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DETAILED SITE PLAN

DSP-06061

Application	General Data
Project Name: Mike Cipriano Crossing Location: The project is located on the west side of Cipriano Road, approximately 500 feet south of its intersection with Greenbelt Road. Applicant/Address: Advanced Building System 5721 Blaine Road Churchton, Md. 20733	Date Accepted: 12/01/06
	Planning Board Action Limit: 02/22/07
	Plan Acreage: 1.15
	Zone: R-T
	Dwelling Units: 8
	Square Footage: N/A
	Planning Area: 67
	Tier: Developing
	Council District: 03
	Municipality: None
	200-Scale Base Map: 210NE08

Purpose of Application	Notice Dates
Eight semi-detached residential units (Four duplexes)	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 09/30/06
	Sign(s) Posted on Site and Notice of Hearing Mailed: 01/23/06

Staff Recommendation		Staff Reviewer: Ruth E. Grover, AICP	
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-06061, Mike Cipriano Crossing

Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. Preliminary Plan of Subdivision 4-05101
- b. The requirements of the Zoning Ordinance, specifically,
Sections 27-441, Uses Permitted in Residential Zones and
Section 27-442, Regulations for Development in Residential Zones.
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of 8 semi-detached dwelling units in the R-T (Townhouse) Zone.
2. **Development Data Summary:**

	Existing	Proposed
Zone	R-T	R-T
Uses	Vacant Land	Semi-detached residential
Acreage (in the subject SDP)	1.15	1.15
Semi-detached	0	8

3. **Location:** The subject project is located on the west side of Cipriano Road, approximately 500 feet south of its intersection with Greenbelt Road, in Planning Area 67 and Council District 3.
4. **Surroundings and Use:** The subject site is surrounded to the south, west and north by townhouse development and across Cipriano Road by a commercial retail shopping center.
5. **Previous Approvals:** The proposed project is subject to the requirements of Preliminary Plan of Subdivision 4-05101. Please see Finding 10 for a detailed discussion of the requirements of that approval.
6. **Design Features:** The four separate buildings housing two dwelling units each (duplexes) are proposed to be located in relatively close proximity to one another and their respective street frontage. The corner of Lost Spring Way and Cipriano Road provides open space and is to be planted with two shade trees (pin oaks). Evergreen trees are provided in the front yard of each unit and in the required buffer where the project shares a property line with a proposed single-family dwelling unit. The units are provided with a generous usable rear, and in the case of the units most proximate to the corner, side yard.

The front façade architecture of the several models to be utilized in the project is well articulated and the fenestration follows a balanced and attractive rhythm. The front elevations will be constructed predominantly of brick. The Dahlia Model is utilized consistently through the project with variety provided by using different front elevations in different colors. The applicant has indicated that the color and elevation shown on each lot will be built as shown. Pedestrian and a one-car garage entrance to the units are provided on the front façade of each unit. The side elevations are identical on all four units and include variety in style and placement of windows, offering some visual interest. The rear façades of the houses are likewise identical, with fenestration, rhythmic and balanced use of shutters to the front and side façades. The applicant has proffered motion sensitive lights on the sides of all units, and a six-foot fence along the rear property line to be constructed of a durable, attractive nonwood material.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject detailed site plan is in general compliance with Sections 27-441, Uses Permitted In Residential Zones, and Section 27-442, Regulations for Development in Residential Zones.
8. **Landscape Manual:** The proposed project is subject to the requirements of Section 4.1 (b) and Section 4.7 of the *Landscape Manual*. Staff has reviewed the submitted plans in accordance with the applicable sections of the *Landscape Manual* and found the application to be in basic compliance with those sections.
9. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there are previously approved Type I and Type II tree conservation plans. The Environmental Planning Section has reviewed the subject plan with respect to the approved tree conservation plans and is recommending approval of the project. Therefore, it can be said that the subject plan is in conformance with the provisions of the Prince George's County Woodland Conservation Ordinance.
10. **Preliminary Plan of Subdivision 4-05101:** Staff has listed each relevant condition below in bold faced type, followed by staff comment:

4. Development shall be in accordance with the approved Stormwater Management Concept Approval 27550-2005-00.

Staff Comment: In an email dated January 8, 2007, the Department of Public Works and Transportation stated that the proposed detailed site plan for Mike Cipriano's Crossing is consistent with approved Stormwater Concept 36055-2005.

6. Standard sidewalks shall be provided along the subject site's entire road frontage of Cipriano Road and Lost Spring Way, unless modified by the Department of Public Works and Transportation.

Staff Comment: Standard sidewalks are shown along the subject site's entire road frontage of Cipriano Road and Lost Spring Way and a condition below requires that they be provided unless such requirement is modified by the Department of Public Works and Transportation.

