and overlay in accordance with the establishment “DPW&T Policy and Specification for Utility Installation and Maintenance Permits” are required.
- Conformance with DPW&T street tree and street lighting standard is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
- Site development conceptual and technical plan approval is required.

- All storm drainage system and facilities are to be in accordance with county standards.
- An access study shall be conducted by the applicant and reviewed to determine the adequacy of access point (s) and the need for acceleration/deceleration and turning lanes.

Comment: These requirements will be enforced by DPW&T at time of issuance of relevant permits.

Washington Suburban Sanitary Commission (WSSC): In a memorandum dated November 9, 2006, stated existing WSSC facilities are located on site and offered the following:

“The existing 20-inch and 10-inch water mains in Brinkley Road are unclear to review. Do not connect to the 20” water mainline. An Amendment Revision Package will be required to change the building layout and water and sewer alignment as reflected on this site plan. Provide gratis WSSC right-of-way easements on the site and adhere to minimum right-of-way widths in the private roadways and outfall for the proposed water and sewer mains. Please note the minimum right-of-way at normal depth. The minimum right-of-way width for one extension, either water and sewer installed at normal depth, is 20 feet. Installation of deep water and/or sewer mains will require additional right-of-way width. The minimum clearance between a building and a WSSC pipeline is 15 feet. Based on WSSC requirements, the absolute minimum spacing between adjacent building with both water and sewer lines between them is 40 feet with a preference of 45 to 50 feet. Balconies and other building appurtances are not be within the right-of-way. Maintain 5 feet pipe line clearance from other utilities, storm drain facilities and WSSC mains.”

Comment: A condition of approval is included in the recommendation section of this report which will require the applicant to submit a revision package to WSSC and reach agreement on building layout and water/sewer alignment, and location and width of necessary easements prior to certification of the plans.

State Highway Administration (SHA): In an e-mail received on May 22, 2007, the SHA stated no objection to the subject detailed site plan.

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, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-06028 and Tree Conservation Plan TCPII/83/02-01 for Brinkley Road Property subject to the following conditions:

1. Prior to signature approval of the Detailed Site Plan, the following modifications or revisions shall be made to the affected plans, or the following information shall be provided:
 - a. Provide full brick front facades on a minimum of two of the quadruple attached units in any building group, provided in an alternating pattern. Except for those walls where full brick is required, all of the end walls shall be brick on the first floor with a band of soldier course running along the top of the brick.

- b. The dwelling units which are visible or facing Brinkley Road, Lots 10-27 and Lots 74-77, shall have traditional “Red” brick facade and foundation common to local dwellings of the 19th century.
 - c. The units 10, 15, 16 and 27 which have highly visible end walls as viewed from Brinkley Road, shall have full brick side elevations with a minimum of three architectural features.
 - d. A minimum of sixty percent 60 percent of all units shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.
 - e. No two units located next to or immediately across the street from each other may have identical front elevations.
 - f. Provide typical width dimension of all dwelling units in attached groups.
 - g. Add notes to the plan indicating that all above grade foundation walls shall have stone or brick veneer. Add a note “No exposed concrete foundation walls in any form are permitted for the dwelling units” on the site plan.
 - h. Add a note to the site plan indicating “Use of random-ashlar stone veneer as a foundation or sheathing material for dwelling units is not permitted.”
 - i. Provide building setbacks (front, sides and rear) graphically on the site plan.
 - j. Provide minimum of two architectural features for all side elevations except for Lots 10, 15, 16, and 27, where at least three architectural features shall be provided.
 - k. Construct an eight-foot wide sidewalk along the subject site’s entire frontage of Brinkley Road, unless modified by DPW&T.
 - l. Add a note stating that all utility lines shall be placed underground.
 - m. Provide lettering area measurements for the entrance sign on the detail sheet.
 - n. Provide six-foot-wide sidewalks to connect parking areas with individual lots.
 - o. Provide written evidence that the applicant has reached agreement with WSSC regarding building location, water/sewer alignment, and location and width of necessary easements.
2. Add a note to the site plan indicating that “A trash pickup agreement shall be included as part of the HOA (Homeowners Association) documents.”
 3. 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, site plan, and landscape plan and plans for recreational facilities.
 4. Prior to approval of final plats, the Recreational Facility Agreement (RFA) shall be completed and recorded in the land records of Prince George’s County for construction of the recreational facilities.

5. Prior to issuance of the 37th building permit, all on-site private recreational facilities shall be completed.