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

- a. **Historic Preservation**—In comments dated January 2, 2007, the Historic Preservation Section stated that the subject project would have no effect on historic resources.
- b. **Archeological Review**—In a memorandum dated December 15, 2006, the staff archeologist noted that a Phase I archeological survey would not be recommended on the subject property because a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicated the probability of archeological sites within the subject property is low. Further, she stated that aerial photographs of the site indicate that most of the property has previously been impacted by the construction of a house between 1938 and 1965, suggesting that any potential archeological sites then present on the property would have already been adversely impacted. However, she stated, the applicant should be aware that one prehistoric archeological site, 18PR550, and two historic resources (Magnolia Springs, 70-001, and the Franklin Pierce House, 70-004) are located within a one-mile radius of the subject property. In closing, she noted that Section 106 of the National Historic Preservation Act may require archeological survey where state or federal monies or federal permits are required for a project.
- c. **Community Planning**—In revised comments dated January 8, 2007, the Community Planning Division stated that the application is not inconsistent with the 2002 General Plan Development Pattern Policies for Centers in the Developed Tier and conforms to recommendations of the relevant master plan for low urban residential land use. The Community Planning Division also expressed a preference for the entryways to be located on the front rather than the side façade of units. Urban Design Staff, however, with minor modifications to the side elevations as expressed in the recommendation section of this report, finds the proffered architecture acceptable.
- d. **Transportation**—In comments dated December 4, 2006, the Transportation Planning Section stated that Cipriano Road is an existing 80-foot right-of-way and that dedication would be obtained at time of plat approval. With respect to the detailed site plan, they stated that it is acceptable as presented. In closing, they noted that while there are no traffic-related requirements of the preliminary plan approval, the condition regarding sidewalks should be checked by the trails planner.

- e. **Subdivision**—In a memorandum dated December 15, 2006, the Subdivision Section stated that the property is the subject of Preliminary Plan 4-05101, approved by the Planning Board on February 9, 2006 for nine lots and formalized by the adoption of PGCPB Resolution No. 06-39, a resolution made subject to seven conditions, none directly relevant to the review of DSP-06061. In closing, the Subdivision Section stated that a final plat for the property has been recorded at Plat Book 215@39 and that the lotting pattern shown on the detailed site plan is generally consistent with the record plat.
- f. **Trails**—In a memorandum dated December 20, 2006, the senior trails planner stated that there are no master plan issues in the *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67* that impact the subject site. Further, noting that there is currently a standard sidewalk along the west side both to the north and south of the subject site, he recommended the completion of the sidewalk across the subject site's Cipriano Road frontage, as well as the frontage of Lost Spring Way, as required by relevant Preliminary Plan 4-05101 and as shown on the submitted site plan. A recommended condition below requires these sidewalks unless modified by the Department of Public Works and Transportation.
- g. **Permits**—In a memorandum dated December 15, 2006, the Permit Review Section made several comments requesting clarification of several plan elements. The Permit Review Section's comments have been addressed by revisions to the plans.
- h. **Environmental Planning**—In a memorandum dated December 18, 2006, the Environmental Planning Section stated that the Planning Board approved Preliminary Plan 4-05101 and Type I Tree Conservation Plan, TCPI/44/05, subject to conditions, included a single environmental condition to be addressed at time of detailed site plan. The development restrictions contained in that condition are reflected on the approved TCPI and the submitted TCPII. The Environmental Review Section offered a detailed review of the subject plan's conformance with the condition, concluding that prior approval of TCPII/85/06 satisfied that condition.
- i. **Fire Department**—In a memorandum dated December 13, 2006, the Prince George's Fire Department offered comment regarding access, private road design, fire lanes and the location and performance of fire hydrants.
- j. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated December 22, 2007, DPW&T offered the following:
- Full frontage improvements and right-of-way dedication shall be required and shall be designed in accordance with DPW&T's Specifications and Standards on Cipriano Road and Lost Spring Way.
 - Such frontage improvements shall include concrete sidewalks and a closed storm drainage system.
 - Resurfacing of the full-width of Cipriano Road along the property frontage shall be required.
 - All improvements within the public right-of-way as dedicated to the county are to

be designed in accordance with the requirements of the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act.

- Conformance with street tree and lighting standards shall be required.
- All storm drainage systems and facilities are to be designed in accordance with DPW&T's requirements.
- Existing utilities may require relocation and/or adjustment. Coordination with the various utility companies shall be required.
- A soils investigation report that includes subsurface exploration and geotechnical engineering evaluation for public streets shall be required.
- An access study shall be conducted by the applicant and reviewed by DPW&T to determine the adequacy of access point(s) and the need for acceleration/deceleration and turning lanes.

In a separate email dated January 8, 2007, DPW&T stated that the proposed detailed site plan for Mike Cipriano's Crossing is consistent with approved Stormwater Concept 36055-2005.

The above requirements shall be enforced directly by DPW&T through their separate permitting process.

- k. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated December 21, 2006, WSSC stated that while water and sewer are available to the site, a sewer extension and possibly an ejector pump for the unit on Lot 9 would be required. Additionally, they cautioned the applicant to follow WSSC demolition procedures in the process of razing the existing building on the site.
 - l. **Greenbelt**—On December 20, 2006, a representative of the City of Greenbelt verbally informed staff that they would have no comment on the subject project.
12. As required by Section 27-285(b), 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-06061, Mike Cipriano Crossing, and TCPII/84/06, subject to the following condition:

- 1. Prior to certification of the plans, the applicant shall:
 - a. Finalize the planting schedule for the front yards of the units in consultation with Urban Design staff as designee of the Planning Board.

- b. Add a fence detail to the plans, indicating use of a durable, nonwood material, with the exact design, materials, and color to be approved by the Urban Design Section as designee of the Planning Board.